CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: **3/24/2026**
DATE

PUBLIC SESSION: **4/14/2026**
DATE

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

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 0 Ikea Way known as case number PD 2026-001

CASE NUMBER: PD 2026-001

DEVELOPMENT: Galleria of Memphis Planned Development

LOCATION: 0 Ikea Way

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

OWNER/APPLICANT: Brad Smith

REPRESENTATIVE: Mike Davis, The Reaves Firm

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

AREA: +/-2.39 acres

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

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

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
03/12/2026 DATE
(1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

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

SOURCE AND AMOUNT OF FUNDS
$ _____ OPERATING BUDGET
$ _____ CIP PROJECT #_____
$ _____ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
Chloe Christion	3/16/2026	PLANNER II
		DEPUTY ADMINISTRATOR
Brett Ragsdale	3/16/2026	ADMINISTRATOR
Brett Ragsdale	3/16/2026	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY

		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

PD 2026-001

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 0 IKEA WAY, KNOWN AS CASE NUMBER PD 2026-005

- This item is a resolution with conditions to allow a hotel as an amendment to PD 2023-313; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

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

CASE NUMBER:	PD 2026-001
DEVELOPMENT:	Galleria of Memphis Planned Development
LOCATION:	0 Ikea Way
COUNCIL DISTRICT(S):	District 1 and Super District 9 – Positions 1, 2, and 3
OWNER/APPLICANT:	Brad Smith
REPRESENTATIVE:	Mike Davis, The Reaves Firm
REQUEST:	Amendment to PD 2013-313 to allow a hotel
EXISTING ZONING:	Conservation Agriculture (CA) underlying PD 2013-313 Area A
AREA:	+/- 2.39 acres

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,

Chloe Christion

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

Cc: Committee Members
File

PD 2026-005
CONDITIONS

Outline Plan Conditions – Revisions
Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold strikethrough**~~
Area A-3

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

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

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

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

PD 2013-313 OUTLINE PLAN CONDITIONS

I. Uses Permitted:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following additional uses are permitted in Parcels II A:

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

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

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

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

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

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

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

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

II. Bulk Regulations:

A. Parcel I and Parcels II A and II B

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

1. Parcel I – Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of Floor area. Individual Phases or Areas may exceed the .25 FAR.

2. Parcels II A and II B – Maximum .25 Floor Area Ratio (FAR) shall be permitted.

3. Minimum setback from Germantown Parkway – 40 feet.

4. Minimum setback from internal private drives – 15 feet.

5. Maximum Heights:

   a. Parcel I A – Two stories with architectural embellishments and atriums.

⚠ b. Parcel I B – 22 feet, except for Area F that shall be thirty (30) feet.

   c. Parcels I C, I D and II B – 55 feet

   d. Parcel II A – 35 feet

B. Parcels II C

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

1. Parcel II C-1 – Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multifamily dwellings shall be permitted.

2. Parcel II C-2:
   Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.

3. Parcel II C-1 shall not be connected to Steppiebrook Drive.

C. Parcel II D-1, II D-2, I E-1 and I E-2:
Bulk requirements shall be determined at time of site plan review.

D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:

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

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

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

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

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

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

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

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

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

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

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

L. Internal access from Parcel I to the property to the north (Countrywood Collection, P. D. 98-370 CC) shall be provided so as to allow indirect access to the Rockcreek Parkway intersection subject to site plan review by the Land Use Control Board.

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

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

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

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

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

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

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

IV. Landscaping and Screening

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

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

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

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

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

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

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

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

I. Maximum height of light standards shall be:

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

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

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

1. Development shall be in general conformance with the site plan;

2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;

3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;

4. No outside speaker system shall be permitted.

5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Parkway.

V. Signs:

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

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

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

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

E. Parcel II B – Signage shall be in accordance with the General Office (O-G) District.

F. Signs along the Interstate 40 right-of-way frontage shall be permitted in Parcels I-D and II B only. Two (2) detached signs for Parcel I-D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C-P District sign requirements. Sign height shall be determined at the time of site plan review.

G. The two existing off-premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.

H. Attached signs for all Parcels except for Parcel II C-1 and II C-2 shall be permitted in accordance with the Planned Commercial (C-P) District subject to site plan review by the Land Use Control Board.

