



Memphis City Council Summary Sheet

SUP 2026-005

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 4180 ELLISTON ROAD, KNOWN AS CASE NUMBER SUP 2026-005

- This item is a resolution with conditions for a special use permit to allow a childcare center; 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 2026-005
LOCATION:	4180 Elliston Road
COUNCIL DISTRICT(S):	District 4 and Super District 9 – Positions 1, 2, and 3
OWNER/APPLICANT:	Leadership Preparatory, Inc.
REPRESENTATIVE:	Doug Baker
REQUEST:	To allow a childcare center
EXISTING ZONING:	Residential Single-Family – 6 (R-6)
AREA:	+/- 40,423 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 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

SUP 2026-005

CONDITIONS

1. The exact location of the crosswalk shall be determined and approved by the City Engineer via the Administrative Site Plan Review (ASPR) process.
2. A Class III Buffer shall be provided along the western property line. An alternative buffer may be approved through the site plan review process by the Division of Planning and Development.
3. A final site/landscape plan shall be submitted subject to the review and approval of 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 AT 4180 ELLISTON ROAD, KNOWN AS CASE NUMBER SUP 2026-005

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, Leadership Preparatory, Inc. filed an application with the Memphis and Shelby County Division of Planning and Development to allow a childcare center; 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.

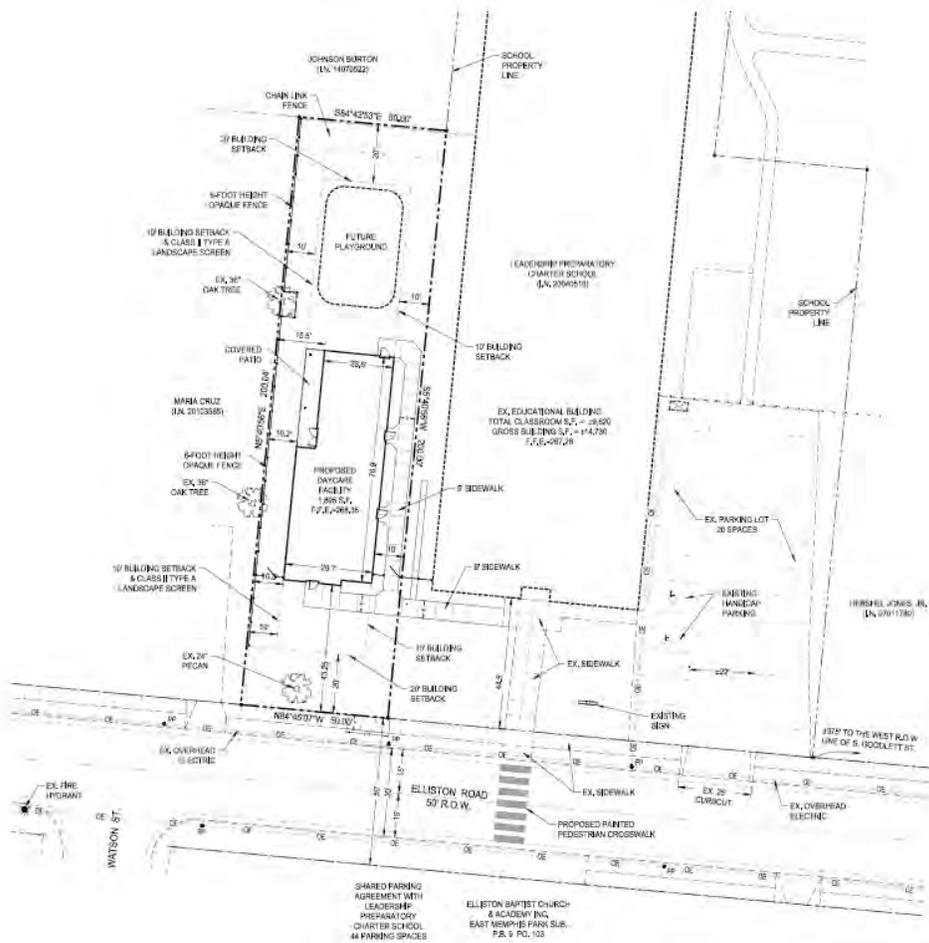
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by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

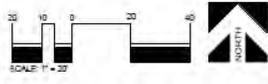
1. The exact location of the crosswalk shall be determined and approved by the City Engineer via the Administrative Site Plan Review (ASPR) process.
2. A Class III Buffer shall be provided along the western property line. An alternative buffer may be approved through the site plan review process by the Division of Planning and Development.
3. A final site/landscape plan shall be submitted subject to the review and approval of the Division of Planning and Development.

SITE PLAN



SITE DATA SHEET

PROPERTY ZONING	R-6
PROPERTY USE	DAY CARE
PROPOSED PROPERTY ACREAGE	0.26 ACRES
DAY CARE GROSS SPACE	1,896 S.F.
TOTAL INDIVIDUAL OCCUPANCY	30
PARKING REQUIRED (1 SPACES/100 S.F.)	8 SPACES
EX. ELEMENTARY CLASSROOM TOTAL S.F.	28,850
PARKING REQUIRED (1 SPACES/100 S.F.)	30 SPACES
ON-SITE PARKING PROVIDED	20 SPACES
OFF-SITE PARKING PROVIDED (ELLISTON BAPTIST CHURCH)	10 SPACES
FRONT YARD BUILDING SETBACK	20 FEET
REAR YARD BUILDING SETBACK	10 FEET
NEAR YARD BUILDING SETBACK	20 FEET



FINAL PLAT		SITE PLAN
LEADERSHIP PREPARATORY CHARTER SCHOOL		
CASE NUMBER: SUP	ZONING: R-6	
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 01	ACREAGE: 0.266 ACRES	WARD 38, BLOCK 101, PARCELS 30
DEVELOPER: LEADERSHIP PREPARATORY CHARTER SCHOOL 418 ELLISTON ROAD MEMPHIS, TN 38111	ENGINEER: ETI CORPORATION 775 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119	
100-YEAR FLOOD ELEVATION: L	FEMA MAP PANEL NUMBER: 41187C0330P	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: JANUARY 2025	SCALE: 1" = 20'	SHEET: 1 OF 3

ATTEST:

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

AGENDA ITEM: 12 **L.U.C.B. MEETING:** March 12, 2026
CASE NUMBER: SUP 2026-0005
LOCATION: 4180 Elliston Road
COUNCIL DISTRICT: District 4 and Super District 9 – Positions 1, 2, and 3
OWNER/APPLICANT: Leadership Preparatory, Inc.
REPRESENTATIVE: Doug Baker
REQUEST: Special use permit to allow a childcare center
EXISTING ZONING: Residential Single-Family – 6 (R-6)

CONCLUSIONS

1. The applicant is proposing to construct a day care facility for Leadership Prep Charter School. The facility would accommodate up to twenty-three children ages 6 months to 4 years old. Operating hours would be from 6:30AM to 2:00 PM in order to minimize conflicts with the schools operating times of 8:00 AM to 3:30 PM.
2. Upon the request of staff, the applicant has submitted a revised site plan with a crosswalk across Elliston Road. Note that the exact location of the crosswalk would be determined by the City Engineer prior to the approval of any building permits.
3. The proposed site plan provides a 10' Class II Type A landscape buffer along the western property line, however per UDC 2.6.2B(1)(b), a Class III buffer is required. The applicant has the option to provide a 7' or 10' Class III buffer along the western property line.
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.

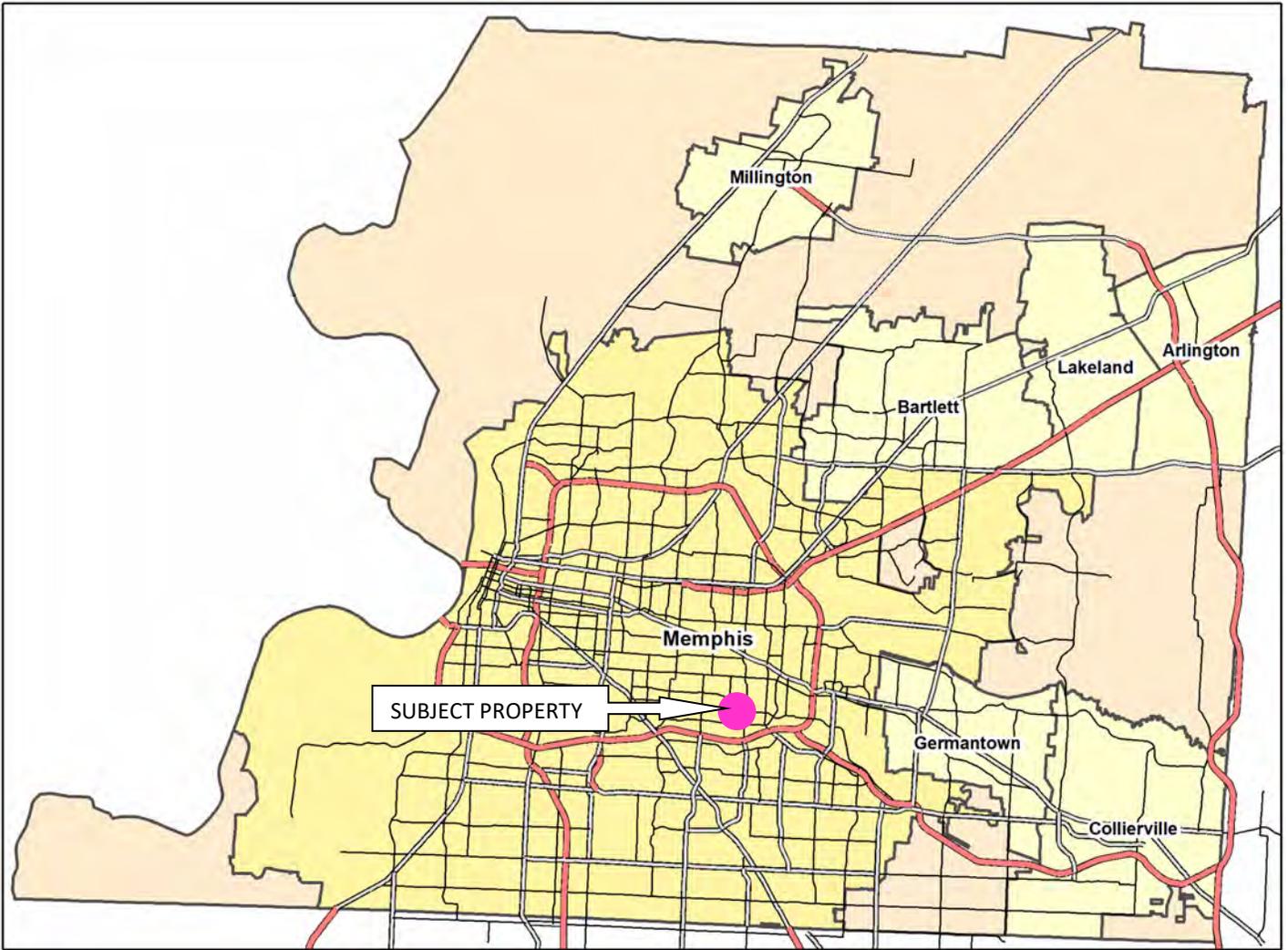
CONSISTENCY WITH MEMPHIS 3.0

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

RECOMMENDATION:

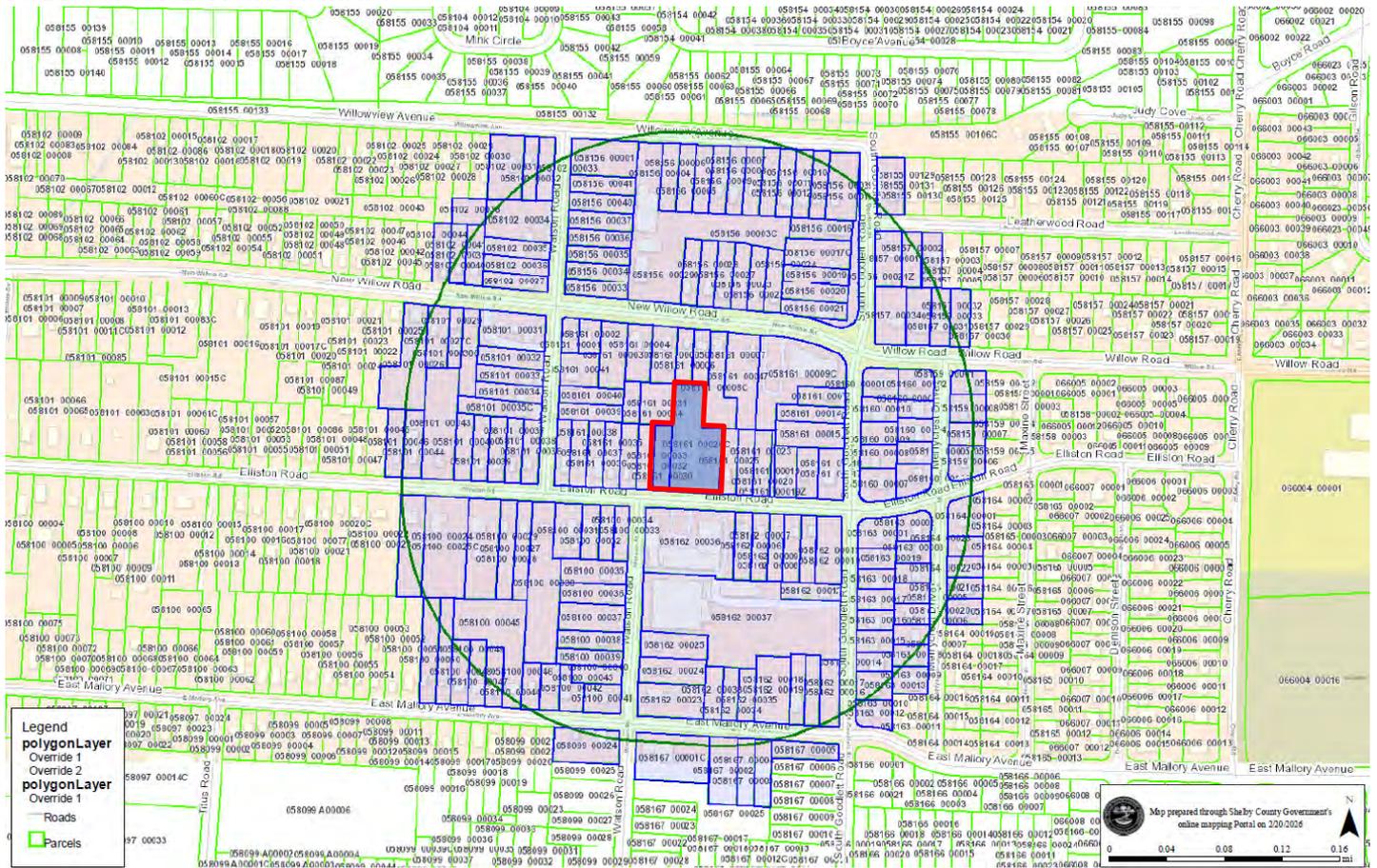
Approval with conditions

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property 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 170 notices were mailed on February 20, 2026, see page 19 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 20 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on February 26, 2026, at 4190 Elliston Road.

E L ROGERS EAST MEMPHIS PARK SUBDIVISION (1933) (PLAT BOOK 9 PAGE 103)

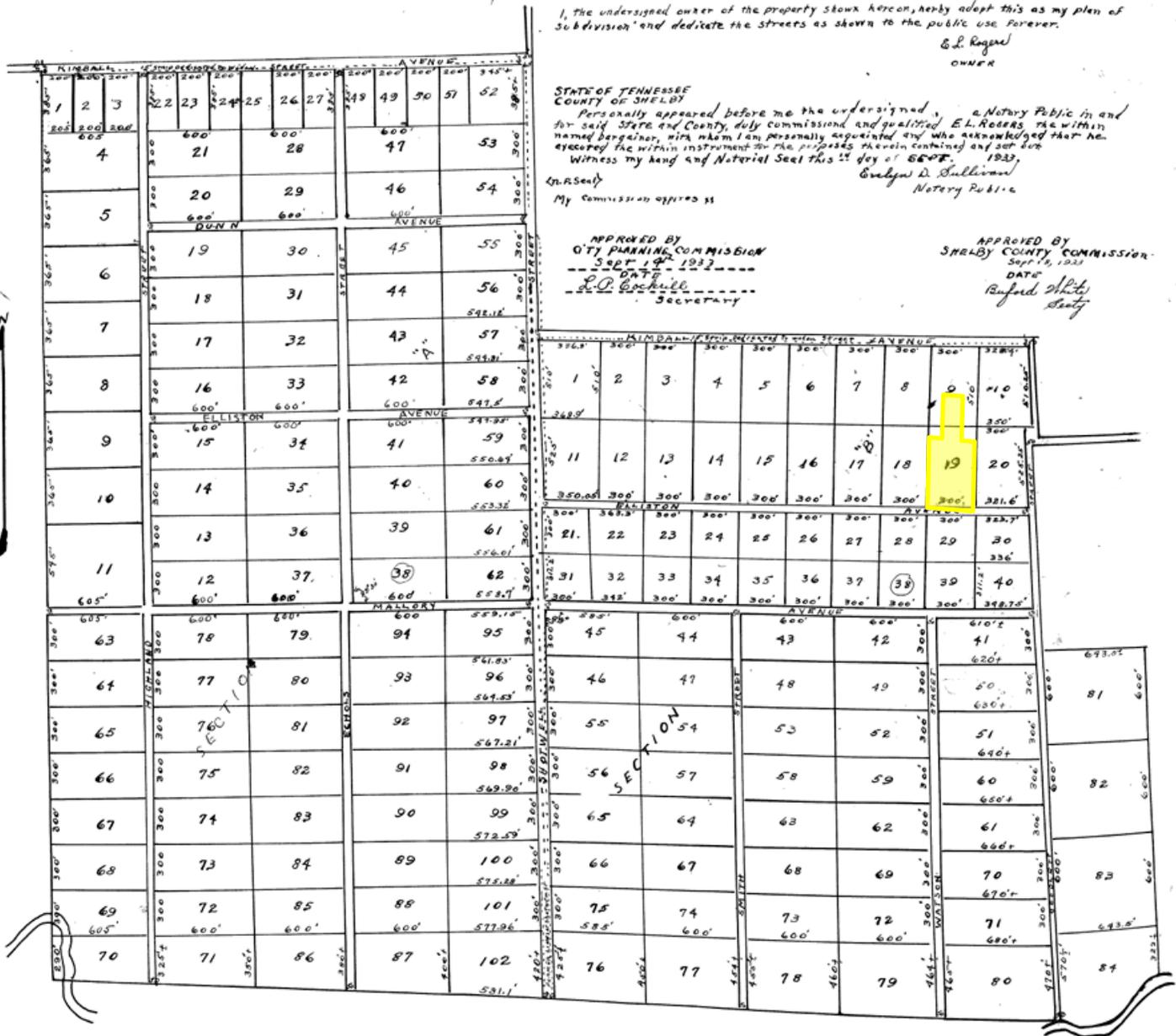
E L ROGER'S
EAST MEMPHIS PARK SUBDIVISION
SCALE 1 IN. = 400 FT

I, the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever.
E. L. Rogers
OWNER

STATE OF TENNESSEE
COUNTY OF SHELBY
Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified E. L. Rogers, the within named bargainer, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and set out.
Witness my hand and Notarial Seal this 22 day of SEPTEMBER, 1933.
Eugene D. Sullivan
Notary Public

APPROVED BY
CITY PLANNING COMMISSION
Sept. 22, 1933
L. O. Cochran
Secretary

APPROVED BY
SHELBY COUNTY COMMISSION
Sept. 16, 1933
DATE
Ruford White
Seal



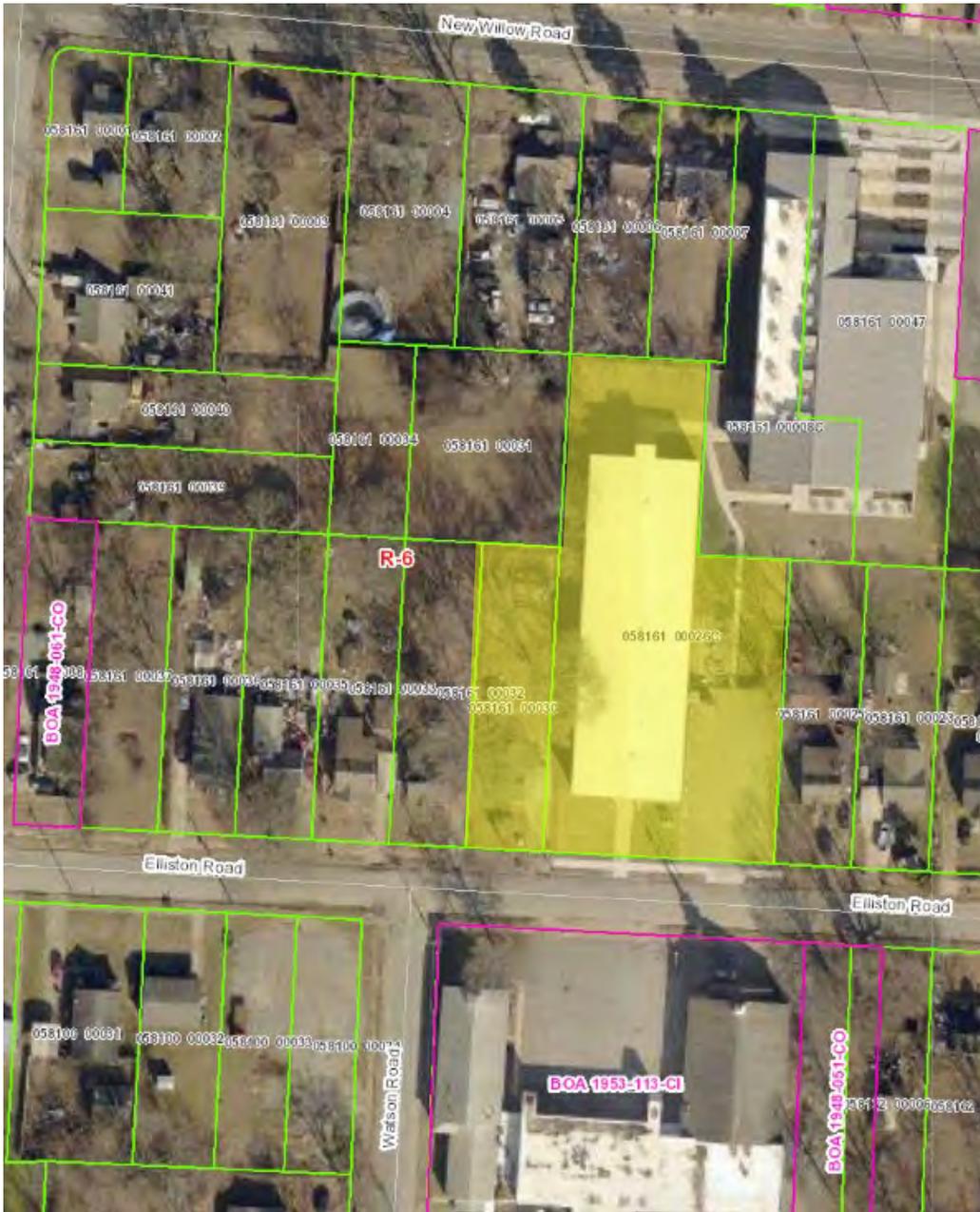
Subject property highlighted in yellow, part of Lot 19

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 existing residence to be demolished on subject property from Elliston Road facing north.

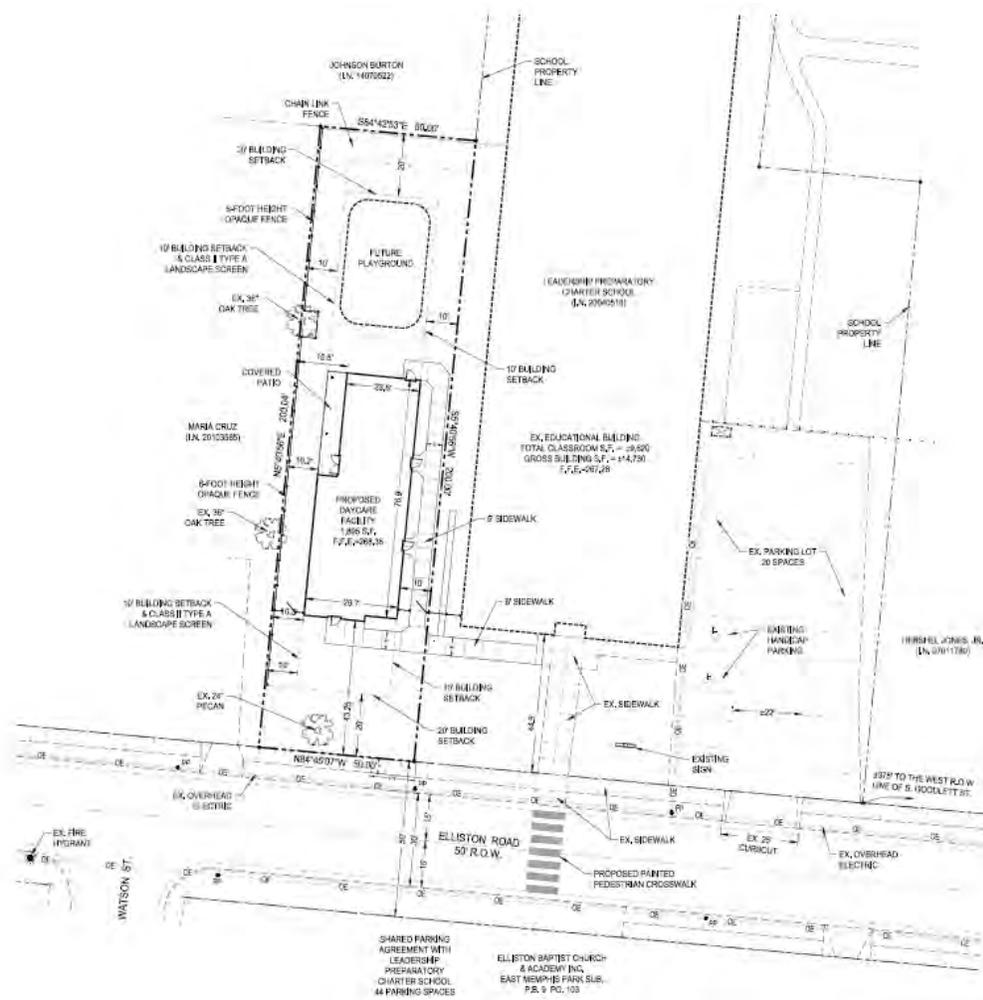


View of Leadership Prep Charter School from Elliston Road facing north.



View of Leadership Prep Charter School parking lot.

SITE PLAN



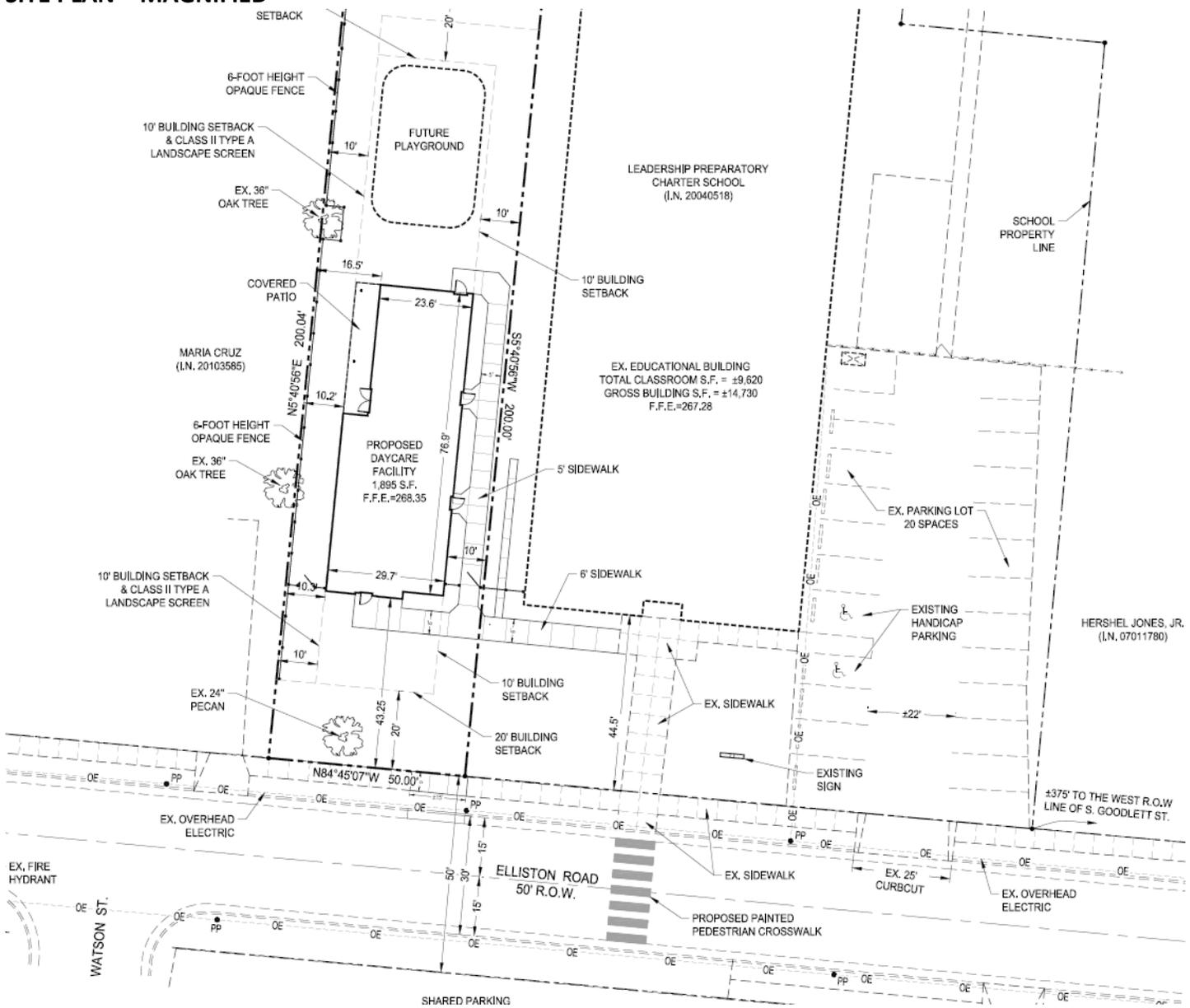
SITE DATA SHEET

PROPERTY ZONING	R-6
PROPERTY USE	DAY CARE
PROPOSED PROPERTY ACREAGE	0.226 ACRES
DAY CARE GROSS SPACE	1,888 S.F.
TOTAL INDIVIDUAL OCCUPANCY	30
PARKING REQUIRED (1 SPACE PER 10)	3 SPACES
EX. ELEMENTARY CLASSROOM TOTAL S.F.	49,600
PARKING REQUIRED (1 SPACE/100 S.F.)	33 SPACES
ON-SITE PARKING PROVIDED	24 SPACES
OFF-SITE PARKING PROVIDED (ELIJAH BAPTIST CHURCH)	44 SPACES
FRONT YARD BUILDING SETBACK	20 FEET
SIDE YARD BUILDING SETBACK	10 FEET
REAR YARD BUILDING SETBACK	20 FEET



FINAL PLAT		SITE PLAN
LEADERSHIP PREPARATORY CHARTER SCHOOL		
CASE NUMBER: SUP	ZONING: R-6	
MEMPHIS, TENNESSEE	ACREAGE: 0.226 ACRES	WARD: 33, BLOCK: 101, PARCELS: 10
NUMBER OF LOTS: 01	DEVELOPER: LEADERSHIP PREPARATORY CHARTER SCHOOL 4180 ELLISTON ROAD MEMPHIS, TN 38111	ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER: 47187C03A3H	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: JANUARY 2026	SCALE: 1" = 20'	SHEET: 1 OF 3

SITE PLAN – MAGNIFIED



CASE REVIEW

Request

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

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:

4180 Elliston Road

Parcel ID:

058161 00030 and 058161 00026C

Area:

+/- 40,423 square feet

Description:

The subject property is a part of lot 19 of the EL Rogers East Memphis Park Subdivision recorded in plat book 9, page 103. The property is zoned Residential Single-Family – 6 (R-6). Per the Assessor’s website, the principal structure on the property is a single-family residence built in 1942 with a ground floor area of 920 square feet. The principal structure to the east is a charter school. There is one street frontage on the subject property along Elliston Road, and a surface parking lot. Note there is a shared parking agreement between the school and Elliston Church on Elliston Road directly south of the subject property.