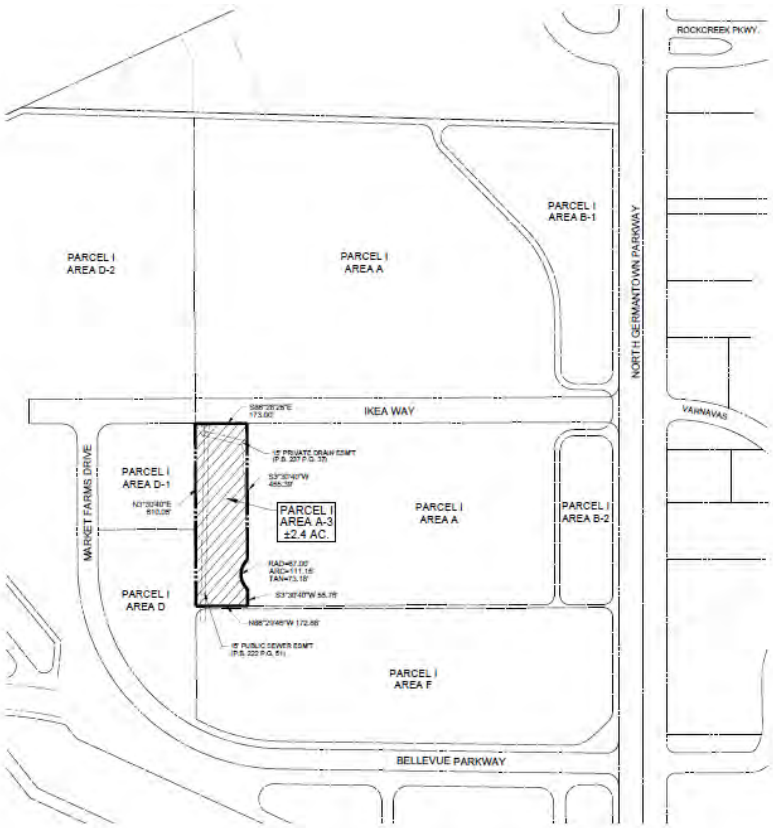
I. Parcels II C-1 and II C-2 – Signs shall be permitted in accordance with the Townhouse Residential (R-TH) District.

J. No temporary or portable signs shall be permitted.

K. Minimum sign setback from the public right-of-way shall be 15 feet.

L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

OUTLINE PLAN





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

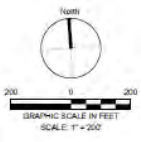
SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

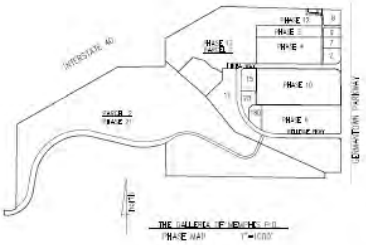
PD 26-____ (Galleria of Memphis Planned Development Amendment)
Outline Plan Conditions for Area A-3

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

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

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





RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 0 IKEA WAY, KNOWN AS CASE NUMBER PD 2026-001

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

WHEREAS, Brad Smith filed an application with the Memphis and Shelby County Division of Planning and Development to amend to PD 2013-313 to allow a hotel; and

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

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

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

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

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

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

OUTLINE PLAN CONDITIONS

Area A-3

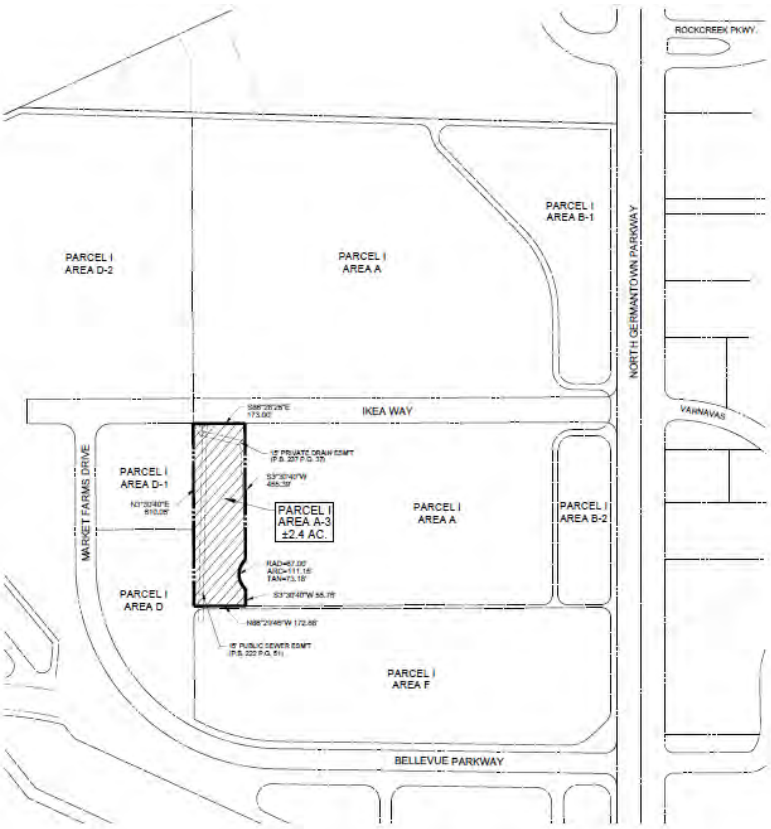
I. Uses permitted:
   A. Hotel
   B. Any use permitted in Parcel I. A

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

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

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

OUTLINE PLAN





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

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

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

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

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

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





The Reaves Firm

OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-____ (FORMERLY P.D. 13-313, P.D. 09-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: 1" = 200'	SHEET 1 OF 7

JOB # 25-0216

ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

CASE NUMBER: PD 2026-001

DEVELOPMENT: Galleria of Memphis Planned Development

LOCATION: 0 Ikea Way

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: Brad Smith

REPRESENTATIVE: Mike Davis, The Reaves Firm

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

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

CONCLUSIONS

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

CONSISTENCY WITH MEMPHIS 3.0

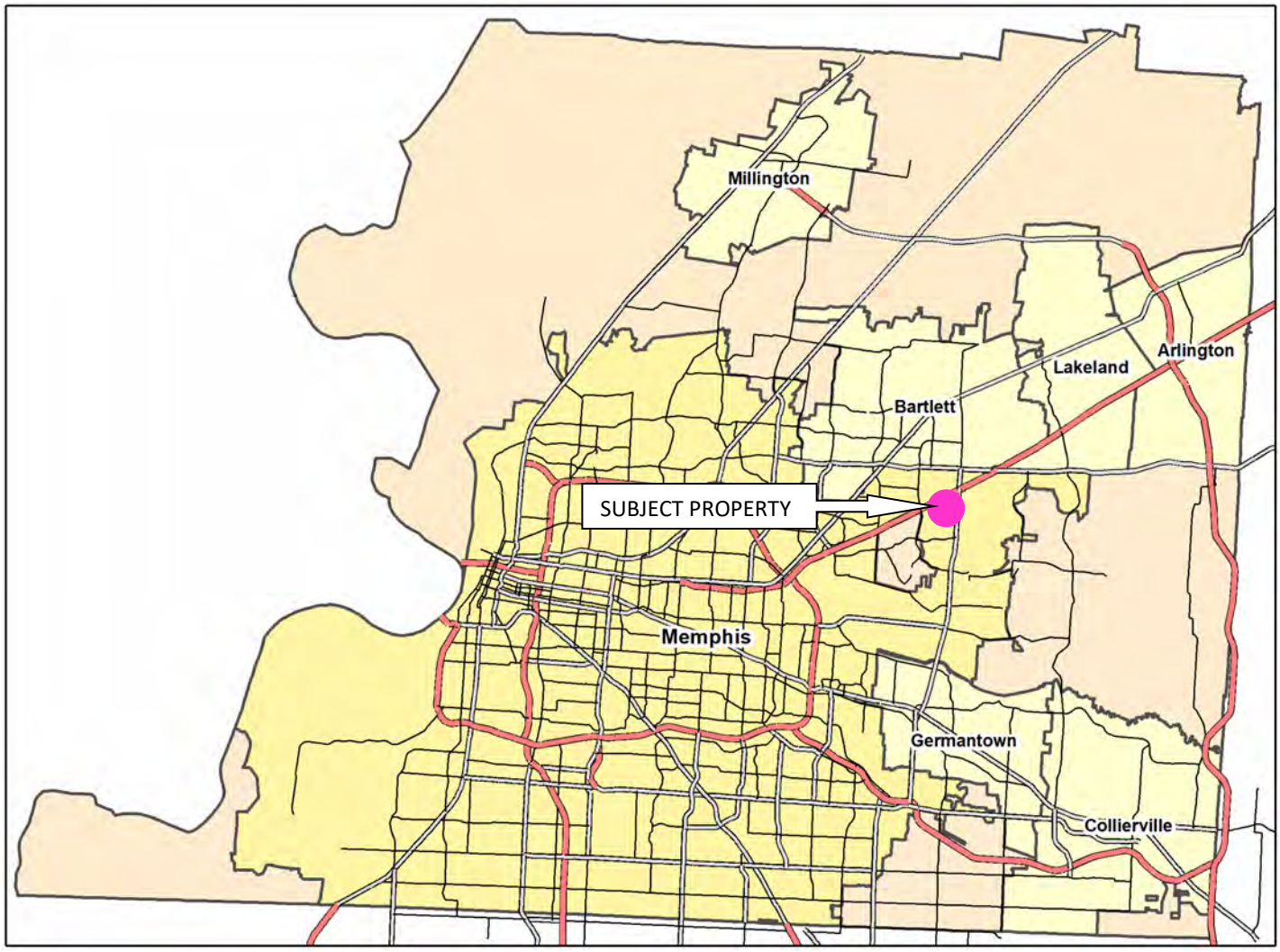
This proposal is not applicable to the Memphis 3.0 General Plan per the land use decision criteria.