Relevant Unified Development Code Clauses

Paragraph 2.6.2C(4)

Public and private schools shall be required to obtain a special use permit prior to 1) installing or constructing a principal or accessory use or structure on a platted residential lot that does not abut a connector or arterial, or 2) using a platted residential lot that does not abut a connector or arterial for any principal or accessory use.

Site Plan Review

- Existing residential unit to be demolished
- 1,895 s.f. proposed daycare facility
- 10’ Class II Type A Landscaping buffer along western property line with 6’ sight-proof fence
- Required streetscape trees along Elliston Road are insufficient. Four additional street trees along Elliston Road are required.
- Shared parking agreement with Leadership Prep and Elliston Church
- Proposed crosswalk across Elliston Road
- Playground area to the rear of the structure

Analysis

The applicant is proposing to construct a day care facility for Leadership Prep Charter School. The facility would accommodate up to twenty-three children ages 6 months to 4 years old. Operating hours would be from 6:30AM to 2:00 PM in order to minimize conflicts with the schools operating times of 8:00 AM to 3:30 PM.

Upon the request of staff, the applicant has submitted a revised site plan with a crosswalk across Elliston Road. Note that the exact location of the crosswalk would be determined by the City Engineer prior to the approval of any building permits.

The proposed site plan provides a 10’ Class II Type A landscape buffer along the western property line, however per UDC 2.6.2B(1)(b), a Class III buffer is required. The applicant has the option to provide a 7’ or 10’ Class III buffer along the western property line.

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. The exact location of the crosswalk shall be determined and approved by the City Engineer via the Administrative Site Plan Review (ASPR) process.
2. A Class III Buffer shall be provided along the western property line. An alternative buffer may be approved through the site plan review process by the Division of Planning and Development.
3. A final site/landscape plan shall be submitted subject to the review and approval of the Division of Planning and Development.

DEPARTMENTAL COMMENTS

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

City Engineer: See pages 17-18.

County Engineer: No comments received.

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.

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 10: SUP-26-005; Childcare center in R-6 District

NAME: 4180 Elliston Rd; 05816100030

Basin/Lot/CD: **Cherry Bayou**, 6-A/.229ac/ 4

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

Sewers:

2. City sanitary sewers are available to serve this development.
3. A sanitary sewer service connection plan is required to be submitted (via 901 portal) to the City Land Development Office for review and approval.
4. All required design plans and potential traffic control plan must be prepared in accordance with the City's Standard Requirements and must be stamped by a Professional Engineer registered in the State of Tennessee.
5. A Sewer Development fee may be required per the City of Memphis Sewer Use Ordinance.

Roads:

6. 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.
7. 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:

8. 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.
9. 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.
10. 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:

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

Drainage:

13. 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.
14. 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.
15. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
16. 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.
17. 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.
18. Development is located within a sensitive drainage basin and requires detention, drainage and grading engineering review.

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: SUP 2026-005
ADDRESS: 4180 Elliston Road
REQUEST: To allow a childcare center for Leadership Prep Charter School
APPLICANT: Doug Baker, ETI Corporation

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.



170 Notices Mailed 2/20/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Douglas M. Baker / ETI Corporation, being duly sworn, depose and say that at 10:45 AM am/pm on the 12th day of February, 2026, I posted 1 Public Notice Sign(s) pertaining to Case No. SUP 2026-005 at 4180 Elliston Road, providing notice of a Public Hearing before the X Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, X Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Douglas M. Baker
Owner, Applicant or Representative

February 12, 2026
Date

Subscribed and sworn to before me this 12th day of February, 2026.

Janet M. Smith
Notary Public

My commission expires: My Comm. Exp. March 28, 2026



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: Pending

Opened Date: January 30, 2026

Record Number: SUP 2026-005

Expiration Date:

Record Name: Leadership Prep Charter School Daycare Facility

Description of Work: Leadership Preparatory Charter School respectfully submits this application for a Special Use Permit to establish the Leadership Prep Daycare at 4180 Elliston Road, Memphis, Tennessee 38111. This proposed early childhood education facility will serve as a complementary extension to the existing Leadership Preparatory Charter School campus, which currently operates an elementary and middle school at adjacent properties on Elliston Road.

The daycare facility is designed to serve up to twenty-three children ranging from 6 months to 4 years of age, with a staff of seven professionals. The facility will feature three specialized classrooms: an infant room, a toddler room, and a pre-kindergarten room that will provide early educational instruction to prepare children for their academic journey. Operating hours will be from 6:30 AM to 2:00 PM, strategically scheduled to minimize traffic conflicts with the adjacent school's operating schedule of 8:00 AM to 3:30 PM.

While the daycare will prioritize enrollment of children whose parents are employed at the adjacent Leadership Preparatory schools, it will be open to serve the broader community. This approach aligns with the school's mission of supporting families and contributing to the educational infrastructure of the neighborhood.

The subject property is in an R-6 zoning district with a Future Land Use designation of Anchor Neighborhood; Primarily Single-Unit. The property is strategically positioned within an established educational corridor, with the Leadership Preparatory Elementary School immediately to the east, Elliston Baptist Church, and Academy to the south, and single-family residences to the west and north. This context creates a natural educational cluster that enhances the compatibility of the proposed daycare use. The proposed Leadership Prep Daycare fully complies with all R-6 zoning district requirements for non-residential uses.

Parent Record Number:

Address:

4180 ELLISTON RD, MEMPHIS 38111

Owner Information

Primary Owner Name
Y LEADERSHIP PREPARATORY INC

Owner Address
4190 ELLISTON RD, MEMPHIS, TN 38111

Owner Phone

Parcel Information

058161 00030

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chloe Christian
Date of Meeting	12/04/2025
Pre-application Meeting Type	Virtual

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
------------------	------------------------------

List any relevant former Docket / Case	n/a
--	-----

Number(s) related to previous applications on this site	
---	--

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

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

APPROVAL CRITERIA

APPROVAL CRITERIA

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

The new single-story daycare building is designed at residential scale and character, ensuring no physical impact on adjacent properties beyond what typical residential development would create. In primarily residential areas, daycare facilities rank among the most compatible institutional uses, serving residents' daily needs without compromising residential ambiance. The facility generates approximately 15-20 vehicle trips during peak hours, comparable to or less than a busy single-family residence with multiple drivers. The 6:30 AM-2:00 PM operating schedule avoids typical or traditional residential neighborhood peak hours (7:30-8:30 AM and 5:00-6:30 PM), distributing traffic throughout mid-day periods when residential streets experience lower volumes. Twenty-four on-site parking spaces, supplemented by 44 additional spaces through a shared parking agreement with Elliston Baptist Church, provide a total of 68 spaces, significantly exceeding the 60-space requirement and ensuring parking demand, ensuring no spillover parking impacts on adjacent residential streets—a significant improvement over typical single-family residential parking that often relies on street parking. New utility connections (water, sewer, electrical) are sized appropriately for the daycare's infrastructure needs, comparable to a large single-family residence.

The daycare provides essential community infrastructure supporting working families in the neighborhood, enhancing rather than compromising public welfare. The facility operates under strict state licensing requirements ensuring health and safety standards are met. Purpose-built early childhood education facilities represent an ideal transitional use between residential and institutional, serving neighborhood families while maintaining residential scale, appearance, and operational character through thoughtful architectural design.

APPROVAL CRITERIA

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

The new single-story daycare building is specifically designed to maintain residential scale and character appropriate for the R-6 district. At 1,895 square feet, the facility matches the footprint of a single-family home while incorporating design elements that complement neighboring residential architecture. Purpose-built construction allows for optimal site design that respects adjacent property relationships better than retrofitting existing structures.

The new construction will not interfere with adjacent residential property development or use rights. Operating hours (6:30 AM-2:00 PM) occur during typical daytime periods when residential properties experience minimal outdoor activity, avoiding conflicts with evening family time, or weekend activities. The new building placement and design does not affect neighboring properties' ability to develop, expand, or modify their residences within R-6 regulations.

The new facility is engineered to fully comply with R-6 setback requirements (20-foot front, 10-foot side interior, 20-foot total side, 20-foot rear), establishing appropriate spatial relationships to adjacent properties. The single-story design remains well below the 40-foot R-6 height limit, preserving sight lines and privacy for neighboring homes.

The new daycare facility logically completes the established 3-property educational campus without expanding institutional use into the broader residential neighborhood. This concentrated development approach protects surrounding residential blocks from scattered institutional development while creating a cohesive educational node that serves neighborhood families.

The facility design enables pedestrian connections that support the integrated educational campus while maintaining compatibility with the residential neighborhood context. The planned playground with Class III buffering provides acoustic and visual screening compared to typical residential development, ensuring children's outdoor activities enhance rather than impact adjacent residential

APPROVAL CRITERIA

UDC Sub-Section 9.6.9C

enjoyment.

Elliston Road provides direct frontage access with demonstrated capacity for the traffic the daycare will generate. The existing elementary and middle school operations on adjacent properties already utilize this street infrastructure for much higher peak traffic loads (300+ students vs. 28 daycare children), proving adequate capacity exists for the minimal additional 15-20 daily trips.

Twenty-four dedicated on-site parking spaces, combined with formalized shared parking arrangements providing an additional 44 spaces, eliminating any potential impact on existing school parking or neighborhood street parking, while providing ample capacity for both the daycare and existing elementary school operations representing a net improvement over typical residential development that may often relies on street parking.

The single-story building design ensures optimal emergency access, with all areas reachable within 150 feet of fire truck hose deployment from Elliston Road. The purpose-built structure will incorporate modern fire safety systems and clear emergency egress routes, providing emergency response capabilities compared to residential structures.

Municipal water and sewer infrastructure serving the adjacent school campus has capacity for the 23-child daycare. The facility's water demand and wastewater generation represent minimal incremental load on existing infrastructure. Adequate electrical service is available from existing utility lines serving the educational campus, with capacity sufficient for the daycare's modest electrical demand.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9D

The project will not result in the destruction, loss or damage of any feature determined to be of significant natural, scenic, or historic importance. The proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historic features. The site development has been designed to work with existing topography and preserve existing mature trees where possible. No historic structures or features of significance have been identified on the property.

UDC Sub-Section 9.6.9E

The single-story building design and strategic landscaping ensure no adverse impact on neighborhood scenic character or important viewsheds. The facility's residential-scale architecture and Class II buffer landscaping will enhance rather than detract from the area's visual character.

The proposed daycare meets all additional R-6 district requirements for nonresidential special uses through comprehensive site design that exceeds minimum standards. Building setbacks meet minimum requirements with 20 feet front setback, 10 feet side interior setback, 20 feet total side setback, and 20 feet rear setback, while the single-story height remains well below the 40-foot maximum limit. The Class II landscaping buffers around future playground area provide enhanced screening. The building coverage ratios maintain residential character appropriate for the R-6 district context.

The facility design will incorporate all Tennessee Department of Human Services childcare licensing requirements to ensure optimal child safety and developmental programming. Construction will meet all International Building Code requirements and will also be in full compliance with all ADA requirements.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9F

The proposed daycare aligns comprehensively with the Future Land Use designation of Anchor Neighborhood, which specifically envisions essential community services that support and strengthen primarily residential areas. Early childhood education facilities represent quintessential anchor uses that provide necessary infrastructure for working families while maintaining neighborhood character and residential property values. The facility serves the dual purpose of supporting local economic vitality by enabling parents to participate in the workforce while providing educational services that enhance community desirability and long-term stability.

The daycare's design and operational characteristics are fully consistent with existing development standards for adjacent properties within the R-6 district. The single-story, residential-scale building maintains the established setback patterns, height relationships, and architectural character that define the neighborhood's development standards. The facility's integration within the existing educational campus creates a logical institutional cluster that preserves the broader residential character while concentrating compatible community-serving uses in an appropriate location. This approach supports the comprehensive planning goal of providing neighborhood-scale services without compromising residential land use patterns or property values.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-6
State Route	-
Lot	0 19
Subdivision	EAST MEMPHIS PARK
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-

GIS INFORMATION

City Council District -
 City Council Super District -

Data Tables

AREA INFORMATION

Name: Leadership Prep Daycare
 Size (Acres): 0.23
 Existing Use of Property: Single Family Residential
 Requested Use of Property: Daycare Facility

Contact Information

Name ETI CORPORATION **Contact Type** APPLICANT

Address

Phone
 (901)383-3250

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1703715	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/30/2026
1703715	Child Care Center (13+ children)	1	250.00	INVOICED	0.00	01/30/2026
1703715	Credit Card Use Fee (.026 x fee)	1	19.50	INVOICED	0.00	01/30/2026

Total Fee Invoiced: \$769.50 Total Balance: \$0.00

Payment Information

Payment Amount: \$769.50 Method of Payment: Credit Card

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

i. Terrisa Hicks-Sweeney Terrisa Hicks-Sweeney State that I have read the definition of
(Print Name) (Sign Name)

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

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

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

of the property located at 4180 ELLISTON MEMPHIS, TN 38111
and further identified by Assessor's Parcel Number 058161 00030
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 2026.

Kenneth M. ...
Signature of Notary Public.

Sept 06, 2026
My Commission Expires

LETTER OF INTENT



PRINCIPALS January 30, 2026

Mathew D. Wolfe
Christopher E. Perry
Douglas M. Baker
Steve R. Hooper
David M. Docauer

Division of Planning and Development
125 North Main Street, Room 477
Memphis, TN 38103

RE: Letter of Intent and Justification - Special Use Permit Application
Leadership Preparatory Charter School
Proposed Daycare Facility
4180 Elliston Road, Memphis, TN 38111

Leadership Preparatory Charter School respectfully submits this application for a Special Use Permit to establish the Leadership Prep Daycare at 4180 Elliston Road, Memphis, Tennessee 38111. This proposed early childhood education facility will serve as a complementary extension to the existing Leadership Preparatory Charter School campus, which currently operates an elementary and middle school at adjacent properties on Elliston Road.

Property Overview and Development Proposal

The daycare facility is designed to serve up to twenty-three children ranging from 6 months to 4 years of age, with a staff of seven professionals. The facility will feature three specialized classrooms: an infant room, a toddler room, and a pre-kindergarten room that will provide early educational instruction to prepare children for their academic journey. Operating hours will be from 6:30 AM to 2:00 PM, strategically scheduled to minimize traffic conflicts with the adjacent school's operating schedule of 8:00 AM to 3:30 PM.

While the daycare will prioritize enrollment of children whose parents are employed at the adjacent Leadership Preparatory schools, it will be open to serve the broader community. This approach aligns with the school's mission of supporting families and contributing to the educational infrastructure of the neighborhood.

The subject property is in an R-6 zoning district with a Future Land Use designation of Anchor Neighborhood; Primarily Single-Unit. The property is strategically positioned within an established educational corridor, with the Leadership Preparatory Elementary School immediately to the east, Elliston Baptist Church, and Academy to the south, and single-family residences to the west and north. This context creates a natural educational cluster that enhances the compatibility of the proposed daycare use. The proposed Leadership Prep Daycare fully complies with all R-6 zoning district requirements for non-residential uses.

Special Use Permit Justification

The following analysis demonstrates that the proposed Leadership Prep Daycare meets all criteria established in the Memphis/Shelby County Unified Development Code for Special Use Permit approval:

Leadership Preparatory Charter School Daycare Facility

January 30, 2026

Page 2 of 6

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

The new single-story daycare building is designed at residential scale and character, ensuring no physical impact on adjacent properties beyond what typical residential development would create. In primarily residential areas, daycare facilities rank among the most compatible institutional uses, serving residents' daily needs without compromising residential ambiance. The facility generates approximately 15-20 vehicle trips during peak hours, comparable to or less than a busy single-family residence with multiple drivers. The 6:30 AM-2:00 PM operating schedule avoids typical or traditional residential neighborhood peak hours (7:30-8:30 AM and 5:00-6:30 PM), distributing traffic throughout mid-day periods when residential streets experience lower volumes. Twenty-four on-site parking spaces, supplemented by 44 additional spaces through a shared parking agreement with Elliston Baptist Church, provide a total of 68 spaces, significantly exceeding the 60-space requirement and ensuring parking demand, ensuring no spillover parking impacts on adjacent residential streets—a significant improvement over typical single-family residential parking that often relies on street parking. New utility connections (water, sewer, electrical) are sized appropriately for the daycare's infrastructure needs, comparable to a large single-family residence.

The daycare provides essential community infrastructure supporting working families in the neighborhood, enhancing rather than compromising public welfare. The facility operates under strict state licensing requirements ensuring health and safety standards are met. Purpose-built early childhood education facilities represent an ideal transitional use between residential and institutional, serving neighborhood families while maintaining residential scale, appearance, and operational character through thoughtful architectural design.

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

The new single-story daycare building is specifically designed to maintain residential scale and character appropriate for the R-6 district. At 1,895 square feet, the facility matches the footprint of a single-family home while incorporating design elements that complement neighboring residential architecture. Purpose-built construction allows for optimal site design that respects adjacent property relationships better than retrofitting existing structures.

The new construction will not interfere with adjacent residential property development or use rights. Operating hours (6:30 AM-2:00 PM) occur during typical daytime periods when residential properties experience minimal outdoor activity, avoiding conflicts with evening family time, or weekend activities. The new building placement and design does not affect neighboring properties' ability to develop, expand, or modify their residences within R-6 regulations.

Leadership Preparatory Charter School Daycare Facility

January 30, 2026

Page 3 of 6

The new facility is engineered to fully comply with R-6 setback requirements (20-foot front, 10-foot side interior, 20-foot total side, 20-foot rear), establishing appropriate spatial relationships to adjacent properties. The single-story design remains well below the 40-foot R-6 height limit, preserving sight lines and privacy for neighboring homes.

The new daycare facility logically completes the established 3-property educational campus without expanding institutional use into the broader residential neighborhood. This concentrated development approach protects surrounding residential blocks from scattered institutional development while creating a cohesive educational node that serves neighborhood families.

The facility design enables pedestrian connections that support the integrated educational campus while maintaining compatibility with the residential neighborhood context. The planned playground with Class III buffering provides acoustic and visual screening compared to typical residential development, ensuring children's outdoor activities enhance rather than impact adjacent residential enjoyment.

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.

Elliston Road provides direct frontage access with demonstrated capacity for the traffic the daycare will generate. The existing elementary and middle school operations on adjacent properties already utilize this street infrastructure for much higher peak traffic loads (300+ students vs. 28 daycare children), proving adequate capacity exists for the minimal additional 15-20 daily trips.

Twenty-four dedicated on-site parking spaces, combined with formalized shared parking arrangements providing an additional 44 spaces, eliminating any potential impact on existing school parking or neighborhood street parking, while providing ample capacity for both the daycare and existing elementary school operations representing a net improvement over typical residential development that may often relies on street parking.

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Municipal water and sewer infrastructure serving the adjacent school campus has capacity for the 23-child daycare. The facility's water demand and wastewater generation represent minimal incremental load on existing infrastructure. Adequate electrical service is available from existing utility lines serving the educational campus, with capacity sufficient for the daycare's modest electrical demand.

Leadership Preparatory Charter School Daycare Facility

January 30, 2026

Page 4 of 6

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.

The project will not result in the destruction, loss or damage of any feature determined to be of significant natural, scenic, or historic importance. The proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historic features. The site development has been designed to work with existing topography and preserve existing mature trees where possible. No historic structures or features of significance have been identified on the property.

The single-story building design and strategic landscaping ensure no adverse impact on neighborhood scenic character or important viewsheds. The facility's residential-scale architecture and Class II buffer landscaping will enhance rather than detract from the area's visual character.

E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.

The proposed daycare meets all additional R-6 district requirements for nonresidential special uses through comprehensive site design that exceeds minimum standards. Building setbacks meet minimum requirements with 20 feet front setback, 10 feet side interior setback, 20 feet total side setback, and 20 feet rear setback, while the single-story height remains well below the 40-foot maximum limit. The Class II landscaping buffers around future playground area provide enhanced screening. The building coverage ratios maintain residential character appropriate for the R-6 district context.

The facility design will incorporate all Tennessee Department of Human Services childcare licensing requirements to ensure optimal child safety and developmental programming. Construction will meet all International Building Code requirements and will also be in full compliance with all ADA requirements.

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.

The proposed daycare aligns comprehensively with the Future Land Use designation of Anchor Neighborhood, which specifically envisions essential community services that support and strengthen primarily residential areas. Early childhood education facilities represent quintessential anchor uses that provide necessary infrastructure for working families while maintaining neighborhood character and residential property values. The facility serves the dual purpose of supporting local economic vitality by enabling parents to participate in the workforce while providing educational services that enhance community desirability and long-term stability.

The daycare's design and operational characteristics are fully consistent with existing development standards for adjacent properties within the R-6 district. The single-story, residential-scale building maintains the established setback patterns, height relationships, and

Leadership Preparatory Charter School Daycare Facility

January 30, 2026

Page 5 of 6

architectural character that define the neighborhood's development standards. The facility's integration within the existing educational campus creates a logical institutional cluster that preserves the broader residential character while concentrating compatible community-serving uses in an appropriate location. This approach supports the comprehensive planning goal of providing neighborhood-scale services without compromising residential land use patterns or property values.

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.

The applicant acknowledges that the governing bodies may impose reasonable conditions to minimize any potential adverse effects on the neighborhood or public facilities and to ensure complete compatibility with surrounding properties and development code intent.

Community Benefits

Beyond meeting all regulatory requirements, the Leadership Prep Daycare will provide measurable benefits that enhance community welfare and economic vitality. The facility creates educational continuity by establishing a comprehensive Pre-K through 8th grade educational pathway serving approximately 300+ students across the integrated campus, supporting family stability and student academic success through seamless transitions between developmental stages. This educational continuum reduces family stress and transportation burdens while ensuring consistent educational philosophy and community connections throughout children's formative years.

The daycare provides critical employment support infrastructure by enabling families to maintain workforce participation through accessible, quality childcare services. The facility addresses a documented childcare shortage in the area, providing working families with dependable, neighborhood-based early childhood education that reduces commute times and strengthens local economic participation.

The project represents new construction investment, demonstrating continued commitment to the neighborhood's educational infrastructure and economic development. This investment enhances property values throughout the surrounding residential area by providing desirable community amenities that make the neighborhood more attractive to families with young children. The facility's integration within the established educational campus creates a valuable community asset that strengthens the area's identity as a family-friendly neighborhood with excellent educational resources, contributing to long-term residential stability and property value appreciation.

Conclusion

The proposed Leadership Prep Daycare represents a thoughtfully planned addition to the established Leadership Preparatory educational campus that demonstrates comprehensive compatibility with neighborhood character and zoning requirements. The application presents compelling evidence of full compliance with all Special Use Permit criteria established in the Memphis/Shelby County Unified Development Code. The project's design incorporates measurable safeguards to protect adjacent residential uses while providing quantifiable

Leadership Preparatory Charter School Daycare Facility

January 30, 2026

Page 6 of 6

community benefits including educational continuity, employment support for working families, and significant neighborhood investment. We respectfully submit that this comprehensive demonstration of regulatory compliance and community benefit warrants favorable consideration.

We are prepared to work collaboratively with city staff throughout the review process to address any questions or concerns that may arise, and we welcome the opportunity to provide additional information if needed.

Thank you for your consideration of this important community investment that will provide essential early childhood education infrastructure while preserving and enhancing the residential character of this established neighborhood.

Please contact ETI if you need additional information or have any questions.

Respectfully submitted,



Anita Archambeau, DPA, AICP

M:\25036(-10)\LETTER OF INTENT.DOC

Attachments:

LETTERS RECEIVED

One letter of opposition was received at the time of completion of this report and has subsequently been attached.



SUP 2026-005

From Glenn Little <oldsouthproperties@gmail.com>
Date Mon 3/2/2026 12:16 PM
To Christian, Chloe <Chloe.Christion@memphistn.gov>

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

To Whom It May Concern,

I am writing to formally express my concerns regarding the proposed childcare charter school development near residential properties that I own.

While I support education and childcare services, I believe the proposed location raises significant concerns related to traffic congestion, parking limitations, noise levels, and long-term impacts on nearby residents and property values.

The surrounding area consists primarily of residential housing, and the increased daily traffic and activity associated with a school may create ongoing disruptions for tenants. I respectfully request that alternative locations be considered or that additional studies and mitigation plans be required before approval is granted.

Thank you for allowing public input on this matter. I appreciate your consideration of the concerns raised by local property owners and residents.

--

Thanks,
Glenn Little
O: 901-795-8000



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: Pending

Opened Date: January 30, 2026

Record Number: SUP 2026-005

Expiration Date:

Record Name: Leadership Prep Charter School Daycare Facility

Description of Work: Leadership Preparatory Charter School respectfully submits this application for a Special Use Permit to establish the Leadership Prep Daycare at 4180 Elliston Road, Memphis, Tennessee 38111. This proposed early childhood education facility will serve as a complementary extension to the existing Leadership Preparatory Charter School campus, which currently operates an elementary and middle school at adjacent properties on Elliston Road.

The daycare facility is designed to serve up to twenty-three children ranging from 6 months to 4 years of age, with a staff of seven professionals. The facility will feature three specialized classrooms: an infant room, a toddler room, and a pre-kindergarten room that will provide early educational instruction to prepare children for their academic journey. Operating hours will be from 6:30 AM to 2:00 PM, strategically scheduled to minimize traffic conflicts with the adjacent school's operating schedule of 8:00 AM to 3:30 PM.

While the daycare will prioritize enrollment of children whose parents are employed at the adjacent Leadership Preparatory schools, it will be open to serve the broader community. This approach aligns with the school's mission of supporting families and contributing to the educational infrastructure of the neighborhood.

The subject property is in an R-6 zoning district with a Future Land Use designation of Anchor Neighborhood; Primarily Single-Unit. The property is strategically positioned within an established educational corridor, with the Leadership Preparatory Elementary School immediately to the east, Elliston Baptist Church, and Academy to the south, and single-family residences to the west and north. This context creates a natural educational cluster that enhances the compatibility of the proposed daycare use. The proposed Leadership Prep Daycare fully complies with all R-6 zoning district requirements for non-residential uses.

Parent Record Number:

Address:

4180 ELLISTON RD, MEMPHIS 38111

Owner Information

Primary Owner Name
Y LEADERSHIP PREPARATORY INC

Owner Address
4190 ELLISTON RD, MEMPHIS, TN 38111

Owner Phone

Parcel Information

058161 00030

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chloe Christion
Date of Meeting	12/04/2025
Pre-application Meeting Type	Virtual

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case	n/a

Number(s) related to previous applications on this site

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

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

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

The new single-story daycare building is designed at residential scale and character, ensuring no physical impact on adjacent properties beyond what typical residential development would create. In primarily residential areas, daycare facilities rank among the most compatible institutional uses, serving residents' daily needs without compromising residential ambiance. The facility generates approximately 15-20 vehicle trips during peak hours, comparable to or less than a busy single-family residence with multiple drivers. The 6:30 AM-2:00 PM operating schedule avoids typical or traditional residential neighborhood peak hours (7:30-8:30 AM and 5:00-6:30 PM), distributing traffic throughout mid-day periods when residential streets experience lower volumes. Twenty-four on-site parking spaces, supplemented by 44 additional spaces through a shared parking agreement with Elliston Baptist Church, provide a total of 68 spaces, significantly exceeding the 60-space requirement and ensuring parking demand, ensuring no spillover parking impacts on adjacent residential streets—a significant improvement over typical single-family residential parking that often relies on street parking. New utility connections (water, sewer, electrical) are sized appropriately for the daycare's infrastructure needs, comparable to a large single-family residence.

The daycare provides essential community infrastructure supporting working families in the neighborhood, enhancing rather than compromising public welfare. The facility operates under strict state licensing requirements ensuring health and safety standards are met. Purpose-built early childhood education facilities represent an ideal transitional use between residential and institutional, serving neighborhood families while maintaining residential scale, appearance, and operational character through thoughtful architectural design.

APPROVAL CRITERIA

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

The new single-story daycare building is specifically designed to maintain residential scale and character appropriate for the R-6 district. At 1,895 square feet, the facility matches the footprint of a single-family home while incorporating design elements that complement neighboring residential architecture. Purpose-built construction allows for optimal site design that respects adjacent property relationships better than retrofitting existing structures.

The new construction will not interfere with adjacent residential property development or use rights. Operating hours (6:30 AM-2:00 PM) occur during typical daytime periods when residential properties experience minimal outdoor activity, avoiding conflicts with evening family time, or weekend activities. The new building placement and design does not affect neighboring properties' ability to develop, expand, or modify their residences within R-6 regulations.

The new facility is engineered to fully comply with R-6 setback requirements (20-foot front, 10-foot side interior, 20-foot total side, 20-foot rear), establishing appropriate spatial relationships to adjacent properties. The single-story design remains well below the 40-foot R-6 height limit, preserving sight lines and privacy for neighboring homes.

The new daycare facility logically completes the established 3-property educational campus without expanding institutional use into the broader residential neighborhood. This concentrated development approach protects surrounding residential blocks from scattered institutional development while creating a cohesive educational node that serves neighborhood families.

The facility design enables pedestrian connections that support the integrated educational campus while maintaining compatibility with the residential neighborhood context. The planned playground with Class III buffering provides acoustic and visual screening compared to typical residential development, ensuring children's outdoor activities enhance rather than impact adjacent residential

APPROVAL CRITERIA

UDC Sub-Section 9.6.9C

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Twenty-four dedicated on-site parking spaces, combined with formalized shared parking arrangements providing an additional 44 spaces, eliminating any potential impact on existing school parking or neighborhood street parking, while providing ample capacity for both the daycare and existing elementary school operations representing a net improvement over typical residential development that may often relies on street parking.

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Municipal water and sewer infrastructure serving the adjacent school campus has capacity for the 23-child daycare. The facility's water demand and wastewater generation represent minimal incremental load on existing infrastructure. Adequate electrical service is available from existing utility lines serving the educational campus, with capacity sufficient for the daycare's modest electrical demand.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9D

The project will not result in the destruction, loss or damage of any feature determined to be of significant natural, scenic, or historic importance. The proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historic features. The site development has been designed to work with existing topography and preserve existing mature trees where possible. No historic structures or features of significance have been identified on the property.

UDC Sub-Section 9.6.9E

The single-story building design and strategic landscaping ensure no adverse impact on neighborhood scenic character or important viewsheds. The facility's residential-scale architecture and Class II buffer landscaping will enhance rather than detract from the area's visual character.

The proposed daycare meets all additional R-6 district requirements for nonresidential special uses through comprehensive site design that exceeds minimum standards. Building setbacks meet minimum requirements with 20 feet front setback, 10 feet side interior setback, 20 feet total side setback, and 20 feet rear setback, while the single-story height remains well below the 40-foot maximum limit. The Class II landscaping buffers around future playground area provide enhanced screening. The building coverage ratios maintain residential character appropriate for the R-6 district context.

The facility design will incorporate all Tennessee Department of Human Services childcare licensing requirements to ensure optimal child safety and developmental programming. Construction will meet all International Building Code requirements and will also be in full compliance with all ADA requirements.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9F

The proposed daycare aligns comprehensively with the Future Land Use designation of Anchor Neighborhood, which specifically envisions essential community services that support and strengthen primarily residential areas. Early childhood education facilities represent quintessential anchor uses that provide necessary infrastructure for working families while maintaining neighborhood character and residential property values. The facility serves the dual purpose of supporting local economic vitality by enabling parents to participate in the workforce while providing educational services that enhance community desirability and long-term stability.

The daycare's design and operational characteristics are fully consistent with existing development standards for adjacent properties within the R-6 district. The single-story, residential-scale building maintains the established setback patterns, height relationships, and architectural character that define the neighborhood's development standards. The facility's integration within the existing educational campus creates a logical institutional cluster that preserves the broader residential character while concentrating compatible community-serving uses in an appropriate location. This approach supports the comprehensive planning goal of providing neighborhood-scale services without compromising residential land use patterns or property values.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-6
State Route	-
Lot	0 19
Subdivision	EAST MEMPHIS PARK
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-

GIS INFORMATION

City Council District -
City Council Super District -

Data Tables

AREA INFORMATION

Name: Leadership Prep Daycare
Size (Acres): 0.23
Existing Use of Property: Single Family Residential
Requested Use of Property: Daycare Facility

Contact Information

Name
ETI CORPORATION

Contact Type
APPLICANT

Address

Phone
(901)383-3250

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1703715	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/30/2026
1703715	Child Care Center (13+ children)	1	250.00	INVOICED	0.00	01/30/2026
1703715	Credit Card Use Fee (.026 x fee)	1	19.50	INVOICED	0.00	01/30/2026

Total Fee Invoiced: \$769.50

Total Balance: \$0.00

Payment Information

Payment Amount: \$769.50
Method of Payment: 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, Tenisia Hicks-Sweeney Tenisia Hicks-Sweeney state that I have read the definition of
(Print Name) (Sign Name)

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

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

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

of the property located at 4180 ELLISTON MEMPHIS, TN 38111
and further identified by Assessor's Parcel Number 058161 00030
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 2026.

Kenneth Meredith
Signature of Notary Public



Sept 06, 2026
My Commission Expires



ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

PRINCIPALS

Mathew D. Wolfe
Christopher E. Perry
Douglas M. Baker
Steve R. Hooper
David M. Docauer

January 30, 2026

Division of Planning and Development

125 North Main Street, Room 477
Memphis, TN 38103

RE: Letter of Intent and Justification - Special Use Permit Application
Leadership Preparatory Charter School
Proposed Daycare Facility
4180 Elliston Road, Memphis, TN 38111

Leadership Preparatory Charter School respectfully submits this application for a Special Use Permit to establish the Leadership Prep Daycare at 4180 Elliston Road, Memphis, Tennessee 38111. This proposed early childhood education facility will serve as a complementary extension to the existing Leadership Preparatory Charter School campus, which currently operates an elementary and middle school at adjacent properties on Elliston Road.

Property Overview and Development Proposal

The daycare facility is designed to serve up to twenty-three children ranging from 6 months to 4 years of age, with a staff of seven professionals. The facility will feature three specialized classrooms: an infant room, a toddler room, and a pre-kindergarten room that will provide early educational instruction to prepare children for their academic journey. Operating hours will be from 6:30 AM to 2:00 PM, strategically scheduled to minimize traffic conflicts with the adjacent school's operating schedule of 8:00 AM to 3:30 PM.

While the daycare will prioritize enrollment of children whose parents are employed at the adjacent Leadership Preparatory schools, it will be open to serve the broader community. This approach aligns with the school's mission of supporting families and contributing to the educational infrastructure of the neighborhood.

The subject property is in an R-6 zoning district with a Future Land Use designation of Anchor Neighborhood; Primarily Single-Unit. The property is strategically positioned within an established educational corridor, with the Leadership Preparatory Elementary School immediately to the east, Elliston Baptist Church, and Academy to the south, and single-family residences to the west and north. This context creates a natural educational cluster that enhances the compatibility of the proposed daycare use. The proposed Leadership Prep Daycare fully complies with all R-6 zoning district requirements for non-residential uses.

Special Use Permit Justification

The following analysis demonstrates that the proposed Leadership Prep Daycare meets all criteria established in the Memphis/Shelby County Unified Development Code for Special Use Permit approval:

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

The new single-story daycare building is designed at residential scale and character, ensuring no physical impact on adjacent properties beyond what typical residential development would create. In primarily residential areas, daycare facilities rank among the most compatible institutional uses, serving residents' daily needs without compromising residential ambiance. The facility generates approximately 15-20 vehicle trips during peak hours, comparable to or less than a busy single-family residence with multiple drivers. The 6:30 AM-2:00 PM operating schedule avoids typical or traditional residential neighborhood peak hours (7:30-8:30 AM and 5:00-6:30 PM), distributing traffic throughout mid-day periods when residential streets experience lower volumes. Twenty-four on-site parking spaces, supplemented by 44 additional spaces through a shared parking agreement with Elliston Baptist Church, provide a total of 68 spaces, significantly exceeding the 60-space requirement and ensuring parking demand, ensuring no spillover parking impacts on adjacent residential streets—a significant improvement over typical single-family residential parking that often relies on street parking. New utility connections (water, sewer, electrical) are sized appropriately for the daycare's infrastructure needs, comparable to a large single-family residence.

The daycare provides essential community infrastructure supporting working families in the neighborhood, enhancing rather than compromising public welfare. The facility operates under strict state licensing requirements ensuring health and safety standards are met. Purpose-built early childhood education facilities represent an ideal transitional use between residential and institutional, serving neighborhood families while maintaining residential scale, appearance, and operational character through thoughtful architectural design.

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

The new single-story daycare building is specifically designed to maintain residential scale and character appropriate for the R-6 district. At 1,895 square feet, the facility matches the footprint of a single-family home while incorporating design elements that complement neighboring residential architecture. Purpose-built construction allows for optimal site design that respects adjacent property relationships better than retrofitting existing structures.

The new construction will not interfere with adjacent residential property development or use rights. Operating hours (6:30 AM-2:00 PM) occur during typical daytime periods when residential properties experience minimal outdoor activity, avoiding conflicts with evening family time, or weekend activities. The new building placement and design does not affect neighboring properties' ability to develop, expand, or modify their residences within R-6 regulations.

The new facility is engineered to fully comply with R-6 setback requirements (20-foot front, 10-foot side interior, 20-foot total side, 20-foot rear), establishing appropriate spatial relationships to adjacent properties. The single-story design remains well below the 40-foot R-6 height limit, preserving sight lines and privacy for neighboring homes.

The new daycare facility logically completes the established 3-property educational campus without expanding institutional use into the broader residential neighborhood. This concentrated development approach protects surrounding residential blocks from scattered institutional development while creating a cohesive educational node that serves neighborhood families.

The facility design enables pedestrian connections that support the integrated educational campus while maintaining compatibility with the residential neighborhood context. The planned playground with Class III buffering provides acoustic and visual screening compared to typical residential development, ensuring children's outdoor activities enhance rather than impact adjacent residential enjoyment.

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.

Elliston Road provides direct frontage access with demonstrated capacity for the traffic the daycare will generate. The existing elementary and middle school operations on adjacent properties already utilize this street infrastructure for much higher peak traffic loads (300+ students vs. 28 daycare children), proving adequate capacity exists for the minimal additional 15-20 daily trips.

Twenty-four dedicated on-site parking spaces, combined with formalized shared parking arrangements providing an additional 44 spaces, eliminating any potential impact on existing school parking or neighborhood street parking, while providing ample capacity for both the daycare and existing elementary school operations representing a net improvement over typical residential development that may often relies on street parking.

The single-story building design ensures optimal emergency access, with all areas reachable within 150 feet of fire truck hose deployment from Elliston Road. The purpose-built structure will incorporate modern fire safety systems and clear emergency egress routes, providing emergency response capabilities compared to residential structures.

Municipal water and sewer infrastructure serving the adjacent school campus has capacity for the 23-child daycare. The facility's water demand and wastewater generation represent minimal incremental load on existing infrastructure. Adequate electrical service is available from existing utility lines serving the educational campus, with capacity sufficient for the daycare's modest electrical demand.

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.

The project will not result in the destruction, loss or damage of any feature determined to be of significant natural, scenic, or historic importance. The proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historic features. The site development has been designed to work with existing topography and preserve existing mature trees where possible. No historic structures or features of significance have been identified on the property.

The single-story building design and strategic landscaping ensure no adverse impact on neighborhood scenic character or important viewsheds. The facility's residential-scale architecture and Class II buffer landscaping will enhance rather than detract from the area's visual character.

E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.

The proposed daycare meets all additional R-6 district requirements for nonresidential special uses through comprehensive site design that exceeds minimum standards. Building setbacks meet minimum requirements with 20 feet front setback, 10 feet side interior setback, 20 feet total side setback, and 20 feet rear setback, while the single-story height remains well below the 40-foot maximum limit. The Class II landscaping buffers around future playground area provide enhanced screening. The building coverage ratios maintain residential character appropriate for the R-6 district context.

The facility design will incorporate all Tennessee Department of Human Services childcare licensing requirements to ensure optimal child safety and developmental programming. Construction will meet all International Building Code requirements and will also be in full compliance with all ADA requirements.

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.

The proposed daycare aligns comprehensively with the Future Land Use designation of Anchor Neighborhood, which specifically envisions essential community services that support and strengthen primarily residential areas. Early childhood education facilities represent quintessential anchor uses that provide necessary infrastructure for working families while maintaining neighborhood character and residential property values. The facility serves the dual purpose of supporting local economic vitality by enabling parents to participate in the workforce while providing educational services that enhance community desirability and long-term stability.

The daycare's design and operational characteristics are fully consistent with existing development standards for adjacent properties within the R-6 district. The single-story, residential-scale building maintains the established setback patterns, height relationships, and

architectural character that define the neighborhood's development standards. The facility's integration within the existing educational campus creates a logical institutional cluster that preserves the broader residential character while concentrating compatible community-serving uses in an appropriate location. This approach supports the comprehensive planning goal of providing neighborhood-scale services without compromising residential land use patterns or property values.

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.

The applicant acknowledges that the governing bodies may impose reasonable conditions to minimize any potential adverse effects on the neighborhood or public facilities and to ensure complete compatibility with surrounding properties and development code intent.

Community Benefits

Beyond meeting all regulatory requirements, the Leadership Prep Daycare will provide measurable benefits that enhance community welfare and economic vitality. The facility creates educational continuity by establishing a comprehensive Pre-K through 8th grade educational pathway serving approximately 300+ students across the integrated campus, supporting family stability and student academic success through seamless transitions between developmental stages. This educational continuum reduces family stress and transportation burdens while ensuring consistent educational philosophy and community connections throughout children's formative years.

The daycare provides critical employment support infrastructure by enabling families to maintain workforce participation through accessible, quality childcare services. The facility addresses a documented childcare shortage in the area, providing working families with dependable, neighborhood-based early childhood education that reduces commute times and strengthens local economic participation.

The project represents new construction investment, demonstrating continued commitment to the neighborhood's educational infrastructure and economic development. This investment enhances property values throughout the surrounding residential area by providing desirable community amenities that make the neighborhood more attractive to families with young children. The facility's integration within the established educational campus creates a valuable community asset that strengthens the area's identity as a family-friendly neighborhood with excellent educational resources, contributing to long-term residential stability and property value appreciation.

Conclusion

The proposed Leadership Prep Daycare represents a thoughtfully planned addition to the established Leadership Preparatory educational campus that demonstrates comprehensive compatibility with neighborhood character and zoning requirements. The application presents compelling evidence of full compliance with all Special Use Permit criteria established in the Memphis/Shelby County Unified Development Code. The project's design incorporates measurable safeguards to protect adjacent residential uses while providing quantifiable

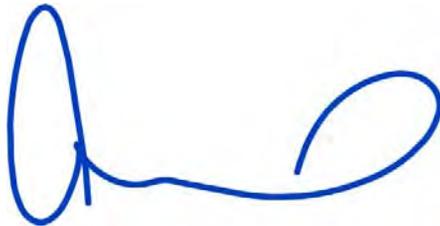
community benefits including educational continuity, employment support for working families, and significant neighborhood investment. We respectfully submit that this comprehensive demonstration of regulatory compliance and community benefit warrants favorable consideration.

We are prepared to work collaboratively with city staff throughout the review process to address any questions or concerns that may arise, and we welcome the opportunity to provide additional information if needed.

Thank you for your consideration of this important community investment that will provide essential early childhood education infrastructure while preserving and enhancing the residential character of this established neighborhood.

Please contact ETI if you need additional information or have any questions.

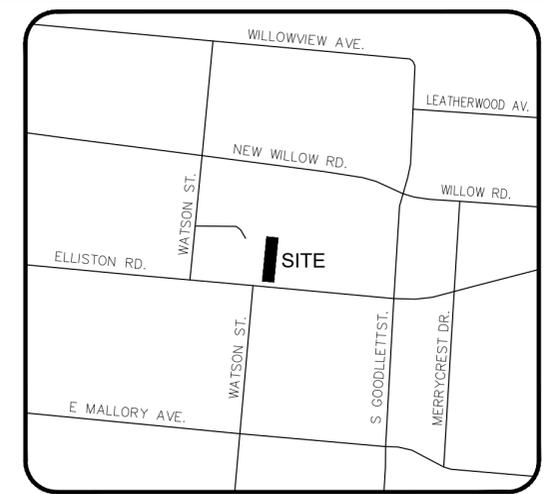
Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Anita Archambeau', with a large loop on the left and a smaller loop on the right.

Anita Archambeau, DPA, AICP

M:\25036\10\LETTER OF INTENT.DOC

Attachments:



VICINITY MAP
NT.S.

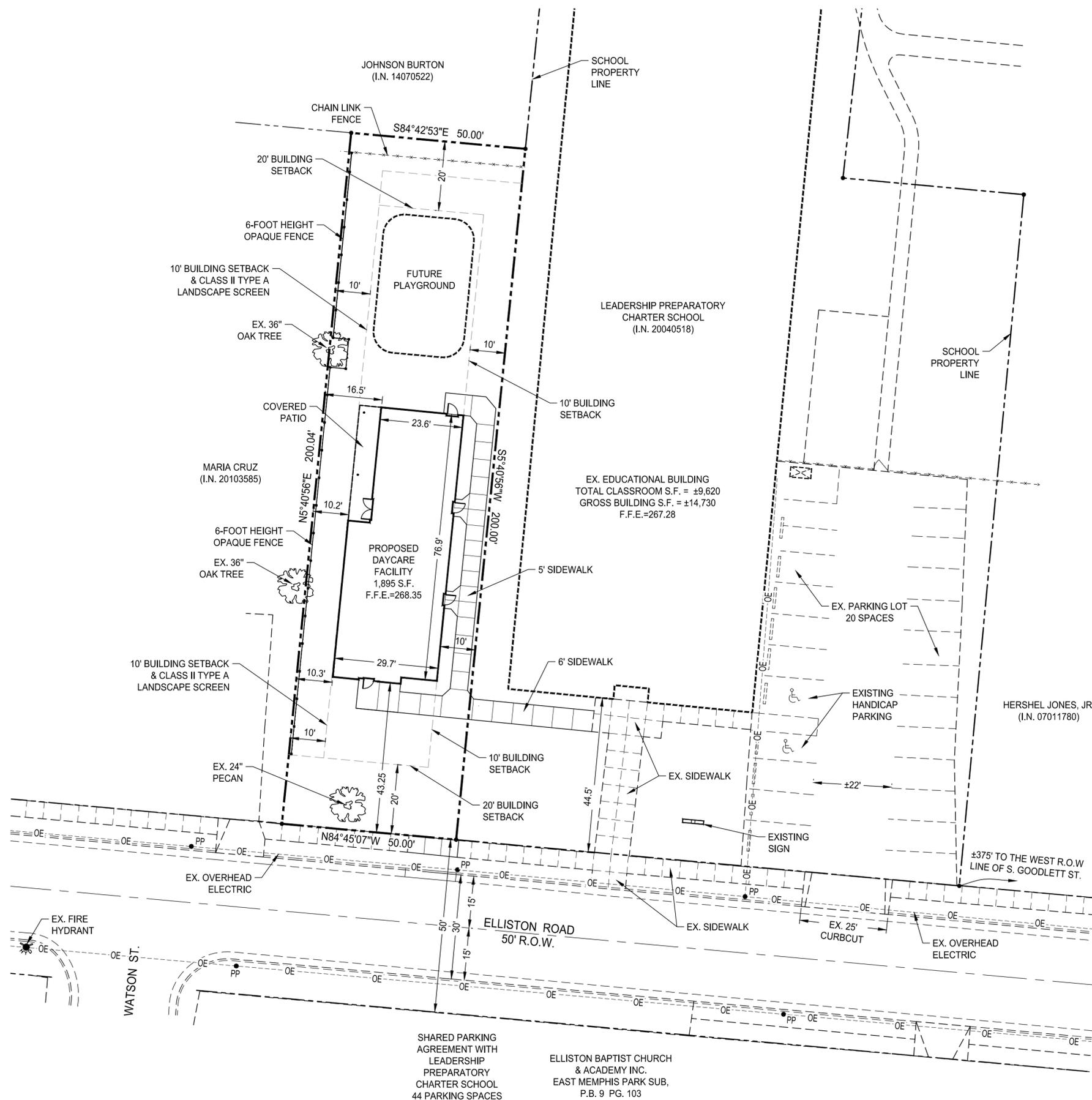
SITE DATA CHART

PROPERTY ZONING:	R-6
PROPERTY USE:	DAY CARE
PROPOSED PROPERTY ACREAGE:	0.23 ACRES
DAY CARE GROSS SPACE:	1,895 S.F.
TOTAL INDIVIDUAL OCCUPANCY:	30
PARKING REQUIRED (1 Space/5 Indiv.):	6 SPACES
EX. ELEMENTARY CLASSROOM TOTAL S.F.:	±9,620
PARKING REQUIRED (1 SPACE/300 S.F.):	32 SPACES
ONSITE PARKING PROVIDED:	24 SPACES
OFFSITE PARKING PROVIDED:	44 SPACES (ELLISTON BAPTIST CHURCH)
FRONT YARD BUILDING SETBACK:	20-FEET
SIDE YARD BUILDING SETBACK:	10-FEET
REAR YARD BUILDING SETBACK:	20-FEET

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

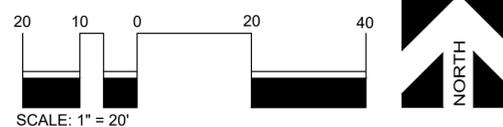


1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.COM



SHARED PARKING AGREEMENT WITH LEADERSHIP PREPARATORY CHARTER SCHOOL 44 PARKING SPACES

ELLISTON BAPTIST CHURCH & ACADEMY INC. EAST MEMPHIS PARK SUB. P.B. 9 PG. 103



SCALE: 1" = 20'

FINAL PLAT

SITE PLAN

LEADERSHIP PREPARATORY CHARTER SCHOOL

CASE NUMBER: SUP		ZONING: R-6
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 01	ACREAGE: 0.2296 ACRES	WARD 58, BLOCK 161, PARCELS 30
DEVELOPER: LEADERSHIP PREPARATORY CHARTER SCHOOL 4190 ELLISTON ROAD MEMPHIS, TN 38111		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119
100-YEAR FLOOD ELEVATION: -	FEMA MAP PANEL NUMBER: 47157C0435F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: JANUARY 2026	SCALE: 1" = 20'	SHEET 1 OF 3



Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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



25071048

08/21/2025 - 03:01:37 PM

3 PGS	
ABRIA 2871354 - 25071048	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **ELLISTON BAPTIST CHURCH AND ACADEMY, INC. ("Grantor")** for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, remise, release, quitclaim and convey unto **LEADERSHIP PREPARATORY INC., (Grantee")** all my right, title, and interest in and to the following described real property located in Shelby County, in the State of Tennessee, to wit:

The East 50 feet of the West 100 feet of the South 200 feet of Lot 19 in Section "B" of S.L. Rogers East Memphis Park Subdivision, as shown and designated on plat of said subdivision of record in Plat Book 9, Page 103, 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 inherited by Jerry A. Thompson and Grantor, Jack P. Thompson, as tenants in common, as evidenced by Affidavits of Heirship signed By Marie Branam and Jay Phillips on August 16, 2024, and recorded in the Shelby County Register's Office as Instrument No's. 24072340 and 24072341, respectively.

Parcel ID No. : 0158161 00030
Property Address: 4180 Elliston Rd.,
Memphis, TN 38111

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH AT THE REQUEST OF THE PARTIES FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY OR LIABILITY.

IN TESTIMONY WHEREOF, we have executed this instrument on this the 21ST day of August, 2025

 (Signature)
ELLISTON BAPTIST CHURCH AND ACADEMY, INC. ("Grantor")
Authorized ELLISTON BAPTIST CHURCH
AND ACADEMY, INC. Representative)

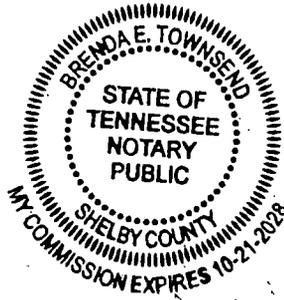
Print Name: Verlin Cofas Greer Jr.

Title: TRUSTEE CHAIRMAN

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County,
Verlin Cotter Greer Jr., the within-named Grantor, with who I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that said Grantor executed the within instrument for the purpose therein contained.

WITNESS my hand this the 21ST day of August, 2025



Brenda E. Townsend
Notary Public Exp. 10-21-2028

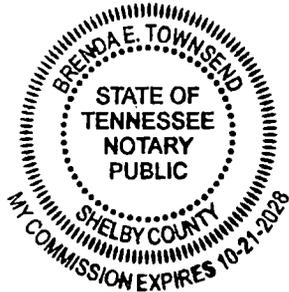
OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(1)(D)

STATE OF TENNESSEE
COUNTY OF SHELBY

I, Valissa Allen, am hereby offering this instrument for recording within the meaning of the statute of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409 (a)(1)(D), hereby swear or affirm that the actual consideration for this transfer is \$1.00.

Valissa Allen
AFFIANT

Sworn to and subscribed before me the this 21st day of August, 2025



Brenda E. Townsend
Notary Public
Exp 10-21-2028

Property Address:
4180 Elliston Road
Memphis, Tennessee 38111

Parcel No.: 0158161 00030

**This instrument prepared by
and returned to:**

Valissia Allen
4190 Elliston Road
Memphis, Tennessee 38111

New Owner and Mail Tax bills to:

Leadership Preparatory, Inc.
4190 Elliston Road
Memphis, Tennessee 38111



**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

Doug Baker
ETI Corporation
1755 Lynnfield Road, Suite 100
Memphis, TN 38119

Sent via electronic mail to: dbaker@eticorp.com

Case Number: SUP 2026-0005
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 special use permit application to allow a childcare center located at 4180 Elliston Road subject to the following conditions:

1. The exact location of the crosswalk shall be determined and approved by the City Engineer via the Administrative Site Plan Review (ASPR) process.
2. A Class III Buffer shall be provided along the western property line. An alternative buffer may be approved through the site plan review process by the Division of Planning and Development.
3. A final site/landscape plan shall be submitted subject to the review and approval of the Division of Planning and Development.

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.

Letter to Applicant
SUP 2026-0005

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.

Respectfully,

Chloe Christian

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

Cc: Anita Archambeau – ETI Corporation
Matt Wolfe – ETI Corporation
Valissia Allen – Lead Memphis
File



Memphis City Council Summary Sheet

Z 2026-001

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED ON TULLY STREET AND WOODLAWN STREET. BY TAKING THE LAND OUT OF THE RESIDENTIAL URBAN – 1 (RU-1) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT, KNOWN AS CASE NUMBER Z 2026-001

- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby County Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

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: Z 2026-001

LOCATION: Tully Street and Woodlawn Street

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

OWNER/APPLICANT: LC Wallace – Elmington Capital Group

REPRESENTATIVE: Owen Harris – Kimley-Horn Associates

REQUEST: Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)

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 of the application.

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

Respectfully,

Mahsan Ostadnia

Planner II

Land Use & Development Services

Cc: Committee Members

File

PLOT PLAN



CHELSEA AVENUE PROJECT
PLOT PLAN

December 22, 2025



PLOT PLAN LEGEND

- SHADY RECONSTRUCTION
- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINES
- PROPOSED DRIVE

CONCEPT PLAN



CHELSEA AVENUE PROJECT | CONCEPT DESIGN

MEMPHIS, TENNESSEE



ORDINANCE NO: _____

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED ON THE WEST SIDE OF SWINNEA ROAD +/-2,645 FEET SOUTH OF HOLMES ROAD. BY TAKING THE LAND OUT OF THE RESIDENTIAL URBAN – 1 (RU-1) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT, KNOWN AS CASE NUMBER Z 2026-001

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 2026-001**; and

WHEREAS, the Memphis and Shelby County Land Use Control Board has filed its recommendation and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

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

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

BY TAKING THE FOLLOWING PROPERTY OUT OF THE Residential Urban – 1 (RU-1) USE DISTRICT AND INCLUDING IT IN THE Mixed Use (MU) USE DISTRICT.

The following property located in the City of Memphis, Tennessee being more particularly described as follows:

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (60 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY

SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.