RECOMMENDATION:

Approval with conditions

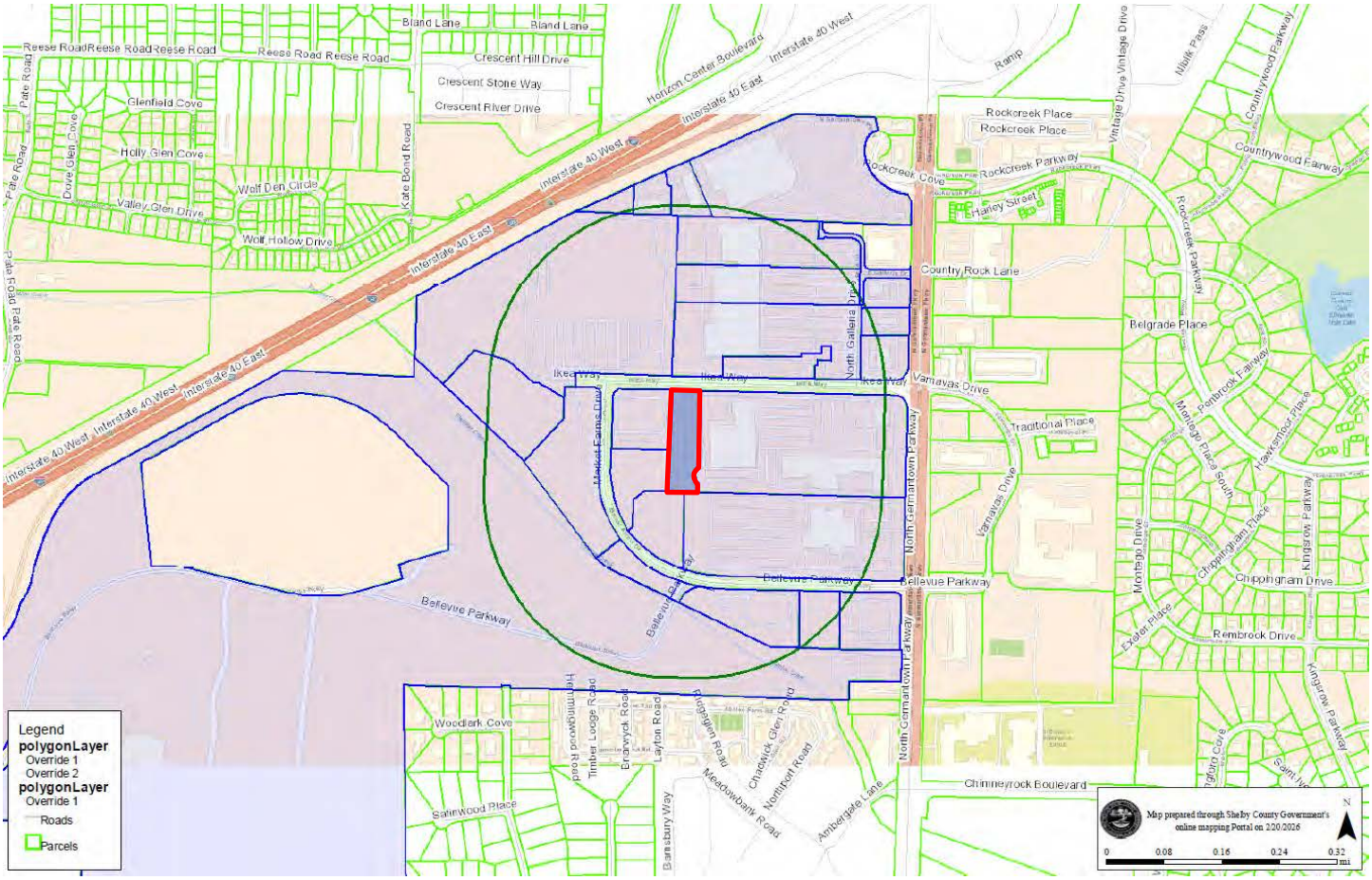
Staff Writer: ***Chloe Christion*** **E-mail:** ***chleo.christion@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property outlined in red