SECTION 2:

THAT, the Zoning Administrator of the Division of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

PLOT PLAN



CHELSEA AVENUE PROJECT PLOT PLAN

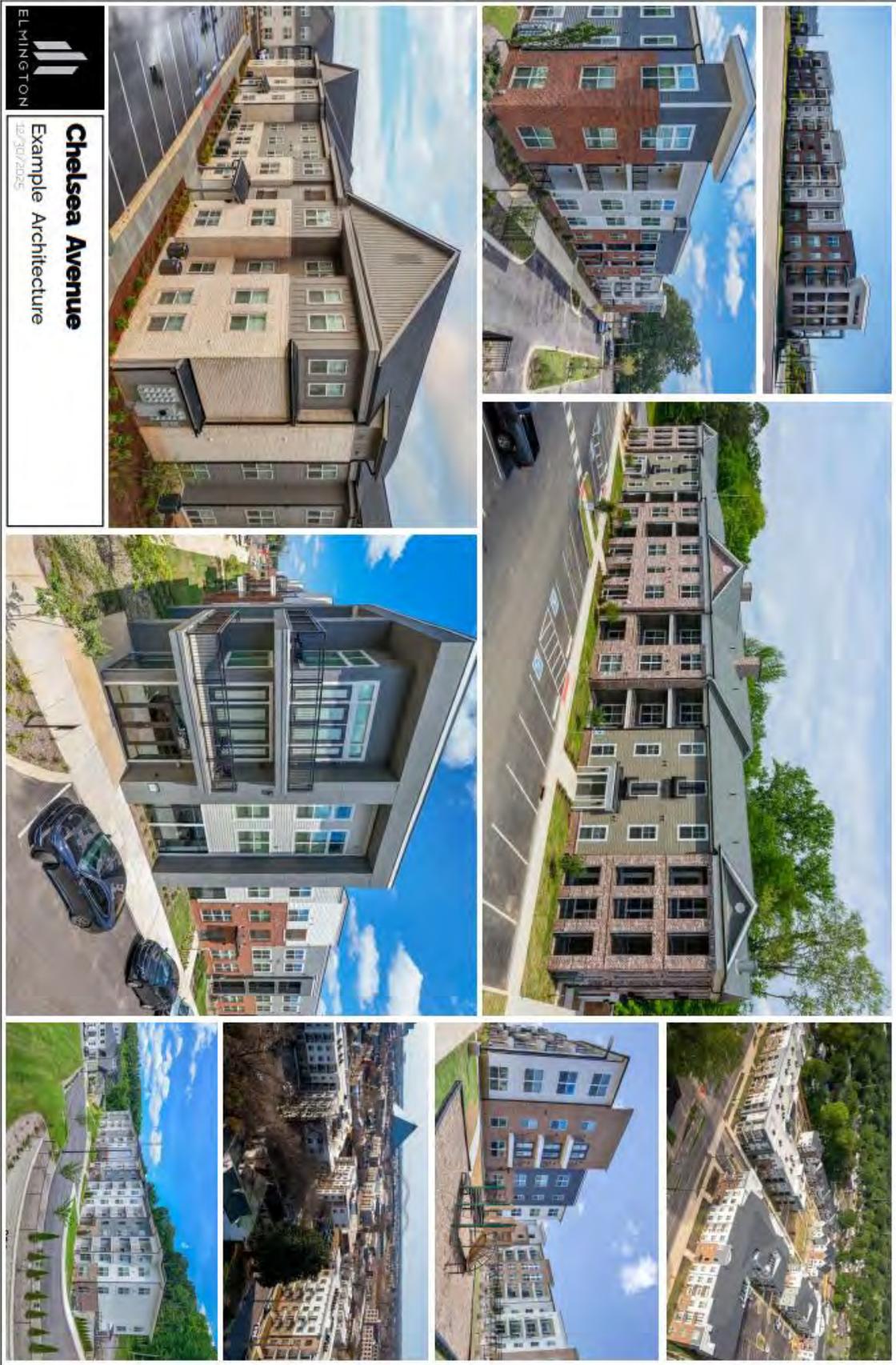
December 29, 2005



PLOT PLAN LEGEND

	RETRACTED FROM THE WEST SIDE OF TULLY STREET
	RETRACTED FROM THE WEST SIDE OF WOODLAWN STREET
	RETRACTED FROM THE WEST SIDE OF CHELSEA AVENUE
	RETRACTED FROM THE WEST SIDE OF TULLY STREET

EXAMPLE ARCHITECTURE DESIGN



ATTEST:

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

AGENDA ITEM: 13 **L.U.C.B. MEETING:** February 12, 2026
CASE NUMBER: Z 2026-001
LOCATION: Tully Street and Woodlawn Street
COUNCIL DISTRICT: District 7 and Super District 8
OWNER/APPLICANT: LC Wallace – Elmington Capital Group
REPRESENTATIVE: Owen Harris – Kimley-Horn Associates
REQUEST: Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)

CONCLUSIONS

1. The applicant proposes to rezone multiple parcels totaling approximately 3.30 acres located within the Brinkley and Snowden Subdivision, currently zoned Residential Urban – 1 (RU-1). Based on Assessor records, most of the subject parcels are vacant. The surrounding area is predominantly single-family residential, interspersed with vacant lots, and the proposed rezoning area has frontage on two public streets, offering opportunities for improved access and site organization.
2. The request seeks to extend the existing Mixed-Use zoning designation along Chelsea Avenue to include the subject parcels, if approved, the applicant would end up 4.39 acres of land zoned MU enabling development of their proposed multi-family residential project. The request seeks to extend the existing Mixed-Use zoning designation along Chelsea Avenue to include the subject parcels, enabling development of a multi-family residential project. The proposed development would introduce approximately 158 multi-family units, consisting of a mix of two, three, and four-bedroom units, and would consolidate several underutilized parcels into a cohesive residential development. The current RU-1 zoning does not permit multi-family development at the proposed density, and the requested rezoning would provide the necessary bulk and dimensional standards to accommodate the project. See page 10 for the concept plan.
3. Based on the conceptual site plan and applicable provisions of the Unified Development Code, the proposed development generally meets the Contextual Infill standards related to bulk, form, and site organization. The proposal introduces multi-family buildings at a scale and intensity anticipated within the Anchor Neighborhood – Mix of Building Types designation, with building placement oriented toward public streets and internal circulation designed to limit impacts on adjacent residential properties. The requested rezoning would provide the bulk and dimensional standards necessary to accommodate the proposed development. While final compliance with setbacks, building height, lot coverage, landscaping, and parking placement will be evaluated during site plan review, the conceptual layout demonstrates consistency with the UDC's intent to ensure compatible massing, appropriate transitions, and cohesive infill development within established neighborhoods.
4. The proposed rezoning is consistent with adopted planning policies, including Memphis 3.0 and the Uptown Community Plan, which promote redevelopment of vacant and underutilized parcels, increased housing opportunities, and reinforcement of neighborhood character near community anchors. The request aligns with the "Accelerate" Degree of Change and the Anchor Neighborhood – Mix of Building Types designation by supporting residential infill and extending mixed-use zoning along Chelsea Avenue. The proposal would facilitate reinvestment in a largely vacant area, improve streetscape continuity, and support increased neighborhood activity while remaining compatible with surrounding residential and mixed-use development patterns.

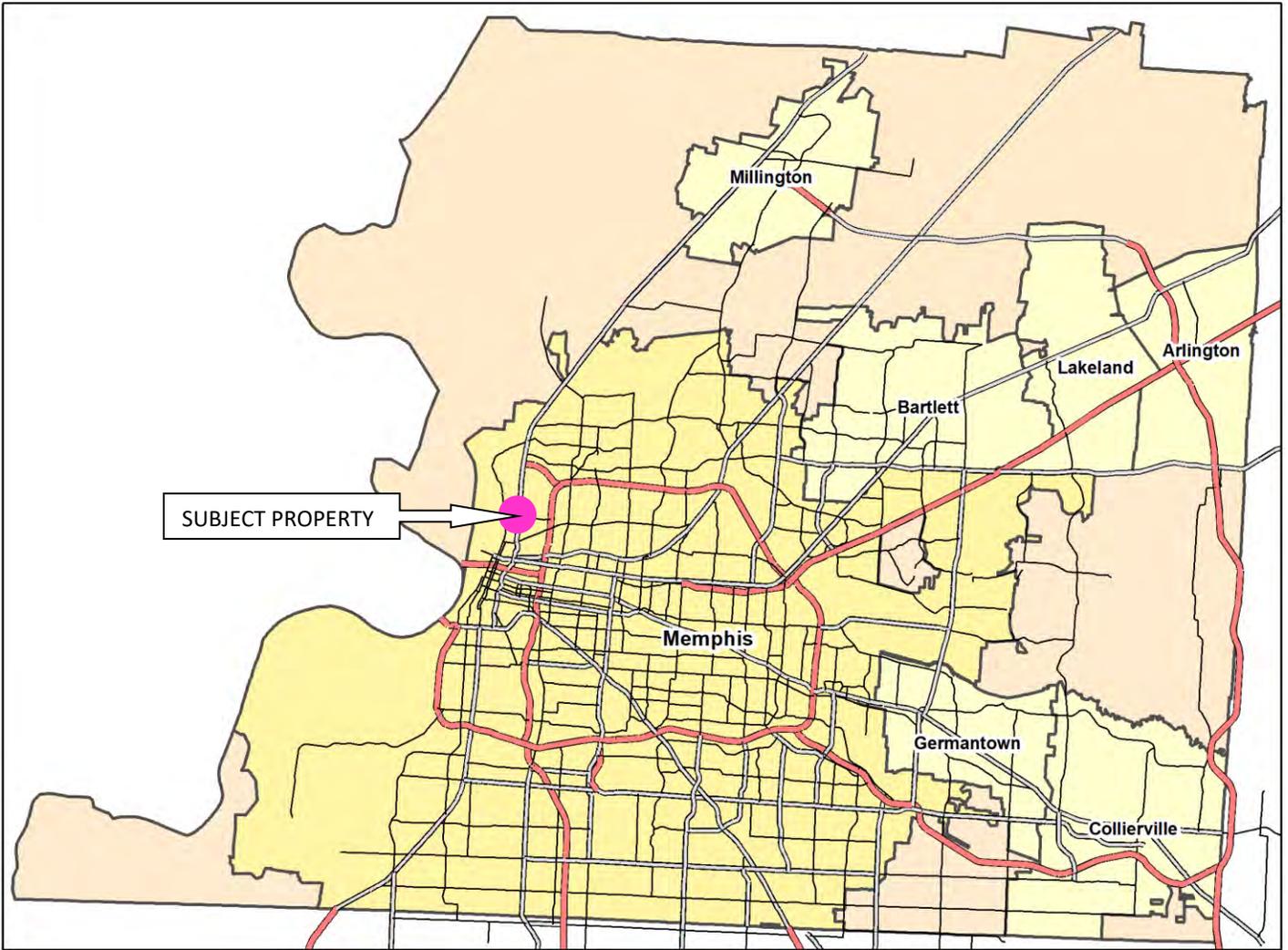
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 18-21 of this report.

RECOMMENDATION:

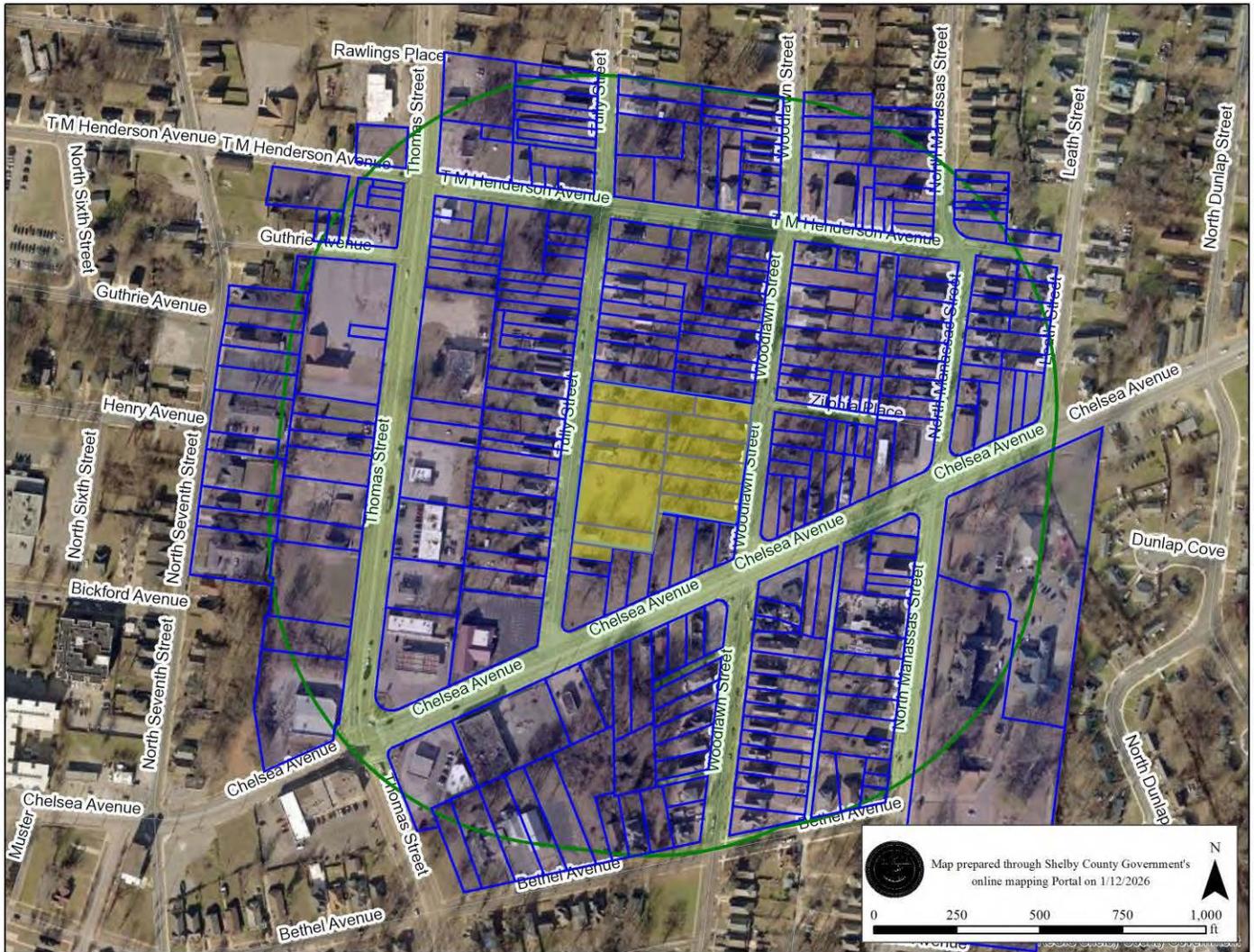
Approval

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 203 notices were mailed on January 12, 2026, see page 22 of this report for a copy of said notice. Additionally, two signs were 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 5:00 PM on Monday, February 2, 2026, at Dave Well Community Center at 915 Chelsea Avenue, Memphis, TN 38107. See pages 32-33 of this report for a copy of the neighborhood meeting summary.

AERIAL



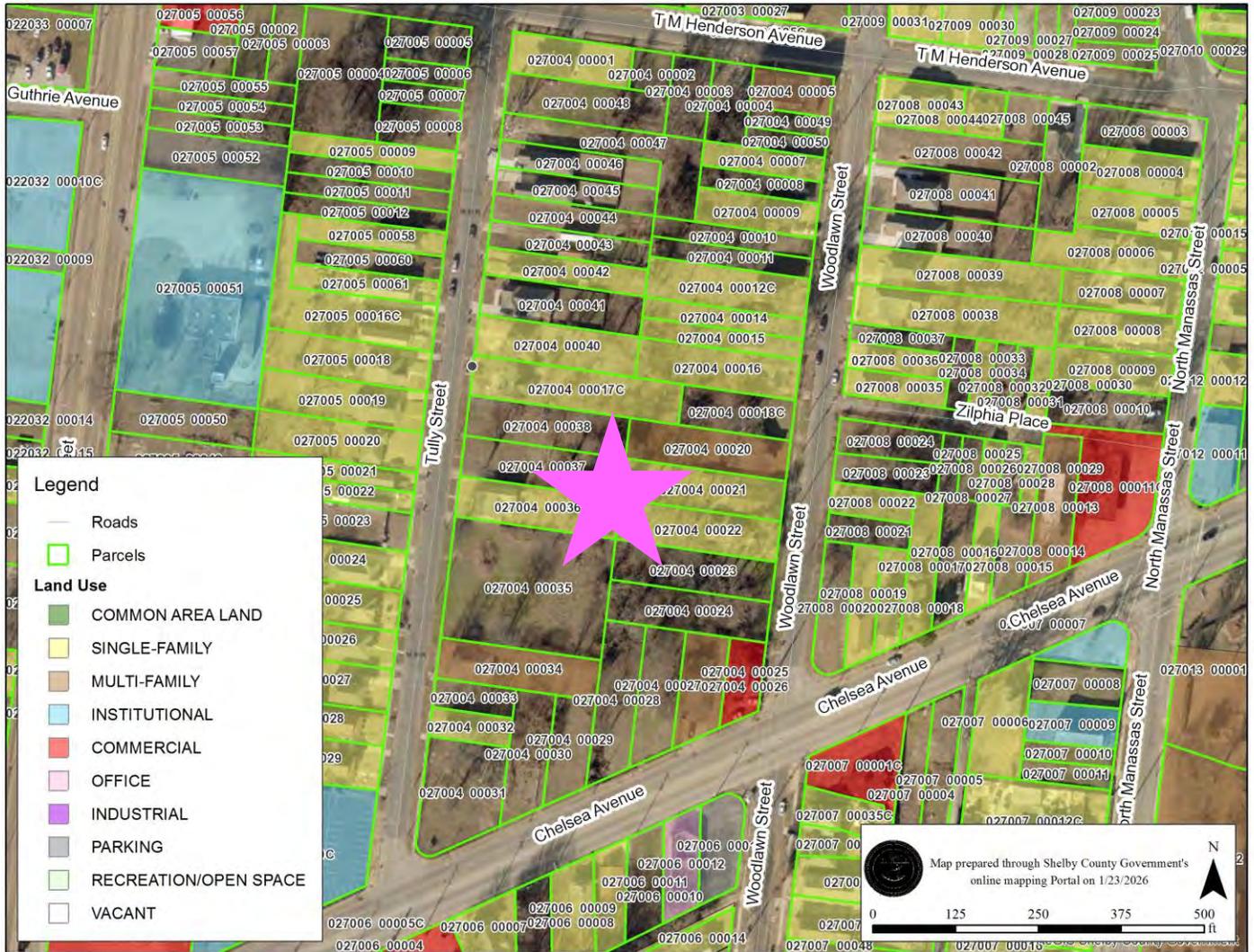
Subject property outlined in yellow.

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP



Subject property indicated by a pink star.

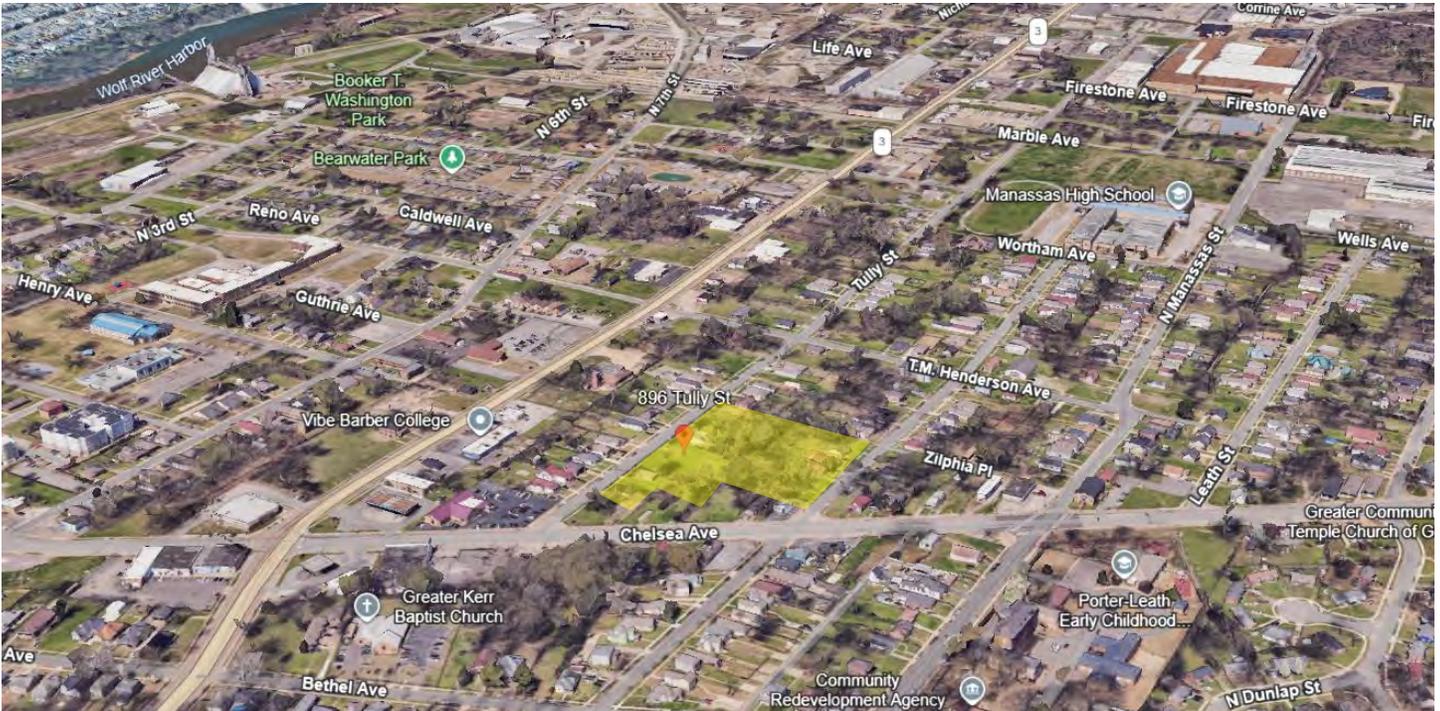
SITE PHOTOS



View of subject property from Tully Street.



View of subject property from Woodlawn Street.



View of subject property from above.



View of subject property from above.

PLOT PLAN



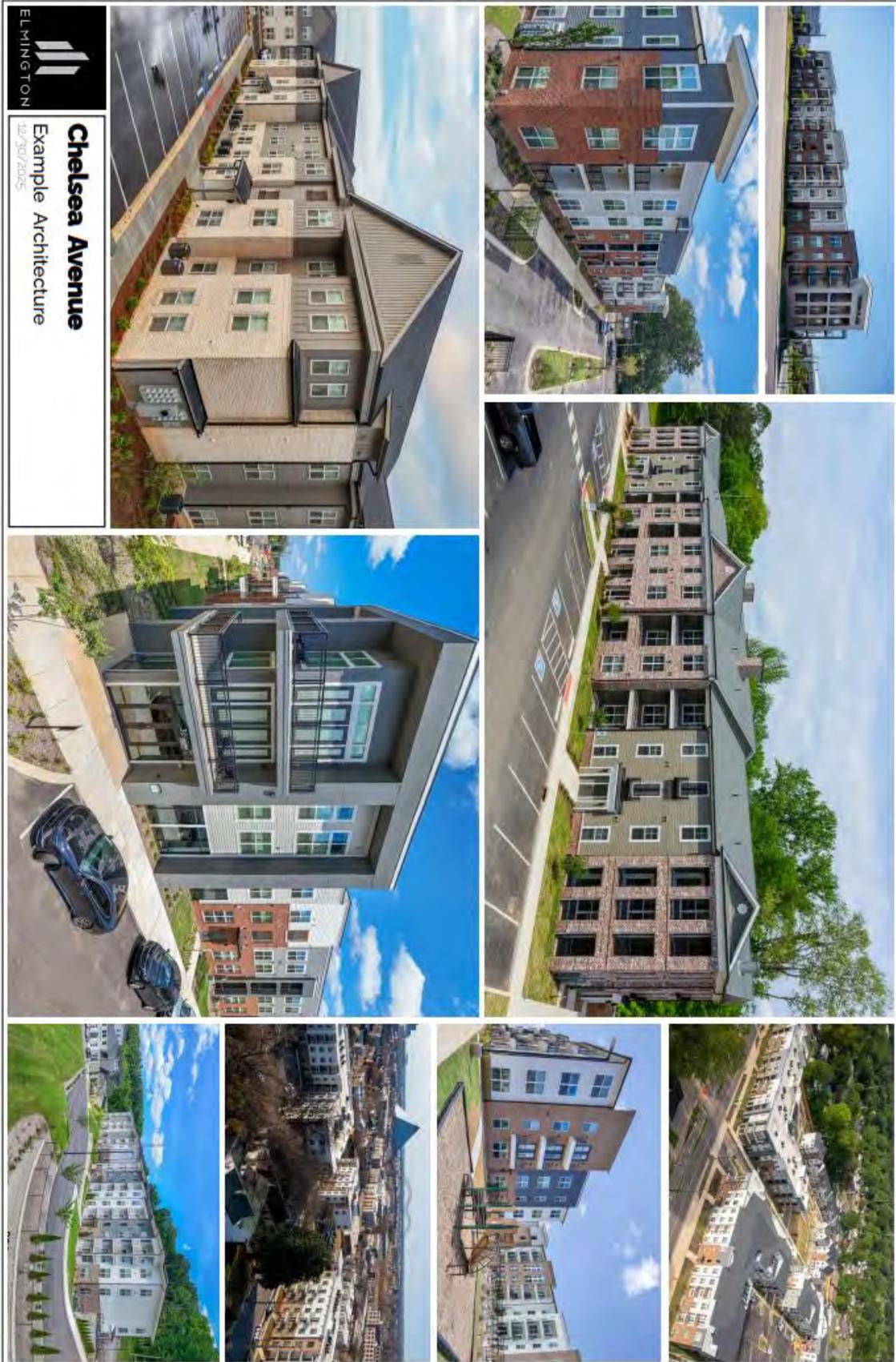
CHELSEA AVENUE PROJECT
PLOT PLAN

December 27, 2025



PLOT PLAN LEGEND	
	EXISTING LOT
	PROPOSED LOT
	EASEMENT
	RIGHT-OF-WAY
	STREET
	BOUNDARY

EXAMPLE ARCHITECTURE DESIGN



LEGAL DESCRIPTION



January 02, 2026

Mr. Jeffrey Penzes
Ms. Mahsan Ostadnia
City of Memphis
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

**RE: Rezoning Application
Chelsea Avenue Project
Legal Description - Boundary of Parcels to be Rezoned**

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (60 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.

CASE REVIEW

Request

The request is a Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU).

Review Criteria

Staff **agrees** the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

9.5.7B Review Criteria

In making recommendations, the Land Use Control Board shall consider the following matters:

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);*
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;*
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;*
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and*
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.*

Site Details

Address:

Tully Street and Woodlawn Street

Parcel ID:

027004 00033, 027004 00034, 027004 00035, 027004 00036, 027004 00037, 027004 00038, 027004 00017C, 027004 00018C, 027004 00020, 027004 00021, 027004 00022, 027004 00023, 027004 00024

Area:

+/- 4.39 acres

Description:

The proposed parcels are known as part of Brinkley and Snowden Subdivision with a zoning of Residential Urban – 1 (RU-1). Per the Assessor's website, most of these lots are vacant. The proposed parcels for rezoning are 3.30 acres in total. The surrounding land uses are a mixture of single-family and vacant lots. Additionally, the proposed area has two street frontages.

Analysis

The applicant proposes to rezone multiple parcels totaling approximately 3.30 acres located within the Brinkley and Snowden Subdivision, currently zoned Residential Urban – 1 (RU-1). Based on Assessor records, most of the subject parcels are vacant. The surrounding area is predominantly single-family residential, interspersed with vacant lots, and the proposed rezoning area has frontage on two public streets, offering opportunities for improved access and site organization.

The request seeks to extend the existing Mixed-Use zoning designation along Chelsea Avenue to include the subject parcels, if approved, the applicant would end up 4.39 acres of land zoned MU enabling development of their proposed multi-family residential project. The request seeks to extend the existing Mixed-Use zoning

designation along Chelsea Avenue to include the subject parcels, enabling development of a multi-family residential project. The proposed development would introduce approximately 158 multi-family units, consisting of a mix of two, three, and four-bedroom units, and would consolidate several underutilized parcels into a cohesive residential development. The current RU-1 zoning does not permit multi-family development at the proposed density, and the requested rezoning would provide the necessary bulk and dimensional standards to accommodate the project. See page 10 for the concept plan.

Based on the conceptual site plan and applicable provisions of the Unified Development Code, the proposed development generally meets the Contextual Infill standards related to bulk, form, and site organization. The proposal introduces multi-family buildings at a scale and intensity anticipated within the Anchor Neighborhood – Mix of Building Types designation, with building placement oriented toward public streets and internal circulation designed to limit impacts on adjacent residential properties. The requested rezoning would provide the bulk and dimensional standards necessary to accommodate the proposed development. While final compliance with setbacks, building height, lot coverage, landscaping, and parking placement will be evaluated during site plan review, the conceptual layout demonstrates consistency with the UDC’s intent to ensure compatible massing, appropriate transitions, and cohesive infill development within established neighborhoods.

The proposed rezoning is consistent with adopted planning policies, including Memphis 3.0 and the Uptown Community Plan, which promote redevelopment of vacant and underutilized parcels, increased housing opportunities, and reinforcement of neighborhood character near community anchors. The request aligns with the “Accelerate” Degree of Change and the Anchor Neighborhood – Mix of Building Types designation by supporting residential infill and extending mixed-use zoning along Chelsea Avenue. The proposal would facilitate reinvestment in a largely vacant area, improve streetscape continuity, and support increased neighborhood activity while remaining compatible with surrounding residential and mixed-use development patterns.

RECOMMENDATION

Staff recommends approval.

DEPARTMENTAL COMMENTS

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

- | | |
|---|-----------------------|
| City Engineer: | See page 16. |
| County Engineer: | No comments received. |
| City Fire Division: | See page 17. |
| 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 18-21. |

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. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.

Roads:

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

Traffic Control Provisions:

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

Curb Cuts/Access:

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

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: Z 2026-001

Site Address/Location: 896 Tully.

The site includes 22 parcels bounded by Woodlawn to the East, Chelsea to the South, and Thomas to the West. The northern boundary is with parcels 027004 00040 and 027004 00016.

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

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

Street Type: Avenue, Local Neighborhood Streets

Applicant is seeking a Rezoning to expand the MU district along Chelsea to include parcels further along Tully and Woodlawn for a large Multi-Family development.

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

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



“AN-M” Form & Location Characteristics

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

“AN-M” Zoning Notes

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

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, Multi-family; RU-1, MU.

Adjacent Land Use and Zoning: Single-Family, Multi-Family, Institutional, Commercial, Office; RU-1, MU.

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, the zoning notes, and existing/adjacent land use and zoning. Expanding access to housing is consistent with accelerating the activity at the nearby Chelsea and Thomas anchor.*

3. Degree of Change Map



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

4. Degree of Change Description

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

The proposed building is a private investment and infill development that supports the anchor neighborhood. Pages 65 – 67.

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

The proposed development is consistent with Objective 1.1 – *Focus future growth and density in and around Community and Citywide Anchors* Action 1.1.30 – *Incentivise housing and employment growth to occur surrounding Citywide and Community Anchors and high frequency transit corridors, preserving and integrating existing affordable housing where possible.*

The development increases housing choice and density to support the Chelsea and Thomas anchor along MATA's Bus Route 8.

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

The development is consistent with Objective 1.3 – *Develop strategies that reduce blight and vacancy* Action 1.3.7 – *Focus redevelopment efforts for vacant parcels within one-quarter mile of anchors (anchor neighborhoods).*

The existing property is mostly vacant land directly adjacent to the Chelsea and Thomas anchor. Development of these properties into more housing will support any future activity at this anchor.

Consistency Analysis Summary

Applicant is seeking a Rezoning to expand the MU district along Chelsea to include parcels further along Tully and Woodlawn for a large Multi-Family development.

This requested use is compatible with the land use description/intent, form & location characteristics, the zoning notes, and existing/adjacent land use and zoning. Expanding access to housing is consistent with accelerating the activity at the nearby Chelsea and Thomas anchor.

The proposed building is a private investment and infill development that supports the anchor neighborhood. Pages 65 – 67.

The proposed development is consistent with Objective 1.1 – *Focus future growth and density in and around Community and Citywide Anchors* Action 1.1.30 – *Incentivise housing and employment growth to occur surrounding Citywide and Community Anchors and high frequency transit corridors, preserving and integrating existing affordable housing where possible.*

The development is consistent with Objective 1.3 – *Develop strategies that reduce blight and vacancy* Action 1.3.7 – *Focus redevelopment efforts for vacant parcels within one-quarter mile of anchors (anchor neighborhoods).*

Additional Comments

While the development is consistent, we recommend any effort to reduce parking should be made as over 2 acres of surface parking in an Anchor Neighborhood is not consistent with supporting neighborhood walkability/connectivity.

Reducing parking amount/requirements is consistent with Objective 4.2 – *Promote safe movement of people and vehicles across all modes of travel* Action 4.2.2 – *Prioritize pedestrian and bicycle improvements within*

anchors and anchor neighborhoods, starting with accelerate anchors. The inclusion of 1.39 spaces per unit assumes each unit will have access to a vehicle. Increasing vehicle access will directly reduce transit ridership, which is inconsistent with the Anchor strategy. The development's increase in density should focus more support towards transit routes along the Chelsea corridor.

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, 2026 at 8 AM.**

CASE NUMBER: Z 2026-001
ADDRESS: 896 Tully St
REQUEST: Rezoning of approx. 3.30 acres from Residential Urban -1 (RU-1) to Mixed Use (MU)
APPLICANT: Elmington Capital Group

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 Ostadhi
✉ mahsan.ostadnia@memphistn.gov
☎ (901) 636-7181

**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.



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, J. Owen Harris, being duly sworn, depose and say that at 11:20 am on the 31st day of January, 2026, I posted two (2) Public Notice Sign(s) pertaining to Case No. Z 2026-001 at 894 Tully Street and 897 Woodlawn Street, providing notice of a Public Hearing before the (check one):

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

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

[Signature]
Owner, Applicant or Representative

2/2/26
Date

Subscribed and sworn to before me this 2 day of February, 2026.

[Signature]
Notary Public

My commission expires: 08-28-29





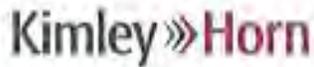
894 TULLY STREET



897 WOODLAWN STREET



PROJECT MEMORANDUM



MEMORANDUM

To: City of Memphis Traffic Engineering
From: Mike Pritt, P.E.
Kimley-Horn and Associates, Inc.
Date: December 18, 2025
Subject: ECG Chelsea – Memphis, TN – Chelsea Avenue at Tully Street and Woodlawn Street
Trip Generation Report

PROJECT INTRODUCTION

Elmington Capital Group intends to develop property north of Chelsea Avenue, east of Tully Street, and west of Woodlawn Street in Memphis, TN. The property currently consists of single-family residential lots that will be redeveloped into multifamily residential space consisting of approximately 158 units. The City of Memphis Engineering Design Review and Policy Manual requires that a Trip Generation Report be submitted with each project. The following is a summary of the trip generation for this project.

The project is located north of Chelsea Avenue between Woodlawn Street and Tully Street in Memphis, TN as shown in the Vicinity Map in Figure 1. Elmington Capital Group plans to redevelop the property by constructing three multifamily residential buildings as well as the associated parking spaces as shown in the preliminary site plan in Figure 2.

Figure 1: Vicinity Map



Figure 2: Preliminary Site Plan





TRIP GENERATION

Land Use Category 221 Multifamily Housing (Mid-Rise) was used to estimate the number of trips generated as a part of the proposed development for the proposed multifamily housing (mid-rise) land use. Traffic generated by the proposed development will access the site via one full-access driveway along Tully Street and one full-access driveway along Woodlawn Street.

Based on the site layout and location of the proposed access points, it is assumed that approximately 50% of trips generated by the site will enter/exit via Tully Street and 50% will enter/exit via Woodlawn Street. All trips generated by the proposed development are expected to enter/exit the site via Chelsea Avenue. A summary of the estimated trip generation for the proposed development can be found in Table 1.

Table 1: Trip Generation Summary Table

Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				705	59	14	45	60	38	22

ADJACENT ROAD INFORMATION

The subject development has frontage along Chelsea Avenue but does not provide access along Chelsea Avenue. Based on TDOT historical traffic data, Chelsea Avenue had an AADT of approximately 5,807 vehicles in 2025. The TDOT traffic data for Chelsea Avenue is provided in Figure 3.

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EVALUATION

The first, second, third, fourth, and fifth criteria included in the City of Memphis Engineering Design Review and Policy Manual for determining if a traffic impact study is required are not applicable. The development will not generate 500 or more peak hour trips. Chelsea Avenue is classified by TDOT as an Urban Minor Arterial, but the AADT is less than 15,000 and the development will not generate 150 or more peak hour trips along Chelsea Avenue. Tully Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Tully Street. Woodlawn Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Woodlawn Street. The sixth criterion, which is applicable to this project, is as follows:

- 6. Any development that would generate peak hour trips equivalent to 1% of the adjacent roadway AADT, or average weekday trips equivalent to 10% of the adjacent roadway AADT.

This criterion was evaluated using the TDOT count station on Chelsea Avenue east of the proposed development. The results of the analysis are summarized below:

- 6. Based on TDOT historical traffic count data, Chelsea Avenue had an AADT of approximately 5,807 vehicles per day in 2025. Table 2 provides the results of the evaluation using these criteria.

Table 2: ECG Chelsea Trip Generation Analysis

Chelsea Avenue	2025 AADT	Peak Hour Trips	% of AADT	Greater than 1% AADT?	Average Weekday Trips	% of AADT	Greater than 10% AADT?
TDOT Traffic History Count	5,807	60	1.0%	YES	705	12%	YES

Based on the results as described above and summarized in Table 2, the hourly and daily trips produced by this development along Chelsea Avenue exceed the City of Memphis minimum criteria for determining if a traffic study is required.



January 02, 2026

Mr. Jeffrey Penzes
Ms. Mahsan Ostadnia
City of Memphis
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

**RE: Rezoning Application
Chelsea Avenue Project
Legal Description - Boundary of Parcels to be Rezoned**

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (80 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY



Case Number: Z 2026-001

Meeting Information

Location: Dave Wells Community Center

Date: 02/03/26

Address: 915 Chelsea Ave Memphis, TN 38107

Time: 17:00

Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

Ben Miskelly	Applicant Representative
Owen Harris	Representative - KH
Bekah Wadsworth	Representative - KH

Number of Invitations Mailed: 304

Approx. Neighborhood Attendees: 1

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 followed an informal open house approach with the materials attached placed on easels for attendees to review and ask questions/raise concerns. The attendee reviewed the parcels under this application and primarily wanted to verify his property was not included in the rezoning application. No comments were made on the proposed use for these properties or any other materials presented at the meeting.

NEIGHBORHOOD MEETING SUMMARY



Case Number: Z 2026-001

Attachments

Also included in this submission are the following:

- | | |
|--|--|
| <input type="checkbox"/> Mailed Invitation | <input type="checkbox"/> Handouts Provided |
| <input type="checkbox"/> Invitation Mailing List | <input checked="" type="checkbox"/> Sign-in Sheet(s) |
| <input checked="" type="checkbox"/> Applicant's Presentation | <input 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.

Owen Harris

Print Name



Digitally signed by Owen Harris
Date: 2026.02.03 09:57:12-06'00'

Signature

02/03/26

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 Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: January 2, 2026

Record Number: Z 2026-001

Expiration Date:

Record Name: Chelsea Avenue Project

Description of Work: This application requests that thirteen Residential Urban (RU-1) parcels be rezoned to Mixed-Use (MU). The rezoning of these parcels will allow for a high-quality residential development along the Chelsea Avenue corridor in the Uptown Neighborhood.

Parent Record Number:

Address:

896 TULLY ST, MEMPHIS 38107

Owner Information

Primary	Owner Name
Y	DAVIS KARLEN AND DICKERSON WELLS AND

Owner Address	Owner Phone
5100 POPLAR AVE, MEMPHIS, TN 38137	

Parcel Information

027004 00035

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey Penzes
Date of Meeting	12/04/2025
Pre-application Meeting Type	In Person

GENERAL INFORMATION

Have you held a neighborhood meeting?	No
Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No

GENERAL INFORMATION

If yes, please provide additional information	-
GIS INFORMATION	
Case Layer	Z88-157, Z88-157
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	MU
State Route	-
Lot	62-64
Subdivision	BRINKLEY & SNOWDEN S/D
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ADDRESS AND PARCEL LIST

Property Address: 874 TULLY ST
Property Parcel Number: 027004 00033

Property Address: 880 TULLY ST
Property Parcel Number: 027004 00034

Property Address: 894 TULLY
Property Parcel Number: 027004 00035

Property Address: 902 TULLY ST
Property Parcel Number: 027004 00036

Property Address: 906 TULLY ST
Property Parcel Number: 027004 00037

Property Address: 910 TULLY ST
Property Parcel Number: 027004 00038

Property Address: 916 N TULLY ST
Property Parcel Number: 027004 00017C

Property Address: 915 WOODLAWN
Property Parcel Number: 027004 00018C

Property Address: 909 WOODLAWN ST
Property Parcel Number: 027004 00020

Property Address: 905 WOODLAWN ST
Property Parcel Number: 027004 00021

Property Address: 899 WOODLAWN ST
Property Parcel Number: 027004 00022

Property Address: 897 WOODLAWN
Property Parcel Number: 027004 00023

Property Address: 889 WOODLAWN
Property Parcel Number: 027004 00024

Contact Information

Name
LC WALLACE

Contact Type
APPLICANT

Address

Phone
-

Name
OWEN HARRIS

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)245-4482

Name
OWEN HARRIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)245-4482

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699113	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	01/02/2026
1699113	Credit Card Use Fee (.026 x fee)	1	26.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$1,026.00

Total Balance: \$0.00

Payment Information

Payment Amount: \$1,026.00
Method of Payment: 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

**LAND USE CONTROL BOARD REZONING APPLICATION
TO FILE ONLINE USE THE [DEVELOP 901 CITIZEN PORTAL](#)**

Date: 01/02/2026

Previous Case/Docket #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: See Provided Parcel Ownership List Phone #: ---

Mailing Address: --- City/State: --- Zip: ---

Property Owner Email Address: ---

Applicant: LC Wallace, Elmington Capital Group Phone #: 615-934-2982

Mailing Address: 1030 16th Ave S, Suite 500 City/State: Nashville, TN Zip: 37212

Applicant Email Address: lwallace@emlingtoncapital.com

Representative: Owen Harris, Kimley-Horn and Associates Phone #: 901-245-4482

Mailing Address: 6750 Poplar Ave, Suite 600 City/State: Memphis, TN Zip: 38138

Representative Email Address: owen.harris@kimley-horn.com

Architect/Engineer/Surveyor: Owen Harris, Kimley-Horn and Associates Phone #: 901-245-4482

Mailing Address: 6750 Poplar Ave, Suite 600 City/State: Memphis, TN Zip: 38138

Architect/Engineer/Surveyor Email Address: owen.harris@kimley-horn.com

PREMISES LOCATION (Describe by street address & directional location description, e.g. 200 Johnson Street, North side of Johnson Street, 100 feet east of Brown Street): Parcels along Tully Street beginning at 874 Tully Street, going north to 916 Tully Street and parcels along Woodlawn Street beginning at 889 Woodlawn Street, going north to 915 Woodlawn Street

Parcel ID: See Provided Parcel Ownership List

Project Name: Chelsea Avenue Project

Project Description: This proposed project will provide approximately 158 multi-family units within the Uptown Special Purpose District. The multi-family buildings will include a mix of 2-, 3-, and 4- bedroom units and will fill long vacant and/or unoccupied parcels along Tully Street, Woodlawn Street and Chelsea Avenue. This rezoning application is requesting that the existing Mixed-Use zoning classification along Chelsea Ave be expanded to include the thirteen parcels included within this application. The zoning change will allow the necessary bulk regulations to construct a multi-family development.

Did you have a pre-application meeting with the Division of Planning and Development (DPD)?

Planner: Jeffrey Penzes & Mahsan Ostadnia Date of Meeting: 12/04/2025

	Area A	Area B	Area C
Acres:	~3.30		
Existing Zoning:	RU-1		
Existing Use of Property:	Vacant, Single-Family		
Requested Use of Property:	Multi-Family		
Requested Zoning:	MU		

Is this application in response to a citation, stop work order, or zoning letter? No (yes or no)

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information: Not Applicable

REVIEW CRITERIA (UDC Sub-Section 9.5.7B)

In making recommendations, the Land Use Control Board shall consider the following matters:

- 1) **Consistency with any plans to be considered (see Chapter 1.9):** Applicable plans listed under Chapter 1.9 of the UDC, such as the Uptown Community Plan emphasize a desire to develop vacant and unoccupied lots, focusing on providing housing and maintaining a sense of community character. The proposed concept provided with this application meets those desires, creating affordable multi-family units in a similar style to the multi-family examples outlined within the Uptown Community Plan. In addition, the proposed concept supports the Memphis 3.0 Future Land Uses "Accelerate" degree of change for the parcels, as well as supporting the Anchor Neighborhood land use.
- 2) **Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood:** The Uptown neighborhood is largely residential in character with the area surrounding the site being mostly residential, vacant/unoccupied parcels, or commercial uses along Chelsea Avenue. The multi-family residential use proposed for this site further develops the residential character of the neighborhood and will fill several vacant or unoccupied lots with a higher and better use.
- 3) **Suitability of the subject property for uses permitted by the current versus the proposed district:** The current bulk regulations for the RU-1 zoning classification does not allow for multi-family units to be developed on the subject parcels. The parcels along Chelsea Avenue (part of the total project area) are already zoned Mixed-Use (MU). The request to rezone the subject parcels will provide the bulk regulations necessary for a multi-family development to be constructed, as well as provide requirements for buildings to front Tully Street and Woodlawn Street, as emphasized by DPD planners in our pre-application meeting.
- 4) **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County:** The proposed zoning change will provide a compatible land use transition from the commercial and desired mixed-use oriented land use along Chelsea Avenue to the existing residential areas to the north of Chelsea Avenue. In addition, the rezoning will positively require enhanced streetscapes, pedestrian areas, and building frontages along Chelsea Avenue, Tully Street and Woodlawn Street. New development will also promote activity in an area that currently has a lot of vacant/unoccupied parcels. In turn, more activity means more eyes within the community to deter undesirable activities.

- 5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning: To the best of our knowledge, all facilities required for the proposed zoning change and use are adequate as existing.

LAND USE CONTROL BOARD REZONING APPLICATION GUIDE

OWNER AFFIDAVIT



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, Michael McAfee (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):

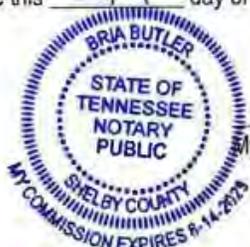
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in 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 910 Tully St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400038,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025

[Signature]
Signature of Notary Public



8/14/29
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

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, Tonette Jackson [Signature], state that I have read the definition of
(Print Name) (Sign Name)

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

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

of the property located at 905 Woodlawn St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400021,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025

[Signature]
Signature of Notary Public



8/14/2029
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, Michael McShree [Signature], state that I have read the definition of
(Print Name) (Sign Name)

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

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

of the properties located at: 0 Chelsea Ave., Memphis, TN 38107; 688 Chelsea Ave., Memphis, TN 38107; 872 Tully St., Memphis, TN 38107; 874 Tully St., Memphis, TN 38107; 880 Tully St., Memphis, TN 38107; 889 Woodlawn St., Memphis, TN 38107; 897 Woodlawn St., Memphis, TN; 899 Woodlawn St., Memphis, TN 38107; 915 Woodlawn St., Memphis, TN 38107

and further identified by Assessor's Parcel Numbers: 2700400027, 2700400028, 2700400030, 2700400031, 2700400032, 2700400033, 2700400034, 2700400024, 2700400023, 2700400022, 2700400018C,

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

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025.

[Signature]
Signature of Notary Public



8/14/2028
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

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, Michael McArthur McA, state that I have read the definition of
(Print Name) (Sign Name)

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

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

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

of the property located at 916 Tully St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400017C,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025.

[Signature]
Signature of Notary Public



8/14/2028
My Commission Expires

LETTER OF INTENT



January 02, 2025

Mr. Jeffrey Penzes and Ms. Mahsan Ostadnia
Land Use and Development Services
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

RE: Rezoning Application - Chelsea Avenue Project

Mr. Penzes and Ms. Ostadnia:

On behalf of the Developer, Elmington Capital Group, we are pleased to submit the enclosed rezoning application. The thirteen subject parcels in this rezoning application total 3.30 acres and are located along Tully and Woodlawn Streets. Additionally, the subject parcels will be part of a total project area for a multi-family development (inclusive of the thirteen within this rezoning application) for a total of 4.39 acres and includes frontage along Chelsea Avenue.

This rezoning application is requesting that the current Mixed-Use (MU) zoning designation located along Chelsea Avenue be expanded to include the subject parcels. In collaboration with Elmington Capital Group, the proposed total project area of 4.39 acres has been conceptually designed as an approximately 158-unit multi-family development. The conceptual plan consists of a mix of 2-, 3-, and 4-bedroom units, leasing office, resident amenity areas, and ancillary parking. The rezoning of the subject parcels will provide the necessary bulk regulations to support multi-family development while providing improved streetscapes, buildings that front adjacent streets, and concealed parking areas.

Please find enclosed the required rezoning application documents, as well as additional support documents. We are confident that the Division of Planning and Development staff, Land Use Control Board members and City Council members will find that the rezoning application and proposed multi-family development rises to the City's standards and will be a benefit to the community. Elmington Capital Group has successfully delivered quality development throughout Memphis including *Tillman Cove*, *Uptown Flats*, *2nd Street Flats*, *Burkle & Main*, *Forum Flats* and *Patterson Flats* and intends to implement the same high level of quality with this proposed development.

On behalf of the applicant, thank you for your assistance and consideration of this request; we look forward to working with you. If we can answer any questions or be of assistance, please do not hesitate to contact me.

Sincerely,

Kimley-Horn & Associates, Inc.

Owen Harris, PLA, ASLA

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 Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: January 2, 2026

Record Number: Z 2026-001

Expiration Date:

Record Name: Chelsea Avenue Project

Description of Work: This application requests that thirteen Residential Urban (RU-1) parcels be rezoned to Mixed-Use (MU). The rezoning of these parcels will allow for a high-quality residential development along the Chelsea Avenue corridor in the Uptown Neighborhood.

Parent Record Number:

Address:

896 TULLY ST, MEMPHIS 38107

Owner Information

Primary Owner Name

Y DAVIS KARLEN AND DICKERSON WELLS AND

Owner Address

5100 POPLAR AVE, MEMPHIS, TN 38137

Owner Phone

Parcel Information

027004 00035

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey Penzes
Date of Meeting	12/04/2025
Pre-application Meeting Type	In Person

GENERAL INFORMATION

Have you held a neighborhood meeting?	No
Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No

GENERAL INFORMATION

If yes, please provide additional information

-

GIS INFORMATION

Case Layer	Z88-157, Z88-157
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	MU
State Route	-
Lot	62-64
Subdivision	BRINKLEY & SNOWDEN S/D
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ADDRESS AND PARCEL LIST

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Property Parcel Number: 027004 00033

Property Address: 880 TULLY ST
Property Parcel Number: 027004 00034

Property Address: 894 TULLY
Property Parcel Number: 027004 00035

Property Address: 902 TULLY ST
Property Parcel Number: 027004 00036

Property Address: 906 TULLY ST
Property Parcel Number: 027004 00037

Property Address: 910 TULLY ST
Property Parcel Number: 027004 00038

Property Address: 916 N TULLY ST
Property Parcel Number: 027004 00017C

Property Address: 915 WOODLAWN
Property Parcel Number: 027004 00018C

Property Address: 909 WOODLAWN ST
Property Parcel Number: 027004 00020

Property Address: 905 WOODLAWN ST
Property Parcel Number: 027004 00021

Property Address: 899 WOODLAWN ST
Property Parcel Number: 027004 00022

Property Address: 897 WOODLAWN
Property Parcel Number: 027004 00023

Property Address: 889 WOODLAWN
Property Parcel Number: 027004 00024

Contact Information

Name
LC WALLACE

Contact Type
APPLICANT

Address

Phone
-

Name
OWEN HARRIS

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)245-4482

Name
OWEN HARRIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)245-4482

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699113	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	01/02/2026
1699113	Credit Card Use Fee (.026 x fee)	1	26.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$1,026.00

Total Balance: \$0.00

Payment Information

Payment Amount **Method of Payment**
\$1,026.00 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

**LAND USE CONTROL BOARD REZONING APPLICATION
TO FILE ONLINE USE THE [DEVELOP 901 CITIZEN PORTAL](#)**

Date: _____

Previous Case/Docket #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Property Owner Email Address: _____

Applicant: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Applicant Email Address: _____

Representative: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Representative Email Address: _____

Architect/Engineer/Surveyor: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Architect/Engineer/Surveyor Email Address: _____

PREMISES LOCATION (Describe by street address & directional location description, e.g. 200 Johnson Street, North side of Johnson Street, 100 feet east of Brown Street): _____

Parcel ID: _____

Project Name: _____

Project Description: _____

Did you have a pre-application meeting with the Division of Planning and Development (DPD)?

Planner: _____ **Date of Meeting:** _____

Area A

Area B

Area C

Acres:	_____	_____	_____
Existing Zoning:	_____	_____	_____
Existing Use of Property:	_____	_____	_____
Requested Use of Property:	_____	_____	_____
Requested Zoning:	_____	_____	_____

Is this application in response to a citation, stop work order, or zoning letter? _____ (yes or no)

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

REVIEW CRITERIA (UDC Sub-Section 9.5.7B)

In making recommendations, the Land Use Control Board shall consider the following matters:

1) Consistency with any plans to be considered (see Chapter 1.9): _____

2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood: _____

3) Suitability of the subject property for uses permitted by the current versus the proposed district: _____

4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County: _____

- 5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning: _____
- _____
- _____
- _____

LAND USE CONTROL BOARD REZONING APPLICATION GUIDE

To file online use the Develop 901 Citizen Portal: www.aca-prod.accela.com/SHELBYCO/Default

GENERAL INFORMATION

UNIFIED DEVELOPMENT CODE (UDC) REFERENCES FOR REZONINGS:

- a) Zoning Change – UDC Chapter 9.5

PRE-APPLICATION MEETING – This is a meeting in which the Division of Planning and Development Land Use and Development Services discusses the procedures, standards, and regulations required of a request in accordance with the Unified Development Code with the applicant(s) and/or their representative(s), see Section 9.3.1 of [Unified Development Code](#) for additional information. To schedule a pre-application meeting please call Land Use and Development Services at (901) 636-6619.

APPLICATION REVIEW PROCESS – [Click here](#) to view a flowchart that explains the review process by application type, as well as the expected review time for each.

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than one hundred twenty (120) days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site, see Section 9.3.2 of the [Unified Development Code](#) for additional information, procedures, standards, and requirements.

APPLICATION DEADLINES – A link to the Applications Deadlines Calendar can be found on the Land Use and Development Services' [webpage](#).

APPLICATION ASSISTANCE – [Click here](#) to view a list of firms and individuals who frequently provide assistance with the filing of applications with the Division of Planning and Development.

FILING FEE(S) – See the [Fee Schedule](#). Make checks payable to “M/SC Division of Planning and Development”

POSTED NOTICE – Posting sign(s) may be required; refer to Sub-Sections 9.3.4A and 9.3.4C of the [Unified Development Code](#) for specific requirements. If posted notice is required, the sign [affidavit](#) and a photograph of each sign on the subject property are also mandatory. [Download](#) templates of the sign in a PowerPoint document. [Click here](#) for a list of companies that may be able to produce posted notice signs.

ZONING CHANGE REQUIREMENTS

A rezoning must meet the following requirements of Section 9.5.2 of the UDC:

- A. A zoning change shall correspond with the boundary lines of existing tracts and lots, and with the centerline of any abutting streets or alleys. Where the boundaries of a zoning change request stop short of an exterior property line, it must be possible to subdivide and develop that portion of the property outside the proposed zoning change boundary in accordance with the existing zoning and other requirements of this development code.
- B. All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements

cannot be met on the site being rezoned, the zoning change shall be expanded to include all property necessary to meet zoning requirements.

- C. Any zoning change affecting property within a community redevelopment area shall be supported by the Community Redevelopment Plan for that area.

REQUIRED DOCUMENTS

As part of the application, the following documents are required to be submitted:

LETTER OF INTENT – A brief narrative statement generally describing the nature, location, and extent of the development and the market it is intended to serve.

PLOT PLAN – In general, a drawing of the subject property drawn to an engineering scale, showing property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing and adjacent to the subject property; etc.

LEGAL DESCRIPTION IN WORD – A land description legally sufficient in the matter of locatability that identifies a particular locatable area or areas to which the interest conveyed attaches. It should contain title identity, not interfere with the senior rights of others, be so written that either at the present or at a future date, a competent surveyor can readily locate it, not contain words capable of alternate interpretations, contain measurement data sufficient to describe a geometric area that closes mathematically, and be based on a recent survey.

VICINITY MAP – Map showing the subject property (boldly outlined) and all adjacent parcel owners. Refer to Sub-Section 9.3.4A of the [Unified Development Code](#) for specific notification requirements. [Public Notice Tool User Guide](#).

MAILING LABELS OF NAMES AND ADDRESSES – A complete list of names and mailing addresses, of all property owners shown on the vicinity map, typewritten, and formatted as 1" x 2 5/8" labels (Avery 5160). Additionally, include the application property owner of record, applicant, representative, and/or Architect/Engineer/Surveyor. [Public Notice Tool User Guide](#).

DEED(S) – Most recent deed(s) on file with [Shelby County Register of Deeds](#).

OWNER AFFIDAVIT – [Affidavit of ownership or owner designee](#).

Additional documents may be required prior to approval.

**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, Michael McAfee [Signature], state that I have read the definition of
(Print Name) (Sign Name)

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

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

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

of the property located at 910 Tully St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400038,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025

[Signature]
Signature of Notary Public



8/14/29
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

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, Tranette Jackson [Signature], state that I have read the definition of
(Print Name) (Sign Name)

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

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

of the property located at 905 Woodlawn St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400021,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025.

[Signature]
Signature of Notary Public



8/14/2029
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

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, Michael McAthee (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 properties located at: 0 Chelsea Ave., Memphis, TN 38107; 688 Chelsea Ave., Memphis, TN 38107; 872 Tully St., Memphis, TN 38107; 874 Tully St., Memphis, TN 38107; 880 Tully St., Memphis, TN 38107; 889 Woodlawn St., Memphis, TN 38107; 897 Woodlawn St., Memphis, TN; 899 Woodlawn St., Memphis, TN 38107; 915 Woodlawn St., Memphis, TN 38107

and further identified by Assessor's Parcel Numbers: 2700400027, 2700400028, 2700400030, 2700400031, 2700400032, 2700400033, 2700400034, 2700400024, 2700400023, 2700400022, 2700400018C, for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025.

[Signature]
Signature of Notary Public



8/14/2029
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

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, Michael McShee Mi Mc, state that I have read the definition of
(Print Name) (Sign Name)

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

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

of the property located at 916 Tully St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400017C,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025.

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires



January 02, 2025

Mr. Jeffrey Penzes and Ms. Mahsan Ostadnia
Land Use and Development Services
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

RE: Rezoning Application - Chelsea Avenue Project

Mr. Penzes and Ms. Ostadnia:

On behalf of the Developer, Elmington Capital Group, we are pleased to submit the enclosed rezoning application. The thirteen subject parcels in this rezoning application total 3.30 acres and are located along Tully and Woodlawn Streets. Additionally, the subject parcels will be part of a total project area for a multi-family development (inclusive of the thirteen within this rezoning application) for a total of 4.39 acres and includes frontage along Chelsea Avenue.

This rezoning application is requesting that the current Mixed-Use (MU) zoning designation located along Chelsea Avenue be expanded to include the subject parcels. In collaboration with Elmington Capital Group, the proposed total project area of 4.39 acres has been conceptually designed as an approximately 158-unit multi-family development. The conceptual plan consists of a mix of 2-, 3-, and 4-bedroom units, leasing office, resident amenity areas, and ancillary parking. The rezoning of the subject parcels will provide the necessary bulk regulations to support multi-family development while providing improved streetscapes, buildings that front adjacent streets, and concealed parking areas.

Please find enclosed the required rezoning application documents, as well as additional support documents. We are confident that the Division of Planning and Development staff, Land Use Control Board members and City Council members will find that the rezoning application and proposed multi-family development rises to the City's standards and will be a benefit to the community. Elmington Capital Group has successfully delivered quality development throughout Memphis including *Tillman Cove*, *Uptown Flats*, *2nd Street Flats*, *Burkle & Main*, *Forum Flats* and *Patterson Flats* and intends to implement the same high level of quality with this proposed development.

On behalf of the applicant, thank you for your assistance and consideration of this request; we look forward to working with you. If we can answer any questions or be of assistance, please do not hesitate to contact me.

Sincerely,

Kimley-Horn & Associates, Inc.

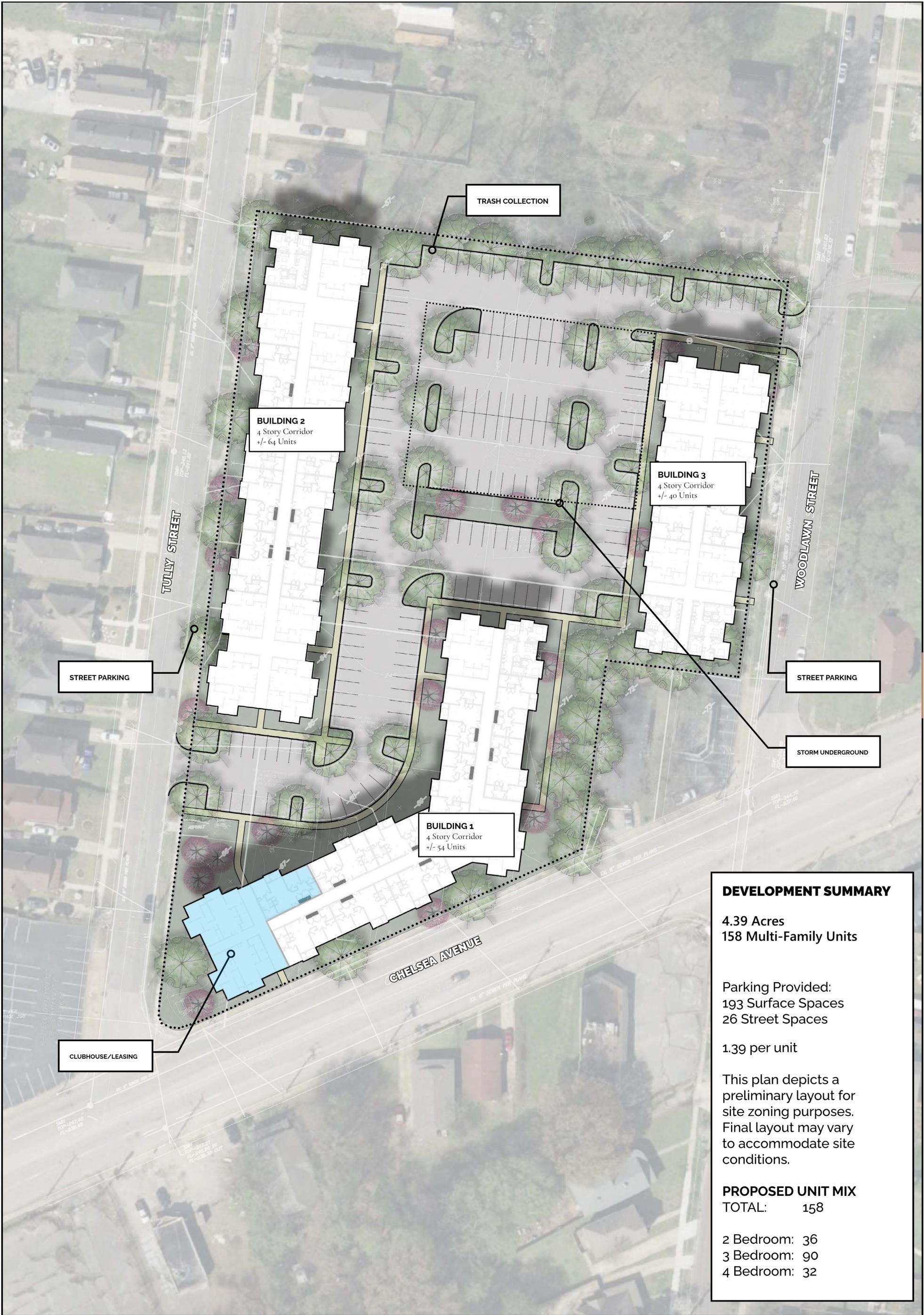
A handwritten signature in black ink, appearing to read "Owen Harris", written over a white background.