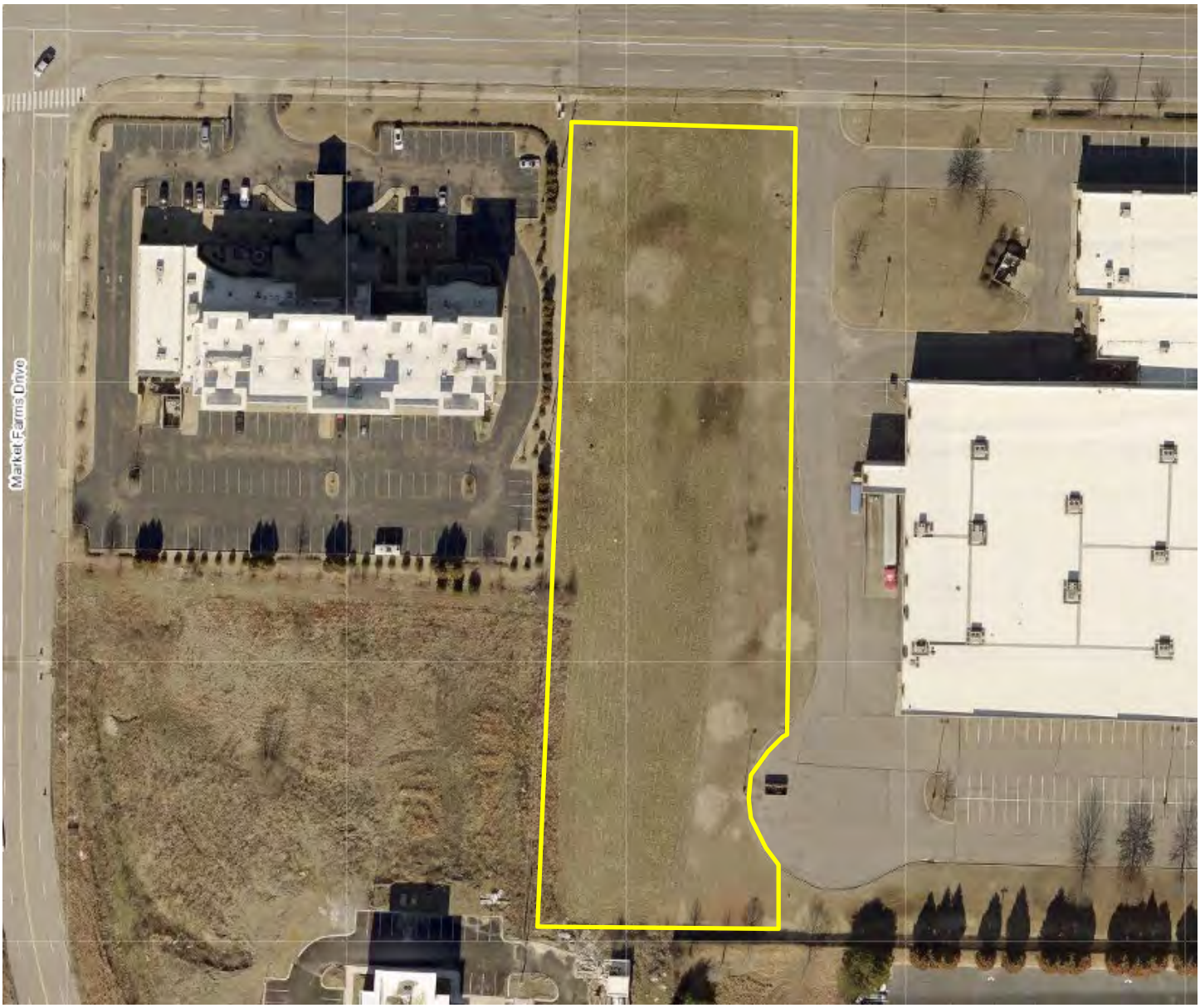
PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 26 notices were mailed on February 20, 2026, see page 31 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 32 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