Owen Harris, PLA, ASLA



PLOT PLAN LEGEND	
	AREA OF REZONING BOUNDARY
	PARCEL LINES WITHIN AREA OF REZONING
	ADJACENT PARCEL LINES
	PROJECT AREA

AREA OF REZONING
3.30 ACRES
143,686.31 S.F.



TRASH COLLECTION

BUILDING 2
4 Story Corridor
+/- 64 Units

BUILDING 3
4 Story Corridor
+/- 40 Units

STREET PARKING

STREET PARKING

STORM UNDERGROUND

BUILDING 1
4 Story Corridor
+/- 54 Units

CLUBHOUSE/LEASING

DEVELOPMENT SUMMARY

4.39 Acres
158 Multi-Family Units

Parking Provided:
193 Surface Spaces
26 Street Spaces

1.39 per unit

This plan depicts a preliminary layout for site zoning purposes. Final layout may vary to accommodate site conditions.

PROPOSED UNIT MIX

TOTAL: 158

2 Bedroom: 36
3 Bedroom: 90
4 Bedroom: 32



Chelsea Avenue

Example Architecture

12/30/2025



MEMORANDUM

To: City of Memphis Traffic Engineering

From: Mike Prifti, P.E.
Kimley-Horn and Associates, Inc.

Date: December 18, 2025

Subject: ECG Chelsea – Memphis, TN – Chelsea Avenue at Tully Street and Woodlawn Street
Trip Generation Report

PROJECT INTRODUCTION

Elmington Capital Group intends to develop property north of Chelsea Avenue, east of Tully Street, and west of Woodlawn Street in Memphis, TN. The property currently consists of single-family residential lots that will be redeveloped into multifamily residential space consisting of approximately 158 units. The City of Memphis Engineering Design Review and Policy Manual requires that a Trip Generation Report be submitted with each project. The following is a summary of the trip generation for this project.

The project is located north of Chelsea Avenue between Woodlawn Street and Tully Street in Memphis, TN as shown in the Vicinity Map in **Figure 1**. Elmington Capital Group plans to redevelop the property by constructing three multifamily residential buildings as well as the associated parking spaces as shown in the preliminary site plan in **Figure 2**.

Figure 2: Preliminary Site Plan



TRIP GENERATION

Land Use Category 221 Multifamily Housing (Mid-Rise) was used to estimate the number of trips generated as a part of the proposed development for the proposed multifamily housing (mid-rise) land use. Traffic generated by the proposed development will access the site via one full-access driveway along Tully Street and one full-access driveway along Woodlawn Street.

Based on the site layout and location of the proposed access points, it is assumed that approximately 50% of trips generated by the site will enter/exit via Tully Street and 50% will enter/exit via Woodlawn Street. All trips generated by the proposed development are expected to enter/exit the site via Chelsea Avenue. A summary of the estimated trip generation for the proposed development can be found in **Table 1**.

Table 1: Trip Generation Summary Table

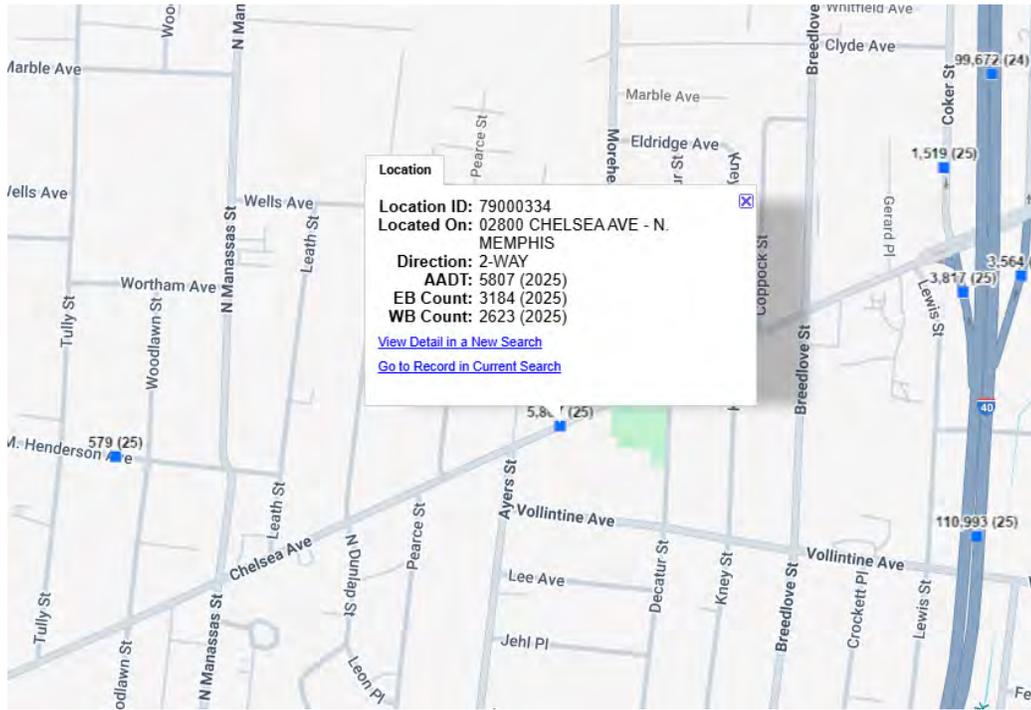
Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				705	59	14	45	60	38	22

ADJACENT ROAD INFORMATION

The subject development has frontage along Chelsea Avenue but does not provide access along Chelsea Avenue. Based on TDOT historical traffic data, Chelsea Avenue had an AADT of approximately 5,807 vehicles in 2025. The TDOT traffic data for Chelsea Avenue is provided in **Figure 3**.

(Intentionally Left Blank)

Figure 3: Chelsea Avenue TDOT Traffic History



EVALUATION

The first, second, third, fourth, and fifth criteria included in the City of Memphis Engineering Design Review and Policy Manual for determining if a traffic impact study is required are not applicable. The development will not generate 500 or more peak hour trips. Chelsea Avenue is classified by TDOT as an Urban Minor Arterial, but the AADT is less than 15,000 and the development will not generate 150 or more peak hour trips along Chelsea Avenue. Tully Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Tully Street. Woodlawn Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Woodlawn Street. The sixth criterion, which is applicable to this project, is as follows:

- 6. Any development that would generate peak hour trips equivalent to 1% of the adjacent roadway AADT, or average weekday trips equivalent to 10% of the adjacent roadway AADT.

This criterion was evaluated using the TDOT count station on Chelsea Avenue east of the proposed development. The results of the analysis are summarized below:

- 6. Based on TDOT historical traffic count data, Chelsea Avenue had an AADT of approximately 5,807 vehicles per day in 2025. **Table 2** provides the results of the evaluation using these criteria.

Table 2: ECG Chelsea Trip Generation Analysis

Chelsea Avenue	2025 AADT	Peak Hour Trips	% of AADT	Greater than 1% AADT?	Average Weekday Trips	% of AADT	Greater than 10% AADT?
TDOT Traffic History Count	5,807	60	1.0%	YES	705	12%	YES

Based on the results as described above and summarized in **Table 2**, the hourly and daily trips produced by this development along Chelsea Avenue exceed the City of Memphis minimum criteria for determining if a traffic study is required.



January 02, 2026

Mr. Jeffrey Penzes
Ms. Mahsan Ostadnia
City of Memphis
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

**RE: Rezoning Application
Chelsea Avenue Project
Legal Description - Boundary of Parcels to be Rezoned**

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (60 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.



Shelby County Tennessee
Willie F. Brooks, Jr.
Shelby County Register

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

22125049
11/15/2022 - 01:19:30 PM

4 PGS

ABRIA 2514730-22125049

VALUE	20000.00
MORTGAGE TAX	0.00
TRANSFER TAX	74.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	99.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

File Number: 2022-2727
Parcel ID: 027004 00017C

Warranty Deed

THIS INDENTURE made and entered into this 2nd Day of November, 2022 ~~21st day of October, 2022~~ by and between Hubert Sargeant, _____ parties of the first part, and Michael McGhee unmarried party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of TN, to wit:

Land situated in Shelby County, Tennessee:

Lot 58, Snowden & Brinkley Subdivision of Country Lot 524, as shown on plat of record in plat book 3, page 38, Register's Office of Shelby County, Tennessee; said lot fronts 50 feet on the east side of Park Street and has a depth of 200 feet

Being the same property conveyed to Hubert Sargeant by Quit Claim Deed of record at Instrument No. 16118769, dated 11/17/2016 and recorded 11/18/2016, in the Register's Office of Shelby County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: 2023 City of Memphis and 2023 Shelby County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 3 Page 38 and easements all being of record in Shelby County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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 proper gender and number according to the context hereof.

WARRANTY DEED

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

Hubert Sargeant
Hubert Sargeant

~~TN~~
~~STATE OF TENNESSEE~~
~~COUNTY OF SHELBY~~

2nd day of November, 2022
On this ~~21st day of October, 2022~~, before me personally appeared Hubert Sargeant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~21st day of October, 2022~~ 2nd day of November, 2022

Miyanna Vasquez Sharree
Vice Consul
of the United States of America

REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
EMBASSY OF THE UNITED
STATES OF AMERICA

Notary Signature
My commission expires:

COMMISSION:
Indefinite 22 USC Sec 110

Property Owner Name and Address:
Michael McGhee
916 Tully Street
Memphis, TN 38107

Mail Tax Bills To:
Michael McGhee
5100 Poplar Ave #412
Memphis, TN 38137

Property Address: 916 Tully Street, Memphis, TN 38107 Parcel: 027004 00017C

~~State of Tennessee~~
~~County of Shelby~~

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which \$20,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Hubert Sargeant
Affiant

2nd day of November, 2022

SUBSCRIBED AND SWORN TO before me this ~~21st day of October, 2022~~

Miyanna Vasquez Sharree

Notary
Miyanna Vasquez Sharree
Vice Consul
of the United States of America

COMMISSION:
Indefinite 22 USC Sec 110

REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
EMBASSY OF THE UNITED
STATES OF AMERICA

WARRANTY DEED

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

[Handwritten Signature]

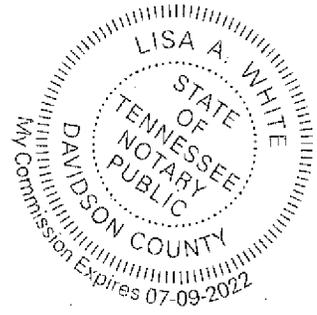
State of TN
County of Shelby

Personally appeared before me, Lisa A. White, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Handwritten Signature]
Notary's Signature

MY COMMISSION EXPIRES: 07-09-2022

Notary's Seal (If on paper)





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



20103229

09/24/2020 - 08:21:09 AM

3 PGS	
HERTHA 2093344 - 20103229	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument prepared by and returned Lisa White, 7894 Winchester Rd., Suite 500, Memphis, TN 38125

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, **Common People Temple Church of God in Christ** for and in consideration of the sum of Ten and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey, **MDM Investments of Memphis, LLC, ISAOA** the following described real estate located in the County of Shelby, State of Tennessee, to wit:

LEGAL DESCRIPTION

See Attached Exhibit A

Being the same property conveyed to **Common People Temple Church of God in Christ** by Quit Claim Deed at Instrument # 13069813, in the Register's Office for Shelby County, Tennessee.

IN TESTIMONY, That, the undersigned has executed this Instrument this 19th day of August, 2020.

Trustee Common People's Temple Church

By Board Members:
Nicole Love Macklin
Nicole Love Macklin

Cornelius Love
Cornelius Love

Thelma Fulton
Thelma Fulton

Alice Williams
Alice Williams

Josephine Wilbourne
Josephine Wilbourne

Debbra Fulton
Debbra Fulton

Deborah Burrell
Deborah Burrell

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Nicole Love Macklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of **Common People Temple Church of God in Christ** the within named bargainer, and that such Nicole Love Macklin Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of **Common People Temple Church of God in Christ**.
Witness my hand and seal, at office in Memphis, TN, this 19th, of August, 2020.

Notary Signature

Printed Name: Lisa A White

My commission expires: 7/9/22



Property Address: 915 Woodlawn, Memphis, TN.

Parcel Number: 0270040000018C

Property Address: 915 Woodlawn, Memphis, TN

Property Owner and Mail tax bills to: MDM Investments of Memphis, LLC 5100 Poplar Ave. Ste. 612 Memphis, TN 38137

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$10.00.

Lisa White
Affiant

Subscribed and sworn before me this the 19th day of Aug, 2020.

[Signature]
Notary Public
MY COMMISSION EXPIRES:

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

Being part of Lot 79 of the Snowden & Brinkley Subdivision of part of Country Lot 524 as shown on plat Book 3, Page 38, of the Register's Office of Shelby County, Tennessee, and more particularly described as follows:

Beginning at a point in the west line of Woodlawn Street (formerly State Street) 420 feet more or less south of Vollentine Avenue (formerly Brinkley Avenue); thence southwardly along the west line of Woodlawn Street 50 feet to a point; thence westwardly parallel with the south line of Vollentine Avenue 140 feet to a point; thence north 50 feet to a point; thence east 140 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Cornelius Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Cornelius Love a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Thelma Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Thelma Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Alice Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Common People Temple Church of God in Christ the within named bargainor, and that such Alice Williams a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Josephine Wilburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Josephine Wilburn a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

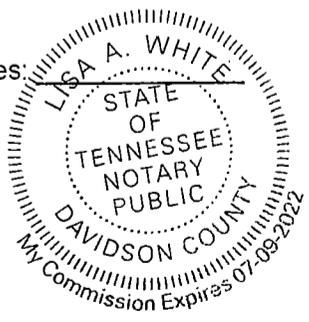
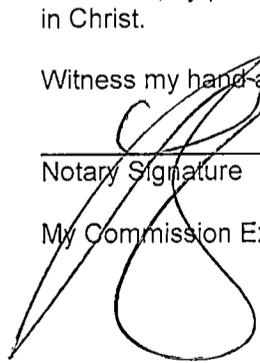
Before me, Lisa A. White of the state and county mentioned, personally appeared Debra Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Debra Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Deborah Burrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Deborah Burrell a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Witness my hand and seal, at office in Memphis, TN, this 19th day of August, 2020.

Notary Signature

My Commission Expires:





Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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



23043339

06/02/2023 - 01:53:51 PM

4 PGS	
ABRIA 2578554 - 23043339	
VALUE	14421.24
MORTGAGE TAX	0.00
TRANSFER TAX	53.36
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	76.36

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

IN THE CHANCERY COURT OF TENNESSEE FOR THE
THIRTIETH JUDICIAL DISTRICT AT MEMPHIS

THE STATE OF TENNESSEE, for its use and benefit and for the use and benefit of Shelby County, Tennessee And, If Applicable, The Incorporated Municipalities of Arlington, Bartlett, Collierville, Germantown, Lakeland, Memphis And Millington, Tennessee,

Entered
D | APR 12 2023

M.B. _____

Complainants,
vs.

TRD No.: TX 2019-3
PARCEL: 02700400000200
Tax Sale: 1704

DELINQUENT TAXPAYERS according to the 2014 Delinquent Real Property Tax Records of the Shelby County Trustee,

Respondents,

Michael McGhee on behalf of
SOUTH CITY MEMPHIS LLC,

Movant,

Steve Herrington,

Respondent.

ORDER TO REDEEM LAND SOLD AT TAX SALE 1704, PARCEL 02700400000200

This cause came on to be heard on the 7th day of April, 2021, before the Honorable Joedae L. Jenkins, Chancellor of Part III of the Chancery Court of Tennessee for the Thirtieth Judicial District at Memphis, upon the statement of Jocelyn V. Henderson, attorney for Movant, statement of Gregory S. Gallagher, Shelby County Delinquent Tax Attorney, for an order to redeem certain real property hereinafter shown, in the County of Shelby, State of Tennessee, and more particularly described as follows:

Lot 78 of Brinkley and Snowden Subdivision, as per plat recorded in Plat Book 1, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel No.: 02700400000200

Address: 909 Woodlawn Street, Memphis, TN 38107

Upon a copy of said motion having been provided to, Steve Herrington, the Purchaser at Tax Sale. Upon a copy of the motion having been provided to Shelby County and the City of Memphis Tennessee. Upon notice of the hearing having been provided to Steve Herrington, the Purchaser, and all other interested parties, no response to said motion having been filed; and

IT APPEARING TO THE COURT that said real property was assessed in the name of Karen Davis and Dickerson Wells, their unknown heirs and assigns, and was sold to Steve Herrington on March 18, 2021 and said tax sale was confirmed by this Honorable Court on April 29, 2021 that said real property is subject to the equity of redemption and the Motion for Redemption filed by the Movant on July 8, 2021, was timely filed prior to One Hundred Eighty (180) days from the entry of the Order of Confirmation and therefore the Movant, is entitled to redeem said parcel of real property.

IT FURTHER APPEARING TO THE COURT that said real property was sold to Steve Herrington for the sum of Thirteen Thousand Seven Hundred Dollars and No Cents (\$13,700.00) and that Steve Herrington is entitled to the return of this amount plus the statutory interest allowed by law, said interest amount being Five Hundred Eleven Dollars and Seventy Cents (\$511.70 In addition, it appearing to the Court that Steve Herrington should be reimbursed the sum of Ten Thousand Three Hundred One Dollars and Ninety-Five Cents (\$10,301.95) for taxes paid on this parcel. An additional amount of interest shall be granted in the amount of One-Hundred Thirty-Five Dollars and Eighty-Five-Cents (\$135.85). In addition, it appearing to the Court that Steve

Herrington should be reimbursed the sum of Seventy-Three Dollars and Six-Nine Cents (\$73.69) for the cost of registering his Order of Confirmation.

IT FURTHER APPEARING TO THE COURT that the Movant did pay into the Shelby County Clerk and Master on November 30, 2018 the sum of Eleven Thousand Four Hundred Sixty-Seven Dollars and Forty-Two Cents (\$11,467.42).

IT FURTHER APPEARING TO THE COURT that the Purchaser at Tax Sale did not file a response, did not appear in Court to request any additional monies for expenditures made pursuant to Tennessee Code Annotated 67-5-2701(e).

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

1. That the Movant, Michael McGhee's Second Motion For Redemption of Land sold at Tax Sale filed December 15, 2021, is granted and that the title to said property is hereby divested from Steve Herrington, and will be vested back in the name of Michael McGhee, its successors and assigns in fee simple.

2. That the Clerk and Master is ordered to distribute from the funds paid into the registry of the court as follows:

To Steve Herrington final bid	\$ 13,700.00
Additional funds for taxes paid	0.00
Additional interest	135.85
Interest to Steve Herrington 12% interest	511.70
Reimbursement of registration fee to Steve Harrington	<u>73.69</u>
Total to Steve Herrington	\$14,421.24

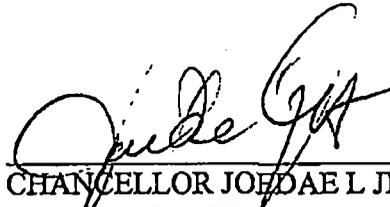
3. That any and all liens and encumbrances on the property at the time of the Tax Sale are restored to the property.

4. That once this order is approved and entered in this cause, the Office of the Shelby County Clerk and Master is ordered to record this order with the Office of the Shelby County Register,

and further the Office of the Shelby County Clerk and Master is ordered to pay from the registry of the court the sum of Seventy-Six Dollars and Thirty-Six Cents (\$76.36) to the Office of the Shelby County Register for the cost of the registration.

5. Then to the Movant, the balance of funds, if any, which may then be remaining in the hands of the Clerk and Master.

Nunc Pro Tunc April 7, 2022.



CHANCELLOR JOE DAE L JENKINS
Chancellor Part III

Date: 04-12-2023

Approved:



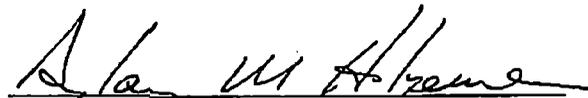
Jocelyn V. Henderson, #022497
ATTORNEY FOR MOVANT
200 Jefferson Avenue, Suite 1375
Memphis, Tennessee 38103
(901) 522-0119
jvhlaw@me.com

A TRUE COPY-ATTEST

W. Aaron Hall, Clerk & Master
By 
D.C. & M.



Gregory S. Gallagher, #007274
Shelby County Delinquent Tax Attorney
157 Poplar Avenue, Suite 2515
Memphis, Tennessee 38103
(901) 222-0292
ggallagher2@shelbycountytrustee.com


Office of the Shelby County Clerk & Master



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.

 12034578 03/26/2012 - 02:57 PM	
3 PGS	
LIZ 00935450-12034578	
VALUE	7000.00
MORTGAGE TAX	0.00
TRANSFER TAX	25.90
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	43.90
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the County of Shelby, a political subdivision of the State of Tennessee, for and in consideration of:

SEVEN THOUSAND AND NO/100

\$7,000.00 Dollars,

does hereby bargain, sell, remise, quit claim and convey unto the said:

TRINETTE JACKSON

the following described real estate located in Shelby County, Tennessee, to-wit:

(SEE ATTACHED EXHIBIT "A")

Being the same property conveyed to Shelby County Government in Tax Sale 0602 on 10/13/2009 which sale was confirmed in Docket # 9482-3

Property Address: 905 WOODLAWN

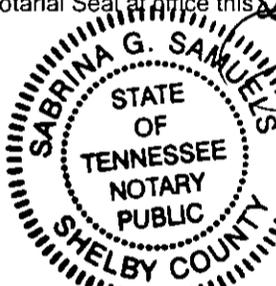
Parcel # 02700400000210

Conveyance of the above described property is made without warranties of any sort.

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Trustee, this 21st day of March, 2012.

BY David C. Lenoir
DAVID C. LENOIR, SHELBY COUNTY TRUSTEE

STATE OF TENNESSEE, COUNTY OF SHELBY
Before me, a Notary Public in and for said County, duly commissioned and qualified, personally appeared David C. Lenoir, as Trustee of Shelby County, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 21st day of March, 2012.



Sabrina G. Samuels
NOTARY PUBLIC

My Commission Expires:

My Commission Expires
April 17, 2013

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Mayor, this 2nd day of February, 2012.

BY Mark H. Luttrell, Jr.
MARK H. LUTTRELL, JR. SHELBY COUNTY MAYOR

STATE OF TENNESSEE, COUNTY OF SHELBY
Before me, a Notary Public in and for said County, duly commissioned and qualified, personally appeared Mayor of Shelby County, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 2nd day of February, 2012.

Mattie James
NOTARY PUBLIC

My Commission Expires:



APPROVED AS TO FORM:

BY Roberta Kustoff
(ROBERTA KUSTOFF BPR#019519)
DELINQUENT TAX ATTORNEY

RECORDING DATA ONLY

Return Address:

Office of the Shelby County Trustee
160 N. Main Street - Second Floor
Memphis, TN 38103

ATTENTION: SABRINA SAMUELS

Property Address:

905 WOODLAWN
02700400000210

Mail Tax Bills To:

TRINETTE JACKSON
847 WOODLAWN ST.
MEMPHIS, TN 38107

Property Owner:

TRINETTE JACKSON
847 WOODLAWN ST.
MEMPHIS, TN 38107

I/We hereby swear/affirm that to the best of
affiant's knowledge, information, and belief,
the actual consideration for this transfer
is \$7,000.00

Wendie Blanton
AFFIANT



This instrument prepared by:
ROBERTA KUSTOFF
DELINQUENT TAX ATTORNEY
160 NORTH MAIN ST., 2ND FLOOR
MEMPHIS, TN 38103

Subscribed and sworn to before me
this 19th day of March, 2012

Sabrina S Samuels
NOTARY

My Commission expires:

**My Commission Expires
April 17, 2013**

STATE TAX _____
REGISTER'S FEE _____
RECORDING FEE _____
TOTAL _____

I, Roberta Kustoff, do hereby make oath that I am a licensed attorney and/or the custodian of the paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic record executed pursuant to § 47-10-112 and other provisions of the Uniform Electronic Transactions Act or other provisions of law.

SIGNATURE

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this _____ day of _____ 2011, before me personally appeared Wendie Blanton, to me known to be the person described in and who acknowledges that this certification is true and correct and whose signature I have witnessed.

“Exhibit A”

Lot 77, Brinkley and Snowden Subdivision, being more particularly described as follows:

Beginning at a point in the west line of Woodlawn Street 247.7 feet northwardly from the intersection of said line with the north line of Chelsea Avenue and running thence northwardly with the west line of Woodlawn Street 50 feet to the southeast corner of Lot 78; thence westwardly with the south line of Lot 78 and parallel with Vollentine Avenue 200 feet to the northeast corner of Lot 60; thence southwardly with the east line of Lot 60 and parallel with Woodlawn Street 50 feet to the northwest corner of Lot 76; thence eastwardly with the north line of Lot 76 and parallel with Vollentine Avenue 200 feet to the beginning.

Being the same property described in Book 2493, Page 012. The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

Parcel: 02700400000210
Exhibit: 2239

027004 00021



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21016675

02/09/2021 - 12:21:12 PM

1 PGS	
DONALD 2170899 - 21016675	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by:
Law Offices of Jocelyn V. Henderson
200 Jefferson Ave, Suite 1500
Memphis, Tennessee 38103
(901) 522-0119

PARCEL ID: 061-029-003

QUIT CLAIM DEED

-THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH-

KNOW ALL MEN BY THESE PRESENTS, that Dakota McLawyer by Guardian Ruthie Boyd, for and in consideration of Ten (10.00) Dollars and other good and valuable consideration, do hereby bargain, sell, remise, release, quit claim and convey unto MDM Investments of Memphis, all my right, title and interest in and to the following real estate located in the City of Memphis, County of Shelby, State of Tennessee, to wit:

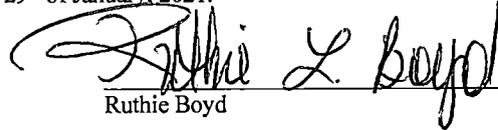
Lot 76, Snowden and Brinkely Subdivision, in Memphis, Tennessee as recorded in Plat Book 3, Page 38, to which Plat reference is hereby made for a more particular description of the property.

Being the same parcel conveyed to Princess McLawyer, by Warranty Deed dated March 10, 2011 and recorded March 18, 2011 as Instrument No. 11027721, in the Register's Office, Shelby County, Tennessee.

NO TITLE WORK WAS REQUESTED OR PERFORMED ON THIS PROPERTY OR THE PARTIES INVOLVED HEREIN.

I do hereby quit claim the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

In Testimony Whereof, I have executed this instrument the 29th of January, 2021.


Ruthie Boyd

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Ruthie Boyd, to me known to be the persons described herein and who executed the same as free act and deed.

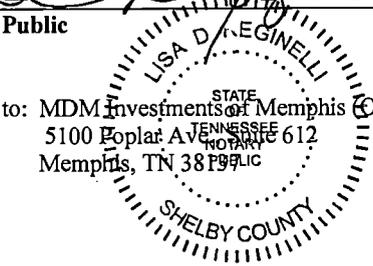
Witness my hand and Notarial Seal at office this day the 29th of January, 2021.


Notary Public

My Commission Expires: 2.28.23

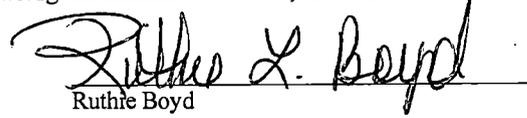
Property Known As: 899 Woodlawn Street
Memphis, TN 38107

Mail Tax Notices to: MDM Investments of Memphis (Owner)
5100 Poplar Avenue, Suite 612
Memphis, TN 38117

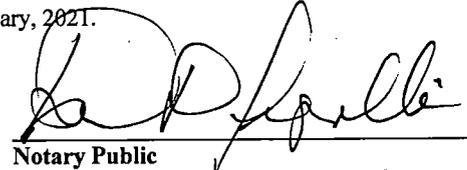


STATE OF TENNESSEE
COUNTY OF SHELBY

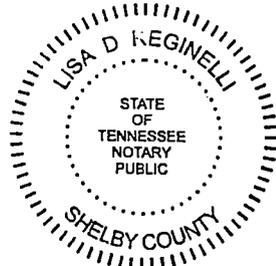
I, or we hereby swear or affirm that to the best of affiant's knowledge information and belief, the actual consideration for this transfer is \$10.


Ruthie Boyd

Witness my hand and Notarial Seal at office this day the 29th of January, 2021.


Notary Public

My Commission Expires: 2.28.23





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



20103232

09/24/2020 - 08:21:09 AM

3 PGS	
HERTHA 2093344 - 20103232	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument prepared by and returned Lisa White, 7894 Winchester Rd., Suite 500, Memphis, TN 38125

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, Common People Temple Church of God in Christ for and in consideration of the sum of Ten and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey, MDM Investments of Memphis, LLC, ISAOA the following described real estate located in the County of Shelby, State of Tennessee, to wit:

LEGAL DESCRIPTION

See Attached Exhibit A

Being the same property conveyed to Common People Temple Church of God in Christ by Quit Claim Deed at Instrument # 13069811, in the Register's Office for Shelby County, Tennessee.

IN TESTIMONY, That, the undersigned has executed this Instrument this 19th day of August, 2020.

Trustee Common People's Temple Church

By Board Members:

Nicole Love Macklin

Cornelius Love

Thelma Fulton

Alice Williams

Josephine Wilbourne

Debra Fulton

Deborah Burrell

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Nicole Love Macklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of **Common People Temple Church of God in Christ** the within named bargainer, and that such Nicole Love Macklin a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of **Common People Temple Church of God in Christ**.
Witness my hand and seal, at office in Memphis, TN, this 19th, of August, 2020.

Notary Signature

Printed Name: Lisa A. White

My commission expires: 7/9/22



Property Address: 897 Woodlawn, Memphis, TN.

Parcel Number: 027004 00023

Property Address: 897 Woodlawn, Memphis, TN
Property Owner and Mail tax bills to: MDM Investments of Memphis, LLC 5100 Poplar Ave. Ste. 612 Memphis, TN 38137

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$10,00.

Affiant

Subscribed and sworn before me this the 19th day of Aug, 2020.

Notary Public

MY COMMISSION EXPIRES:



THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

Lot 75 Snowden and Brinkley Subdivision as per plat of record
in Plat Book 3, Page 38 in the Register's Office of Shelby
County, Tennessee, to which reference is hereby made for a
more particular description of said property.
Parcel I.D.# 027-004-00023 50 X 200

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Cornelius Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Cornelius Love a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Thelma Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Thelma Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Alice Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Common People Temple Church of God in Christ the within named bargainor, and that such Alice Williams a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Josephine Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Josephine Williams a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Debra Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Debra Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Deborah Burrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Deborah Burrell a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Witness my hand and seal, at office in uphs: 7U, this 19th day of August, 2020.

Notary Signature

My Commission Expires: 7/9/22





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

20122637

11/05/2020 - 09:19:30 AM

3 PGS

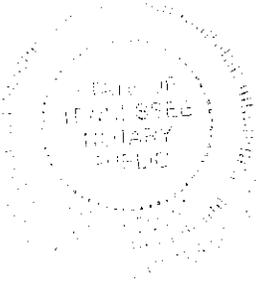
CHRISTINAM 2118080-20122637

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	19.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

RECORD AND RETURN TO:
BAYMARK TITLE AND ESCROW SERVICES, LLC
1355 LYNNFIELD ROAD, SUITE 195
MEMPHIS, TN 38119
NO FILE

<p>QUIT CLAIM DEED</p> 	<p>STATE OF TENNESSEE COUNTY OF SHELBY THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS <i>\$0.00</i></p> <p><i>Michael McEhee</i> Affiant/BUYER</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <i>20</i> day of October 2020</p> <p><i>[Signature]</i> Notary Public</p> <p>MY COMMISSION EXPIRES: _____</p>
--	--

THIS INSTRUMENT WAS PREPARED BY
BAYMARK TITLE AND ESCROW SERVICES, LLC, 1355 LYNNFIELD ROAD, ST 195, MEMPHIS, TN 38119
(901) 763-2723

<u>ADDRESS OF NEW OWNER:</u>	<u>SEND TAX BILLS TO:</u>	<u>MAP-PARCEL NUMBERS</u>
MDM Investments of Mphs LLC 5100 Poplar Ave., #612 Memphis, TN 38157	MDM Investments of Mphs, LLC 5100 Poplar Ave., #612 Memphis, TN 38157	012047 0004C

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Frances Ross (Mae Francis Ross), widow of Charlie Ross

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

MDM Investments of Memphis, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE:

Lot 74 of the Snowden and Brinkley Subdivision, as shown on plat of record in Plat Book 3, Page 38, 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 Grantor in Muniment of Title, recorded on 8/4/2017 in Cause No. PR-9353, said Register's Office.

Above described property was not now, nor ever the principle residence of Grantor.

This Quit Claim Deed was prepared without the benefit of a title search, and/or title insurance. The preparer, BayMark Title and Escrow Services makes no representation as to the status of title to the property described herein and is held harmless should any title discrepancies arise. (Quit Claim Deed Preparation Only)

027004 00024

Unimproved ()

This is improved (X) property known as 889 Woodlawn, Memphis, TN 38107

Witness our hand this 30 October 2020.

Mary Frances Ross
Mary Frances Ross

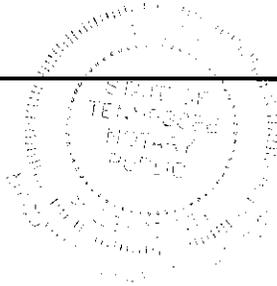
STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public for the above county and state, appeared Mary Frances Ross personally known to me to be the person(s) described, with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at MEMPHIS, TN on this the 30 day of October 2020.

Commission Expires: _____

[Signature]
Notary Public



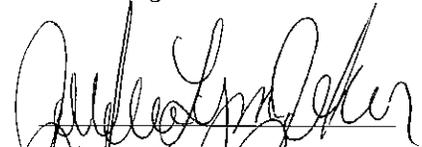
I, Tammie Boop, do hereby make oath that I am a licensed attorney and/or the custodian of the paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic copy of the electronic record executed pursuant to 47-10-112 and other provisions of the Uniform Electronic Transactions Act or other provisions of law.



Signature

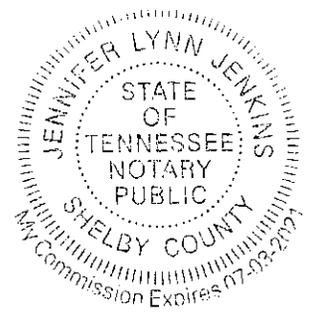
State of Tennessee
County of Shelby

Personally appeared before me, Jennifer Jenkins, a notary public for this county and state, Tammie Boop, who acknowledges that this certification is true and correct and whose signature I have witnessed.



Notary Signature

My Commission Expires: _____





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21093097

07/28/2021 - 09:06:16 AM

3 PGS	
CHRISTINAM 2272662 - 21093097	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

This Instrument Prepared By:
Marie A. Washington, Attorney
P. O. Box 2221 Memphis, Tn. 38101
(901) 789-3013 (901) 774-6046

Know all men by these premises:

That NICOLE MACKLIN or and in consideration of Ten Dollars and Other Good and Valuable Considerations hereby Quitclaim and convey unto MDM INVESTMENTS OF MEMPHIS, LLC the following described real estate located in Memphis, Shelby County, Tennessee the. following described real estate located in Memphis, Shelby County, Tennessee.

ADDRESS: 874 TULLY STREET, MEMPHIS, TN. 38107 -0- VACANT LAND

PARCEL IDENTIFICATION NUMBER: 027004 00033

THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "A" AS ATTACHED TO THIS QUIT CLAIM DEED.

Being the same property conveyed to NICOLE MACKLIN as recorded in the Register's Office of Shelby County, Tn. under Instrument Numbers: 19114206,
20102212 AND 2109 3046

There are no mortgages that will be affected by this conveyance.

Subject to subdivision lines, easement of record and any other encumbrances as recorded in the Register's Office of Shelby County, Tennessee.

This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

The address of the Grantee, MDM INVESTMENTS, 5100 POPLAR AVENUE, SUITE 612, MEMPHIS, TN. 38137.

In Testimony Whereof, I have executed this instrument this 28th Day of July, 2021

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NICOLE MACKLIN to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this February 23rd Day of 2025

Marie A. Washington
Notary Public My Commission Expires

Address Of Owner (s) MDM INVESTMENTS OF MEMPHIS, LLC
Mail Tax Notices: 5100 Poplar Avenue, Suite 612
Memphis, Tn. 38137



State of Tennessee:
County of Shelby:

I, NICOLE MACKLIN, swear and affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer is \$ 10.00.

Nicole Macklin
Affiant

Subscribed and sworn to before me this 28th Day of July, 2021

Marie A. Washington
Marie A. Washington, Notary Public My Commission Expires February 23rd, 2025

Tom Leatherwood Shelby County Register of Deeds: Instr. # 14051318

- 0 - VACANT LAND
874 Jolly
QIDA
027004 00033

PARCEL NUMBER "Exhibit A"
[Redacted]

The North 36.1 feet of Lots 66 and 67, Snowden and Brinkley Subdivision, of part of Country Lot 524, as per plat recorded in Plat Book 3, Page 38, of the Register's Office of Shelby County, Tennessee, of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

~~_____~~ The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21093098

07/28/2021 - 09:06:16 AM

3 PGS	
CHRISTINAM 2272662 - 21093098	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

This Instrument Prepared By:
Marie A. Washington, Attorney
P. O. Box 2221 Memphis, Tn. 38101
(901) 789-3013 (901) 774-6046

Know all men by these premises:

That NICOLE MACKLIN or and in consideration of Ten Dollars and Other Good and Valuable Considerations hereby Quitclaim and convey unto MDM INVESTMENTS OF MEMPHIS, LLC the following described real estate located in Memphis, Shelby County, Tennessee the. following described real estate located in Memphis, Shelby County, Tennessee.

ADDRESS: 880 TULLY STREET, MEMPHIS, TN. 38107

PARCEL IDENTIFICATION NUMBER: 027004 00034 -0- VACANT LAND

THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "A" AS ATTACHED TO THIS QUIT CLAIM DEED.

Being the same property conveyed to NICOLE MACKLIN as recorded in the Register's Office of Shelby County, Tn. under Instrument Numbers: 19114206,

20102212, AND 21093046

There are no mortgages that will be affected by this conveyance.

Subject to subdivision lines, easement of record and any other encumbrances as recorded in the Register's Office of Shelby County, Tennessee.

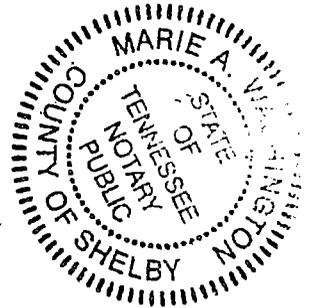
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

The address of the Grantee, MDM INVESTMENTS, 5100 POPLAR AVENUE, SUITE 612, MEMPHIS, TN. 38137.

In Testimony Whereof, I have executed this instrument this 28th Day of July 2021

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NICOLE MACKLIN to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this 28th Day of July, 2021

Marie A. Washington
Notary Public My Commission Expires February 23rd, 2025

Address Of Owner (s) MDM INVESTMENTS OF MEMPHIS, LLC
Mail Tax Notices: 5100 Poplar Avenue, Suite 612
Memphis, Tn. 38137



State of Tennessee:
County of Shelby:

I, NICOLE MACKLIN, swear and affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer is \$ 10.00.

Nicole Macklin
Affiant

Subscribed and sworn to before me this 28th Day of July, 2021

Marie A. Washington
Marie A. Washington, Notary Public My Commission Expires February 23rd, 2025

"A"

14 04 6594
VACANT LAND
880 TALLY

PARCEL
NUMBER

"Exhibit A"

L/D #
027004-00034

Property in Memphis, Shelby County, Tennessee, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning on the east side of Part Street (now Tulley Street), at a point 247.3 feet north and distant from the north line of New Raleigh Road at the northwest corner of Lot 66; thence northwardly on the east line of Part Street (now Tulley Street) 50 feet; thence eastwardly parallel with Brinkley Street 200 feet; thence southwardly 50 feet to a stake; thence westwardly 200 feet to Park Street (now Tulley Street), and the beginning point.

~~_____~~ The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21093099

07/28/2021 - 09:06:16 AM

3 PGS	
CHRISTINAM 2272662 - 21093099	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Marie A. Washington, Attorney
P. O. Box 2221 Memphis, Tn. 38101
(901) 789-3013 (901) 774-6046
Know all men by these premises:

Know all men by these premises:

That NICOLE MACKLIN or and in consideration of Ten Dollars and Other Good and Valuable Considerations hereby Quitclaim and convey unto MDM INVESTMENTS OF MEMPHIS, LLC the following described real estate located in Memphis, Shelby County, Tennessee the following described real estate located in Memphis, Shelby County, Tennessee

ADDRESS: 894 TULLY STREET, MEMPHIS, TN. 38107 -0- VACANT LAND
PARCEL IDENTIFICATION NUMBER: 027004 00035

THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "A" AS ATTACHED TO THIS QUIT CLAIM DEED.

Being the same property conveyed to NICOLE MACKLIN as recorded in the Register's Office of Shelby County, Tn. under Instrument Numbers: 19114206,
20102212 AND 21093046

There are no mortgages that will be affected by this conveyance.

Subject to subdivision lines, easement of record and any other encumbrances as recorded in the Register's Office of Shelby County, Tennessee.

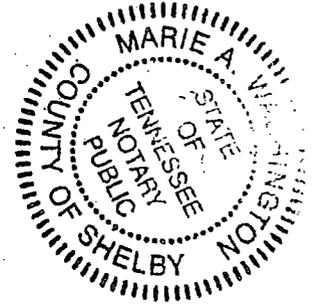
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

The address of the Grantee, MDM INVESTMENTS, 5100 POPLAR AVENUE, SUITE 612, MEMPHIS, TN. 38137.

In Testimony Whereof, I have executed this instrument this 28th Day of July, 2021

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NICOLE MACKLIN to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this 28th Day of July, 2021

Marie A. Washington
Notary Public

February 23, 2025
My Commission Expires

Address Of Owner (s)
Mail Tax Notices:

MDM INVESTMENTS OF MEMPHIS, LLC
5100 Poplar Avenue, Suite 612
Memphis, Tn. 38137



State of Tennessee:
County of Shelby:

I, NICOLE MACKLIN, swear and affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer is \$ 10.00.

Nicole Macklin
Affiant

Subscribed and sworn to before me this 28th Day of July, 2021

Marie A. Washington
Marie A. Washington, Notary Public

February 23, 2025
My Commission Expires

EXHIBIT

"A"
~~XXXXXXXXXX~~

-0-VACANT
LAND

PARCEL

~~XXXXXXXXXX~~

894 TULLY ST.

027004-00035

Lots 62, 63, and 64 of the Snowden & Brinkley Subdivision in County Lot 524, described as a whole as follows: Beginning at a point on the east line of Tully Street (formerly Park Str.) 600 ft. south of the south line of Volentine Avenue (formerly Brinkley Str.) at the southwest corner of Lot 61 of said subdivision; running thence south with said east line 150 ft.; thence eastwardly parallel with Volentine Avenue (formerly Brinkley Str.) 200 ft.; thence northwardly parallel with Tully Str. (formerly Park Str.) 150 ft.; thence westwardly 200 ft. to the point of beginning. Being the same property conveyed to Shelby County Government in Tax Sale #94.4 on November 21, 1997, which sale was confirmed in Docket #9453-1.
Parcel I. D. #027-004-00035



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

22090622

08/11/2022 - 12:32:30 PM

3 PGS

BRANDON 2473084-22090622

VALUE	70000.00
MORTGAGE TAX	0.00
TRANSFER TAX	259.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	279.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This instrument prepared by and return to:
Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

WARRANTY DEED

THIS INDENTURE made and entered into this 14th, of July 2022, by and between Barbara J. Pettis, unmarried woman parties of the first part, and MDM Investments of Memphis LLC party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Lot 61, Snowden and Brinkley Subdivision, as shown on plat of record in Plat Book 3, Page 38, 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 Willie E. Pettis and Barbara J, Pettis as joint tenants with right of survivorship herein by Quit Claim Deed recorded at Instrument No. HM 1599 in the Register's Office of Shelby County, Tennessee. Willie E. Pettis died on or about September 9, 2000 in this county. The Grantor herein conveys her interest as surviving tenant by the entirety.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except:2023 City of Memphis and 2022 Shelby County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 3 , Page 38 and easements all being of record in Shelby County Register's Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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 proper 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.

027004 00036


Barbara J. Pettis

STATE OF TENNESSEE
COUNTY OF SHELBY

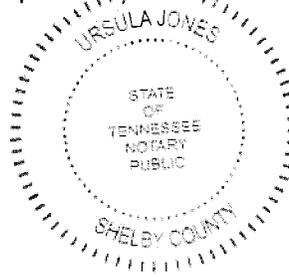
On this 14th day of July, 2022, before me personally appeared Barbara J. Pettis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2022.



Notary Signature
My commission expires:

My Commission Expires
February 13, 2024



Property Owner Name and address
MDM Investments of Memphis LLC
5100 Poplar Avenue #612
Memphis, TN 38137

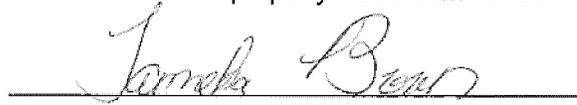
Property Address:
902 Tully Street
Memphis, TN 38107

Mail Tax Bills To:
MDM Investments of Memphis LLC
5100 Poplar Avenue #612
Memphis, TN 38137

Parcel#: 02-7004-0-0036

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which **\$70,000.00** amount is equal to or greater than the amount which the property would command at a fair voluntary sale.



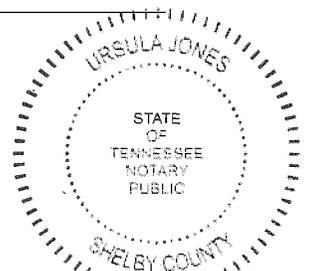
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2022



NOTARY

MY COMMISSION EXPIRES: My Commission Expires
February 13, 2024



027004 00036

Certificate of Authenticity

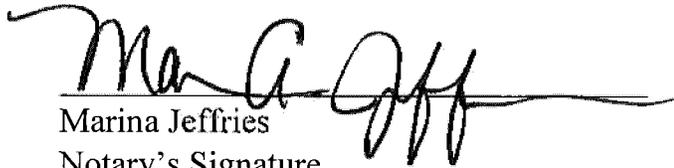
I, Ursula Jones do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law July 14, 2022.


Ursula Jones

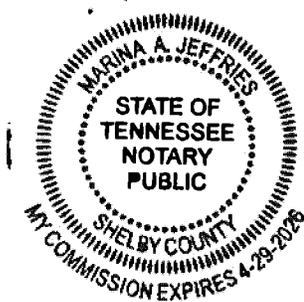
State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of July, 2022.



Marina Jeffries
Notary's Signature
My Commission Expires:





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



22019127

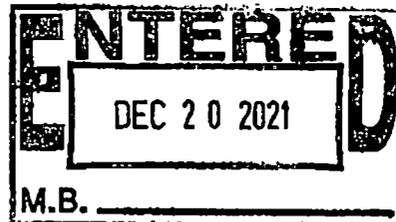
02/17/2022 - 12:32:54 PM

4 PGS	
LACI 2384769 - 22019127	
VALUE	24914.76
MORTGAGE TAX	0.00
TRANSFER TAX	92.18
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	115.18

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

IN THE CHANCERY COURT FOR THE THIRTIETH JUDICIAL DISTRICT, SHELBY COUNTY, TENNESSEE

The STATE OF TENNESSEE in its own behalf and for the use and benefit of SHELBY COUNTY and, if applicable, the INCORPORATED MUNICIPALITIES OF ARLINGTON, BARTLETT, COLLIERVILLE, GERMANTOWN, LAKELAND, MEMPHIS and MILLINGTON, TENNESSEE,



Plaintiffs

v.

TX-2020-1
Tax Sale 1801

DELINQUENT TAXPAYERS as shown on the 2018 REAL PROPERTY DELINQUENT TAX RECORDS of the SHELBY COUNTY TRUSTEE and the UNITED STATES OF AMERICA,

Defendants

DECREE CONFIRMING SALE, DIVESTING AND VESTING TITLE, TAX SALE 1801
RE: PARENT PARCEL NO. 02700400000370 PARCEL NO. 02700400000370,
LOCATION: 906 TULLY

This cause came to be heard before the Honorable Gadson W. Perry, Chancellor, Part I of the Shelby County Chancery Court upon application of Plaintiffs for a Decree Confirming Tax Sale 1801, Divesting and Vesting Title.

The Clerk and Master filed a Clerk and Master's Report of Tax Sale, hereafter "Report", on November 8, 2021, and an Amended Report on December 1, 2021. It satisfactorily appearing to the Court that said Reports have been on file for more than ten (10) working days and upon the entire record herein,

IT IS THEREFORE ORDERED, ADJUDGED and DECREED by the Court that

1. Said report is confirmed in all things as to Parent Parcel 02700400000370, Parcel No(s). 02700400000370, Property Location: 906 TULLY.
Lot No. 0 60; Acre(s): 0.2290
Lot Size: 50 X 200
Legal Description recorded in the Shelby County Register's Office: QCD CL9786

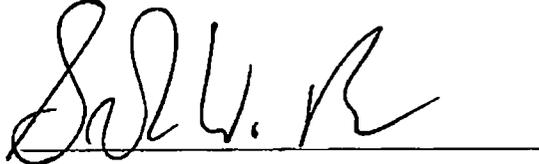
Further described as:

Lot 60, of the Snowden and Brinkley Subdivision of Country Lot 524, as per plat recorded in Plat Book 3, Page 38, of 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 as described in Instrument No. CL 9786. The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

2. That all right, title and interest in said property is hereby divested out of GARDNER TOM, his/her/their unknown heirs or assigns, and is vested in MICHAEL MCGHEE, subject to the right of the defendants and all other persons having an interest in said properties to redeem the same within 180 Day from the date of the entry of this Decree Confirming Sale, Divesting and Vesting Title. Pursuant to TCA §67-5-2701, for the purpose of redemption interest runs from the date the funds were received in the Registry of the Court, i.e. November 2, 2021.
3. That upon application of MICHAEL MCGHEE, a Writ of Possession will issue at the cost of MICHAEL MCGHEE to place said in possession of said property.
4. The final bid for the property and thus the value of this transaction for purposes of registration is \$24,800.00.
5. That, from the total of funds received (\$24,914.76), the Clerk and Master shall distribute the proceeds of sale as follows: First, to the Shelby County Trustee: the delinquent taxes, interest, penalties, costs and fees cited in the Report (\$3,492.82); Second, such City of MEMPHIS taxes which may be due to the Treasurer, City of MEMPHIS (\$3,543.54); Third, to the Clerk and Master the commission on the sale of Properties (\$734.32); Fourth, to the Register of Deeds the fee (\$114.76) for registration of the Property Title in the Purchaser at Sale (MICHAEL MCGHEE).
6. That the Clerk and Master shall retain, subject to the rightful claims, the balance remaining after the payment of the above, that amount being (\$17,029.32), and one year after the redemption period is complete, and after sending notice to the owner of record, shall forward unclaimed excess proceeds of sale to the State of Tennessee as Unclaimed Funds.
7. That upon disbursement of the sale proceeds as provided in Item 5, above, the judgment is satisfied and all liens are discharged as provided by law.

8. This Order is declared to be a final judgment pursuant to Rule 54.02 of the Tennessee Rules of Civil Procedure, the Court expressly determining that there is no just reason for delay and expressly directing that this order be entered as a final judgment as to the claims adjudicated. Any outstanding costs are assessed to the delinquent owner(s) of the parcel(s) subject to this Order.



Gadson W. Perry, Chancellor

Date: 20 December 2021

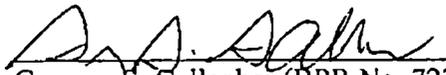
A TRUE COPY-ATTEST

W. Aaron Hall, Clerk & Master

By A. A. Zeme
D.C. & M.

Prepared and Approved for Entry

Reviewed by Shelby County Chancery Court
Clerk and Master



Gregory S. Gallagher (BPR No. 7274)
John B. Turner, Jr. (BPR No. 18258)
Thomas Koelbl (BPR No. 37574)
County Delinquent Tax Attorneys
Shelby County Trustee's Office
157 Poplar Avenue, 3rd Floor
Memphis, TN 38103
(901) 222-0292



Certificate of Service

I, D. Holzemer, hereby certify that the following parties at interest are being served a copy of this Order via U. S. Mail, postage prepaid at the following address as provided by the Shelby County Trustee as address of record for owners/equity interest and for purchaser at sale from the Clerk and Master's Records

- MICHAEL MCGHEE, 5100 POPLAR AVE #612, MEMPHIS, TN 38137
- ANITA GARDNER, 1542 DOTTIE AVE, MEMPHIS, TN, 38106
- ANITA GARDNER, 1542 DOTTIE AVENUE, MEMPHIS, TN, 38106
- CEDRIC MITCHELL, 161 BONITA DR, MEMPHIS, TN, 38109
- LENETTA GARDNER, 2410 JOY LN, MEMPHIS, TN, 38114
- CEDRIC MITCHELL, 2476 BURNS AVE, MEMPHIS, TN, 38114
- BRENDA SHELTON, 3771 REGENCY OAKS CV, MEMPHIS, TN, 38135
- PATRICIA GARDNER, 4389 EGYPT CENTRAL RD, MEMPHIS, TN, 38128
- DARNELL GARDNER, 4389 EGYPT CENTRAL RD, MEMPHIS, TN, 3828
- YVETTE THOMAS, 4502 STAFORDSHIRE LN APT O, VALPARAISO, IN, 46383
- CAMILLE GIVENS, 4800 S CHICAGO BEACH DRIVE, CHICAGO, IL, 60615
- BRENDA SHELTON, 4866 STIRRUP DR, MEMPHIS, TN, 38125
- ALICE GARDNER, 5107 WEMBERLEY DRIVE, MEMPHIS, TN, 38125
- GARDNER TOM, 906 TULLY ST, MEMPHIS, TN, 381072544
- TOM GARDNER, 906 TULLY ST., MEMPHIS, TN, 38107


Dylan W. Holzemer, DCM

- Send Tax Bills To: MICHAEL MCGHEE, 5100 POPLAR AVE #612, MEMPHIS, TN 38137



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21027145

03/09/2021 - 11:20:43 AM

2 PGS	
DONALD 2185348 - 21027145	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by and return to:
John B. Turner Jr.,
157 Poplar Avenue, Third Floor
Memphis, TN 38103

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned officer, in and for said state and county aforesaid, duly authorized to administer oaths, John B Turner Jr. who is known to me and who, after being duly sworn, deposed and said that:

I am over 18 years of age and my business address is 157 Poplar Avenue, Third Floor, Memphis, Tennessee 38103.

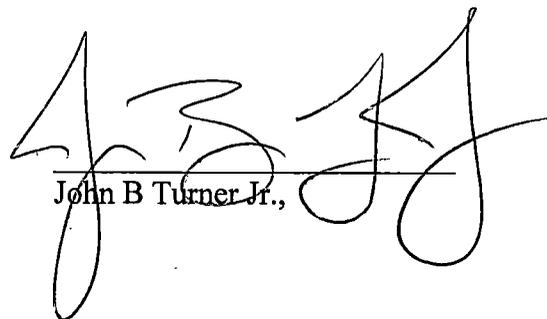
On December 28th, 2020, a Quit Claim Deed was prepared and executed by the Shelby County Trustee and the Shelby County Mayor conveying property known as Parcel ID 02700400000380, owned by SHELBY COUNTY to SOUTH CITY MEMPHIS, LLC which is recorded under Instrument No. 21002048 in the Register's Office of Shelby County, Tennessee ("Quit Claim Deed"). The Quit Claim Deed describes certain real property located in Shelby County, Tennessee.

The Grantee's name that appears on the Quit Claim Deed is incorrect. The incorrect Grantee's name was unintentional.

The proper Grantee's name should be SOUTH CITY MEMPHIS, LLC.

This Affidavit is made of my own personal knowledge to correct the errors above described.

Executed this 22nd day of February, 2021.


John B Turner Jr.,

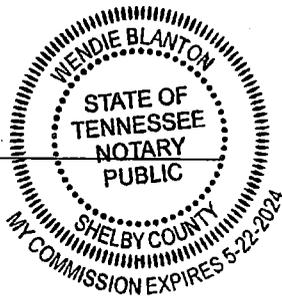
Notary Page to follow

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of February, 2021, before me personally appeared John B Turner Jr., to me known to be the person described in on who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

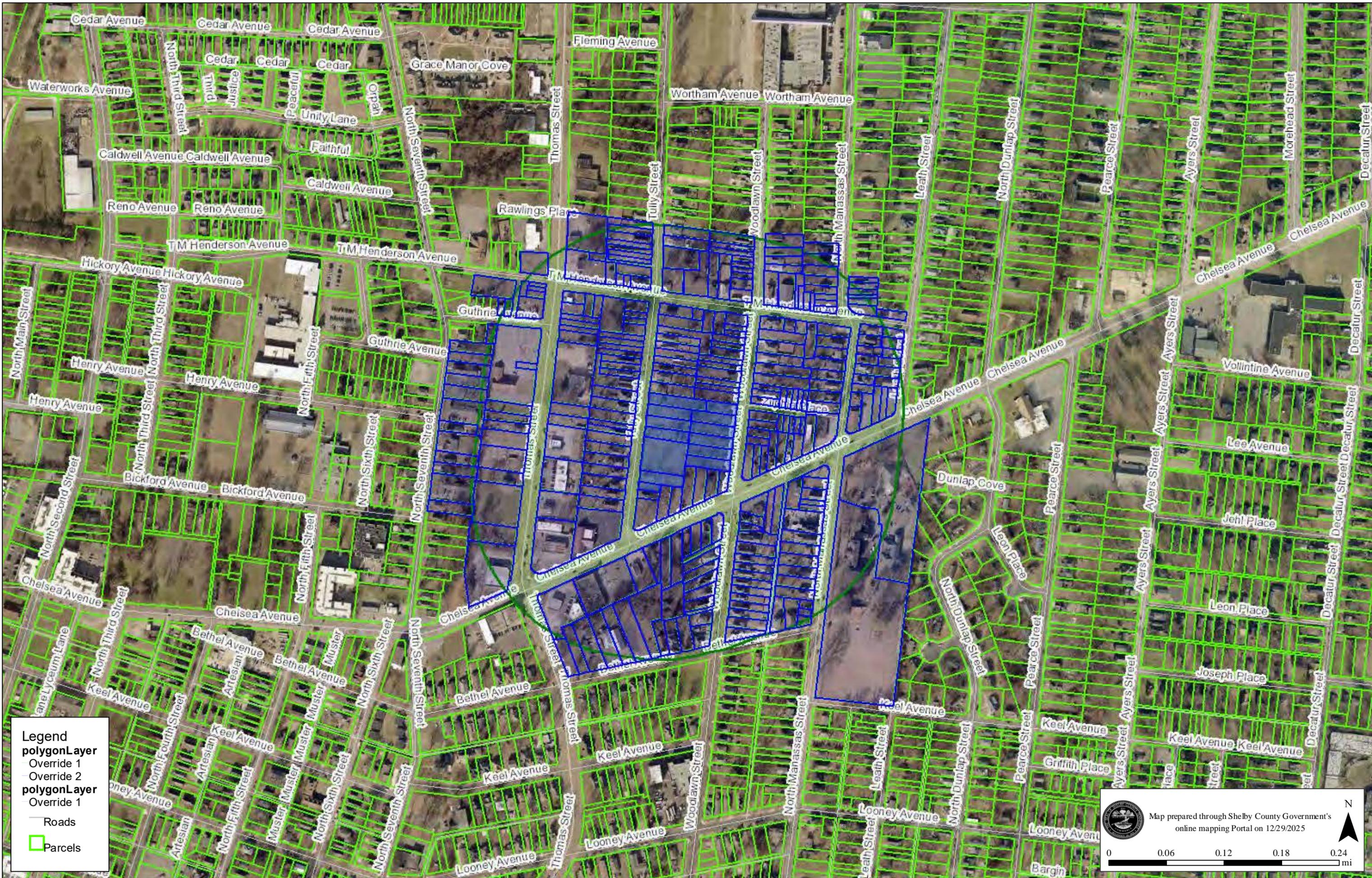
Witness my hand and official seal this 22nd day of February, 2021.