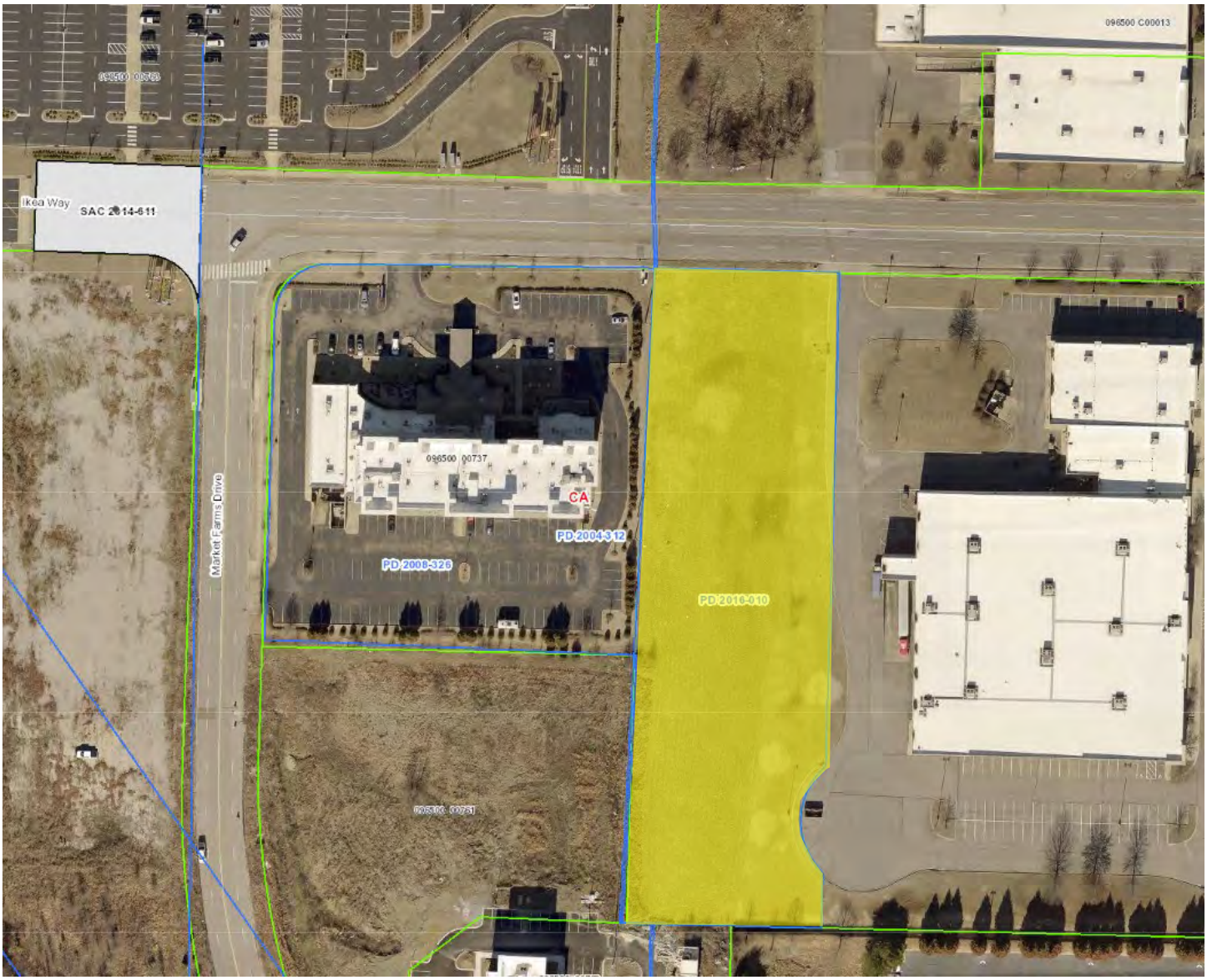
The meeting was held at 6:00 PM on Thursday, February 26, 2026, at Hilton Garden Inn at 7955 Ikea Way.