My Commission Expires:



Wendie Blanton

Notary Public



Legend

- polygonLayer Override 1
- polygonLayer Override 2
- polygonLayer Override 1
- Roads
- Parcels

Map prepared through Shelby County Government's online mapping Portal on 12/29/2025

0 0.06 0.12 0.18 0.24 mi

N

PARTEE TOMEKA C
2750 CUBA MILLINGTON RD #
MILLINGTON TN 38053

MOORE LUCY M AND CARLOS C MOORE (RS)
963 TULLY ST #
MEMPHIS TN 38107

EGGLESTON VERNON & YVONNIE D
944 N MANASSAS ST #
MEMPHIS TN 38107

TURNER SHERRELL N
989 TULLY ST #
MEMPHIS TN 38107

GREATER FAITH BAPTIST CHURCH (TRS)
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST
1011 FORREST AVE #
MEMPHIS TN 38105

WILLIAMS SHELIA M
982 TULLY ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

LIPFORD TUNISIA AND HATTIE BROWN
1886 WINNERS CIRCLE CV #
SOUTHAVEN MS 38671

GILLILAND COLONEL G (ESTATE OF)
34 E ROLLINS RD #
MEMPHIS TN 38109

YANCEY JACQUELYN
PO BOX 770562 #
MEMPHIS TN 38117

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

WILLIAMS JAMES A AND SEMARRON LLC
3719 CHARLESTON SQ #
MEMPHIS TN 38122

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LOCKETT BENNIE JR & ARNEITHA
929 N MANASSAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLE TASHA L
7136 WINCHESTER RD #
MEMPHIS TN 38125

MDM INVESTMENTS OF MEMPHIS LLC
924 WOODLAWN ST #
MEMPHIS TN 38107

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

CUNNINGHAM GLENN
6785 RICK RD #
ARLINGTON TN 38002

BELL ALMA T (50%) (ESTATE OF) AND
1097 N BELVEDERE BLVD #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38104

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

BREAKING GROUND LLC
4207 BOEINGSHIRE DR #
MEMPHIS TN 38116

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

PLEASANT GREEN BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

GIPSON CALVIN C
3280 MCCORKLE RD #
MEMPHIS TN 38116

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TAYLOR EDWARD & MAXCINE N
885 TULLY ST #
MEMPHIS TN 38107

BROOKS SADIE M
PO BOX 70002 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HOLMES IDA B AND SHEILA WADE
730 CHELSEA AVE #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

TRUNORTH STAR CREDIT ACQUISITION I LLC
10050 CRSOSSTOWN CIR #620
EDEN PRAIRIE MN 55344

MID-SOUTH TITLE CORPORATION AND ANDRA
677 CHELSEA AVE #
MEMPHIS TN 38107

PIRTLE CORDELL I
1687 SHELBY OAKS DR #4
MEMPHIS TN 38134

JEA REALTY COMPANY LLC
7539 KOHLER RD #
PASCO WA 99301

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HEMPHILL REALTY LLC
2247 SHANNON AVE #
MEMPHIS TN 38108

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

COASTAL COMMUNITIES-MEMPHIS LLC
P. O. BOX 796 #
WESTBROOK CT 06498

MACK ROBERTA W
873 N MANASSAS ST #
MEMPHIS TN 38107

THOMAS COSA
P O BOX 42163 #
MEMPHIS TN 38174

HOBSON SANDRA M AND ANTHONY D HOBSON AND
691 N 6TH ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

WOODS LOUISE
PO BOX 70442 #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

HOPSON KEITH A SR
712 BETHEL AVE #
MEMPHIS TN 38107

WELLS DAVID
3460 KNIGHT DR #
WHITES CREEK TN 37189

YARBROUGH C B & VIDA BELLE
725 LOEB ST #
MEMPHIS TN 38111

GREATER KERR MISSIONARY BAPTIST CHURCH
678 BETHEL AVE #
MEMPHIS TN 38107

ALEXANDER YVONNE
820 WOODLAWN ST #
MEMPHIS TN 38107

JONES JENNIFER M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

HAMLETT MARY E
828 WOODLAWN ST #
MEMPHIS TN 38107

GARNER LARRY AND CHARLES GARNER AND
928 TULLY ST #
MEMPHIS TN 38107

GORDON WILLIE AND BRENDA
923 TULLY ST #
MEMPHIS TN 38107

MANGRUM EKEENA
836 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE GREGORY
678 T M HENDERSON AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS
5100 POPLAR AVE #612
MEMPHIS TN 38137

TOLBERT BENNIE AND ANNIE P THOMPSON
909 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
921 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #
MEMPHIS TN 38137

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
923 WOODLAWN ST #
MEMPHIS TN 38107

JACKSON TRINETTE
905 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

WILSON ROOSEVELT JR
873 N MANASSAS ST #
MEMPHIS TN 38107

NORTH MEMPHIS COMMUNITY DEV CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

MICHAEL MCGHEE
PO BOX 751536 #
MEMPHIS TN 38175

RAY CLARA
899 TULLY ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

DOTSON ALONZO & HARRIETT
915 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

FULTON LEONARD
2101 CREEK TRL #
MILLERSVILLE TN 37072

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

STRONG EVERETT J
5683 RUST RD #
MEMPHIS TN 38127

BENTZ WILLIAM
117 SCENIC DR #
LEWISVILLE TX 75077

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

WILLIAMS ADRIAN L
5055 NEELY RD #
MEMPHIS TN 38109

GIBSON CALVIN C & SHIRLEY B
956 N 7TH ST #
MEMPHIS TN 38107

ANDERSON FREDERICK D AND SONJA STARKS
868 WOODLAWN #
MEMPHIS TN 38107

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

BRUNT FRANK III
975 WOODLAWN ST #
MEMPHIS TN 38107

MONROE REGINALD O
959 W BIRCH ST #
MEMPHIS TN 38108

MCGHEE MAKALE
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

AUSTIN STEPHANIE
986 TULLY ST #
MEMPHIS TN 38107

WEST JANICE H AND RONISHA WEST
706 T M HENDERSON AVE #
MEMPHIS TN 38107

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
BARTLETT TN 38133

MONROE REGINALD O
12 W FAIRWAY AVE #325
MEMPHIS TN 38109

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
MEMPHIS TN 38133

MCGHEE KAMESHIA
1215 TUTWILER AVE #
MEMPHIS TN 38107

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

KOONS DAVID L & KERRY L
PO BOX 1733 #
DUVALL WA 98019

GREATER FAITH BAPTIST CHURCH OF MEMPHIS
738 T M HENDERSON #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

FREDDRICK LUTHER & HENRITTA
603 GUTHRIE AVE #
MEMPHIS TN 38107

BREWER L C
857 CYPRESS DR #
MEMPHIS TN 38112

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

BROWN SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

OWENS ERROL
954 WOODLAWN ST #
MEMPHIS TN 38107

TURNER RUSSELL D
1536 DOTTIE AVE #
MEMPHIS TN 38106

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

WILSON CARLA
3190 MADEWELL ST #E
MEMPHIS TN 38127

BELL RETHA AND SEAN C BELL
293 FLEETS HILL CV #
CORDOVA TN 38018

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

GREATER FAITH BAPT CH
738 T M HENDERSON AVE #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

PERES MURILO
PO BOX 26291 #
SANTA ANA CA 92799

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

SHIELDS VERRINA
971 N MANASSAS #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

MEMPHIS CITY OF SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

ANDREA TALIAFERRO
964 MANASSAS #
MEMPHIS TN 38107

YANCEY JACQUELYN
1099 N DUNLAP ST #
MEMPHIS TN 38107

JACKSON CURTIS & MYRTLEON
PO BOX 70516 #
MEMPHIS TN 38107

TALIAFERRO ANDREA
21014 WILD SPRING DR #
SAN ANTONIO TX 78258

WILLIAMS ANDREW AND
937 N 7TH ST #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

SANGARE BAKARY & SALIMATA SY
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLLEGE VIBE B
623 CHELSEA AVE #
MEMPHIS TN 38107

MORSHED IBRAHIM A A
3450 N THOMAS #
MEMPHIS TN 38127

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

BARTON JOHN P & LUCILLE H
747 CHELSEA AVE #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

DANIELS JIMMIE L
869 TULLY ST #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

NHO MANGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

ERBY MONALISHA
4477 LOCKWOOD CV #
MEMPHIS TN 38128

FIFER CALON D AND JAMESE COUCH
723 BRISTON LN #
COLLIERVILLE TN 38017

SHABAZZ YUSEF
10176 EVENING HILL DR #
CORDOVA TN 38016

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

RICHARDSON SONJA AND FREDERICK ANDERSON
728 CHELSEA AVE #
MEMPHIS TN 38107

DANIELS JIMMY L & DOROTHY A
863 TULLY ST #
MEMPHIS TN 38107

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MCFERRIN ANNIE T
2351 W 20TH AVE #
GARY IN 46404

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

CUSTOM RIMS LLC
2138 CHELSEA AVE #
MEMPHIS TN 38108

ROYSTON BARBARA J
5022 YALE RD #3
MEMPHIS TN 38128

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MACK ROBERTA
873 N MANASSAS ST #
MEMPHIS TN 38107

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

LEACH HENRY
752 BETHEL AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

POLK THELMA D
855 N MANASSAS ST #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

JERAE ENTERPRISES LLC
PO BOX 81515 #
CONYERS GA 30013

MICKEY ALBERTA
851 N MANASSAS ST #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

ARN INVESTMENT LLC
3264 W SAREZENS CL #
MEMPHIS TN 38125

GREATER KERR BAPTIST CHURCH TR
678 BETHEL AVE #
MEMPHIS TN 38107

ANDERSON FREDERICK & SONIA
864 WOODLAWN ST #
MEMPHIS TN 38107

OPTIMAL PROPERTY GROUP LLC
3835 VISCOUNT AVE #12
MEMPHIS TN 38118

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

CARPENTER LIZZIE J
703 CHELSEA AVE #
MEMPHIS TN 38107

MOORE JENNIFER
1372 OAK RIDGE DR #
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

LAY ERIC
865 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

BOSHWIT BROS MORTGAGE CORP
2595 BROAD AVE #
MEMPHIS TN 38112

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

GREATHER KERR BAPTIST CHURCH (TRS)
P.O. BOX 70431 #
MEMPHIS TN 38107

FOLSON LEROY JR & VERA D
854 WOODLAWN ST #
MEMPHIS TN 38107

JONES ROOSEVELT JR
4038 GLENDALE #
MEMPHIS TN 38128

AUGUSTUS ANGELA L
829 N MANASSAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

HAUSER LOREN J AND MELINDA R HAUSER (RS)
10000 SHADY VIEW LN #
KNOXVILLE TN 37922

INFINITY REAL ESTATE AND DEVELOPMENT LLC
240 BURGUNDY HILL RD #
NASHVILLE TN 37211

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOFTON TARA
844 WOODLAWN #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

VICK LAURESSA
169 SCOTT ST #
MEMPHIS TN 38112

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38157

MULL LILLIAN D
1758 ELDRIDGE #
MEMPHIS TN 38108

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

NORTH MEMPHIS COMMUNITY DEVELOPMENT CORP
40 S MAIN ST #2560
MEMPHIS TN 38103

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

GEORGE GARY
1726 WESTWOOD PL #
POMONA CA 91768

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

PHILLIPS BRITTANY R
7136 WINCHESTER RD #
MEMPHIS TN 38125

PARKER FRANK
4881 LANLEE DR #
MEMPHIS TN 38125

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

OASIS OF HOPE INC
8500 WALNUT GROVE RD #
CORDOVA TN 38018

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

POINDEXTER PHELESIA M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 N POPLAR AVE #612
MEMPHIS TN 38137

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

BLAND LARRY
714 CHELSEA AVE #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

TUGGLE ANTHONY
2809 KIRBY RD #116-105
MEMPHIS TN 38119

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

TRUE HOLINESS LIGHTHOUSE CHURCH INC
654 CHELSEA AVE #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

REDMOND GEORGE III
1718 S BARKSDALE ST #
MEMPHIS TN 38114

KAZANJIAN SANDRA TRUST AND SANDRA N
PO BOX 1150 #
POINT REYES STATION CA 94956

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOVE JAMES JR
7270 RYAN HILL DR #
MILLINGTON TN 38053

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HUDSPETH E LEWIS
3721 HUNTINGDON LN #
MEMPHIS TN 38111

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

ALLEN EARLIE
929 TULLY #
MEMPHIS TN 38107

GOUTO LINA AND EKRAM IBRAHIM (RS)
557 S SANGA RD #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MCINTOSH EUREKA D
4033 SUNSET LAKE LN #
BARTLETT TN 38135

GIPSON DEZMOND
853 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON BRENDA AND WILLIE GORDON
4783 APPLESTONE ST #
MEMPHIS TN 38109

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38107

CARTER ALAN
845 WOODLAWN ST #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

ELMINGTON CAPITAL GROUP
1030 16TH AVE S #500
NASHVILLE TN 37212

KIMLEY-HORN AND ASSOCIATES
6750 POPLAR AVE #600
MEMPHIS TN 38138

PORTER-LEATH
3400 PRESCOTT RD #
MEMPHIS TN 38118

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT
TO THE ZONING MAP OF THE CITY OF MEMPHIS**

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Memphis in the Council Chambers, First Floor, City Hall, 125 North Main Street, Memphis, Tennessee 38103 on Tuesday, _____ at 4:00 P.M., in the matter of amending the Zoning Map of the City of Memphis, being Chapter 28, Article IV of the Code of Ordinances, City of Memphis, Tennessee, as amended, as follows:

- CASE NUMBER:** Z 2026-001
- LOCATION:** Tully Street and Woodlawn Street
- COUNCIL DISTRICTS:** District 7 and Super District 8 – Positions 1, 2, and 3
- OWNER/APPLICANT:** LC Wallace – Elmington Capital Group
- REPRESENTATIVE:** Homer Branan, Farris Bobango Branan PLC
- REQUEST:** Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)
- RECOMMENDATIONS:**

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

Memphis and Shelby County Land Use Control Board: *Approval*

NOW, THEREFORE, you will take notice that on Tuesday, _____, at 3:30 P.M. the City Council of the City of Memphis, Tennessee will be in session at the City Hall, Council Chambers, 125 North Main Street, Memphis, Tennessee 38103 to hear remonstrance’s or protests against the making of such changes; such remonstrance’s or protests must be by personal appearances, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

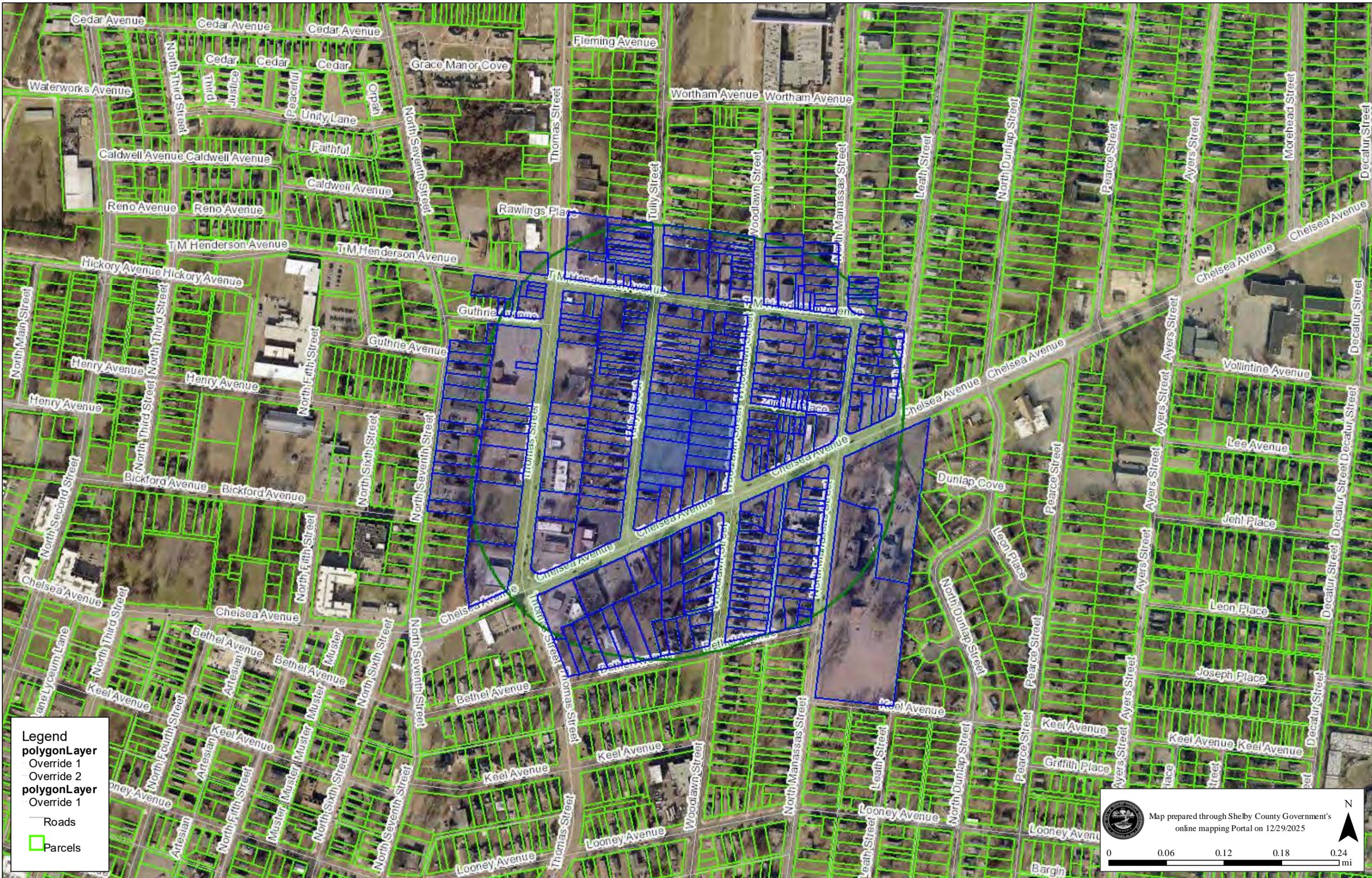
THIS THE _____, _____

**_____
CHAIRMAN OF COUNCIL**

ATTEST:

CITY COMPTROLLER

TO BE PUBLISHED:



Legend

- polygonLayer Override 1
- polygonLayer Override 2
- polygonLayer Override 1
- Roads
- Parcels


 Map prepared through Shelby County Government's online mapping Portal on 12/29/2025

N

0 0.06 0.12 0.18 0.24 mi

PARTEE TOMEKA C
2750 CUBA MILLINGTON RD #
MILLINGTON TN 38053

MOORE LUCY M AND CARLOS C MOORE (RS)
963 TULLY ST #
MEMPHIS TN 38107

EGGLESTON VERNON & YVONNIE D
944 N MANASSAS ST #
MEMPHIS TN 38107

TURNER SHERRELL N
989 TULLY ST #
MEMPHIS TN 38107

GREATER FAITH BAPTIST CHURCH (TRS)
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST
1011 FORREST AVE #
MEMPHIS TN 38105

WILLIAMS SHELIA M
982 TULLY ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

LIPFORD TUNISIA AND HATTIE BROWN
1886 WINNERS CIRCLE CV #
SOUTHAVEN MS 38671

GILLILAND COLONEL G (ESTATE OF)
34 E ROLLINS RD #
MEMPHIS TN 38109

YANCEY JACQUELYN
PO BOX 770562 #
MEMPHIS TN 38117

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

WILLIAMS JAMES A AND SEMARRON LLC
3719 CHARLESTON SQ #
MEMPHIS TN 38122

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LOCKETT BENNIE JR & ARNEITHA
929 N MANASSAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLE TASHA L
7136 WINCHESTER RD #
MEMPHIS TN 38125

MDM INVESTMENTS OF MEMPHIS LLC
924 WOODLAWN ST #
MEMPHIS TN 38107

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

CUNNINGHAM GLENN
6785 RICK RD #
ARLINGTON TN 38002

BELL ALMA T (50%) (ESTATE OF) AND
1097 N BELVEDERE BLVD #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38104

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

BREAKING GROUND LLC
4207 BOEINGSHIRE DR #
MEMPHIS TN 38116

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

PLEASANT GREEN BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

GIPSON CALVIN C
3280 MCCORKLE RD #
MEMPHIS TN 38116

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TAYLOR EDWARD & MAXCINE N
885 TULLY ST #
MEMPHIS TN 38107

BROOKS SADIE M
PO BOX 70002 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HOLMES IDA B AND SHEILA WADE
730 CHELSEA AVE #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

TRUNORTH STAR CREDIT ACQUISITION I LLC
10050 CRSOSSTOWN CIR #620
EDEN PRAIRIE MN 55344

MID-SOUTH TITLE CORPORATION AND ANDRA
677 CHELSEA AVE #
MEMPHIS TN 38107

PIRTLE CORDELL I
1687 SHELBY OAKS DR #4
MEMPHIS TN 38134

JEA REALTY COMPANY LLC
7539 KOHLER RD #
PASCO WA 99301

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HEMPHILL REALTY LLC
2247 SHANNON AVE #
MEMPHIS TN 38108

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

COASTAL COMMUNITIES-MEMPHIS LLC
P. O. BOX 796 #
WESTBROOK CT 06498

MACK ROBERTA W
873 N MANASSAS ST #
MEMPHIS TN 38107

THOMAS COSA
P O BOX 42163 #
MEMPHIS TN 38174

HOBSON SANDRA M AND ANTHONY D HOBSON AND
691 N 6TH ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

WOODS LOUISE
PO BOX 70442 #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

HOPSON KEITH A SR
712 BETHEL AVE #
MEMPHIS TN 38107

WELLS DAVID
3460 KNIGHT DR #
WHITES CREEK TN 37189

YARBROUGH C B & VIDA BELLE
725 LOEB ST #
MEMPHIS TN 38111

GREATER KERR MISSIONARY BAPTIST CHURCH
678 BETHEL AVE #
MEMPHIS TN 38107

ALEXANDER YVONNE
820 WOODLAWN ST #
MEMPHIS TN 38107

JONES JENNIFER M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

HAMLETT MARY E
828 WOODLAWN ST #
MEMPHIS TN 38107

GARNER LARRY AND CHARLES GARNER AND
928 TULLY ST #
MEMPHIS TN 38107

GORDON WILLIE AND BRENDA
923 TULLY ST #
MEMPHIS TN 38107

MANGRUM EKEENA
836 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE GREGORY
678 T M HENDERSON AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS
5100 POPLAR AVE #612
MEMPHIS TN 38137

TOLBERT BENNIE AND ANNIE P THOMPSON
909 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
921 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #
MEMPHIS TN 38137

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
923 WOODLAWN ST #
MEMPHIS TN 38107

JACKSON TRINETTE
905 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

WILSON ROOSEVELT JR
873 N MANASSAS ST #
MEMPHIS TN 38107

NORTH MEMPHIS COMMUNITY DEV CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

MICHAEL MCGHEE
PO BOX 751536 #
MEMPHIS TN 38175

RAY CLARA
899 TULLY ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

DOTSON ALONZO & HARRIETT
915 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

FULTON LEONARD
2101 CREEK TRL #
MILLERSVILLE TN 37072

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

STRONG EVERETT J
5683 RUST RD #
MEMPHIS TN 38127

BENTZ WILLIAM
117 SCENIC DR #
LEWISVILLE TX 75077

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

WILLIAMS ADRIAN L
5055 NEELY RD #
MEMPHIS TN 38109

GIBSON CALVIN C & SHIRLEY B
956 N 7TH ST #
MEMPHIS TN 38107

ANDERSON FREDERICK D AND SONJA STARKS
868 WOODLAWN #
MEMPHIS TN 38107

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

BRUNT FRANK III
975 WOODLAWN ST #
MEMPHIS TN 38107

MONROE REGINALD O
959 W BIRCH ST #
MEMPHIS TN 38108

MCGHEE MAKALE
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

AUSTIN STEPHANIE
986 TULLY ST #
MEMPHIS TN 38107

WEST JANICE H AND RONISHA WEST
706 T M HENDERSON AVE #
MEMPHIS TN 38107

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
BARTLETT TN 38133

MONROE REGINALD O
12 W FAIRWAY AVE #325
MEMPHIS TN 38109

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
MEMPHIS TN 38133

MCGHEE KAMESHIA
1215 TUTWILER AVE #
MEMPHIS TN 38107

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

KOONS DAVID L & KERRY L
PO BOX 1733 #
DUVALL WA 98019

GREATER FAITH BAPTIST CHURCH OF MEMPHIS
738 T M HENDERSON #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

FREDDRICK LUTHER & HENRITTA
603 GUTHRIE AVE #
MEMPHIS TN 38107

BREWER L C
857 CYPRESS DR #
MEMPHIS TN 38112

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

BROWN SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

OWENS ERROL
954 WOODLAWN ST #
MEMPHIS TN 38107

TURNER RUSSELL D
1536 DOTTIE AVE #
MEMPHIS TN 38106

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

WILSON CARLA
3190 MADEWELL ST #E
MEMPHIS TN 38127

BELL RETHA AND SEAN C BELL
293 FLEETS HILL CV #
CORDOVA TN 38018

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

GREATER FAITH BAPT CH
738 T M HENDERSON AVE #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

PERES MURILO
PO BOX 26291 #
SANTA ANA CA 92799

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

SHIELDS VERRINA
971 N MANASSAS #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

MEMPHIS CITY OF SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

ANDREA TALIAFERRO
964 MANASSAS #
MEMPHIS TN 38107

YANCEY JACQUELYN
1099 N DUNLAP ST #
MEMPHIS TN 38107

JACKSON CURTIS & MYRTLEON
PO BOX 70516 #
MEMPHIS TN 38107

TALIAFERRO ANDREA
21014 WILD SPRING DR #
SAN ANTONIO TX 78258

WILLIAMS ANDREW AND
937 N 7TH ST #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

SANGARE BAKARY & SALIMATA SY
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLLEGE VIBE B
623 CHELSEA AVE #
MEMPHIS TN 38107

MORSHED IBRAHIM A A
3450 N THOMAS #
MEMPHIS TN 38127

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

BARTON JOHN P & LUCILLE H
747 CHELSEA AVE #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

DANIELS JIMMIE L
869 TULLY ST #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

NHO MANGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

ERBY MONALISHA
4477 LOCKWOOD CV #
MEMPHIS TN 38128

FIFER CALON D AND JAMESE COUCH
723 BRISTON LN #
COLLIERVILLE TN 38017

SHABAZZ YUSEF
10176 EVENING HILL DR #
CORDOVA TN 38016

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

RICHARDSON SONJA AND FREDERICK ANDERSON
728 CHELSEA AVE #
MEMPHIS TN 38107

DANIELS JIMMY L & DOROTHY A
863 TULLY ST #
MEMPHIS TN 38107

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MCFERRIN ANNIE T
2351 W 20TH AVE #
GARY IN 46404

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

CUSTOM RIMS LLC
2138 CHELSEA AVE #
MEMPHIS TN 38108

ROYSTON BARBARA J
5022 YALE RD #3
MEMPHIS TN 38128

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MACK ROBERTA
873 N MANASSAS ST #
MEMPHIS TN 38107

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

LEACH HENRY
752 BETHEL AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

POLK THELMA D
855 N MANASSAS ST #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

JERAE ENTERPRISES LLC
PO BOX 81515 #
CONYERS GA 30013

MICKEY ALBERTA
851 N MANASSAS ST #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

ARN INVESTMENT LLC
3264 W SAREZENS CL #
MEMPHIS TN 38125

GREATER KERR BAPTIST CHURCH TR
678 BETHEL AVE #
MEMPHIS TN 38107

ANDERSON FREDERICK & SONIA
864 WOODLAWN ST #
MEMPHIS TN 38107

OPTIMAL PROPERTY GROUP LLC
3835 VISCOUNT AVE #12
MEMPHIS TN 38118

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

CARPENTER LIZZIE J
703 CHELSEA AVE #
MEMPHIS TN 38107

MOORE JENNIFER
1372 OAK RIDGE DR #
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

LAY ERIC
865 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

BOSHWIT BROS MORTGAGE CORP
2595 BROAD AVE #
MEMPHIS TN 38112

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
P.O. BOX 70431 #
MEMPHIS TN 38107

FOLSON LEROY JR & VERA D
854 WOODLAWN ST #
MEMPHIS TN 38107

JONES ROOSEVELT JR
4038 GLENDALE #
MEMPHIS TN 38128

AUGUSTUS ANGELA L
829 N MANASSAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

HAUSER LOREN J AND MELINDA R HAUSER (RS)
10000 SHADY VIEW LN #
KNOXVILLE TN 37922

INFINITY REAL ESTATE AND DEVELOPMENT LLC
240 BURGUNDY HILL RD #
NASHVILLE TN 37211

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOFTON TARA
844 WOODLAWN #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

VICK LAURESSA
169 SCOTT ST #
MEMPHIS TN 38112

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38157

MULL LILLIAN D
1758 ELDRIDGE #
MEMPHIS TN 38108

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

NORTH MEMPHIS COMMUNITY DEVELOPMENT CORP
40 S MAIN ST #2560
MEMPHIS TN 38103

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

GEORGE GARY
1726 WESTWOOD PL #
POMONA CA 91768

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

PHILLIPS BRITTANY R
7136 WINCHESTER RD #
MEMPHIS TN 38125

PARKER FRANK
4881 LANLEE DR #
MEMPHIS TN 38125

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

OASIS OF HOPE INC
8500 WALNUT GROVE RD #
CORDOVA TN 38018

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

POINDEXTER PHELESIA M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 N POPLAR AVE #612
MEMPHIS TN 38137

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

BLAND LARRY
714 CHELSEA AVE #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

TUGGLE ANTHONY
2809 KIRBY RD #116-105
MEMPHIS TN 38119

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

TRUE HOLINESS LIGHTHOUSE CHURCH INC
654 CHELSEA AVE #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

REDMOND GEORGE III
1718 S BARKSDALE ST #
MEMPHIS TN 38114

KAZANJIAN SANDRA TRUST AND SANDRA N
PO BOX 1150 #
POINT REYES STATION CA 94956

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOVE JAMES JR
7270 RYAN HILL DR #
MILLINGTON TN 38053

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HUDSPETH E LEWIS
3721 HUNTINGDON LN #
MEMPHIS TN 38111

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

ALLEN EARLIE
929 TULLY #
MEMPHIS TN 38107

GOUTO LINA AND EKRAM IBRAHIM (RS)
557 S SANGA RD #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MCINTOSH EUREKA D
4033 SUNSET LAKE LN #
BARTLETT TN 38135

GIPSON DEZMOND
853 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON BRENDA AND WILLIE GORDON
4783 APPLESTONE ST #
MEMPHIS TN 38109

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38107

CARTER ALAN
845 WOODLAWN ST #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

ELMINGTON CAPITAL GROUP
1030 16TH AVE S #500
NASHVILLE TN 37212

KIMLEY-HORN AND ASSOCIATES
6750 POPLAR AVE #600
MEMPHIS TN 38138

PORTER-LEATH
3400 PRESCOTT RD #
MEMPHIS TN 38118