AERIAL



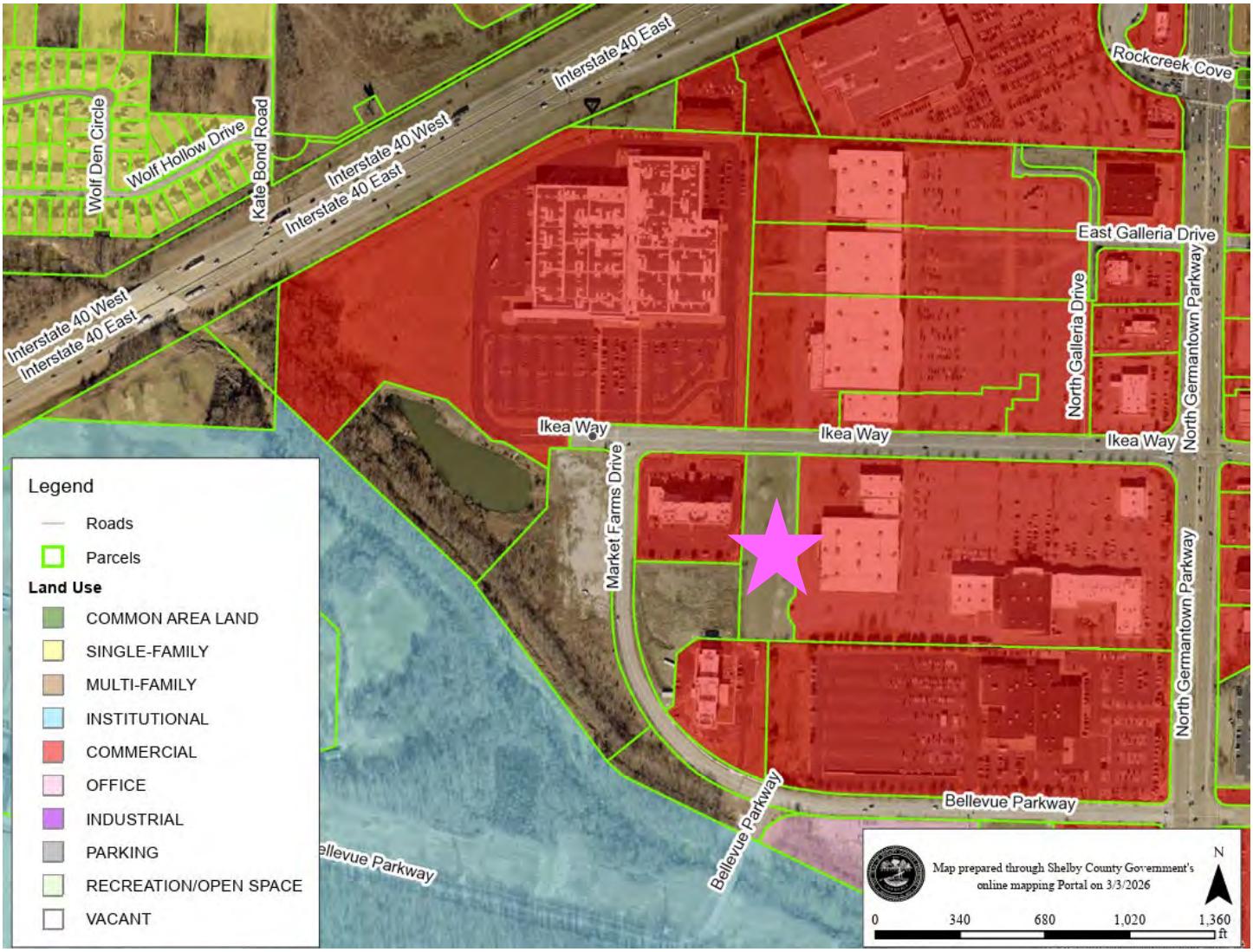
Subject property outlined in yellow, imagery from 2025

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



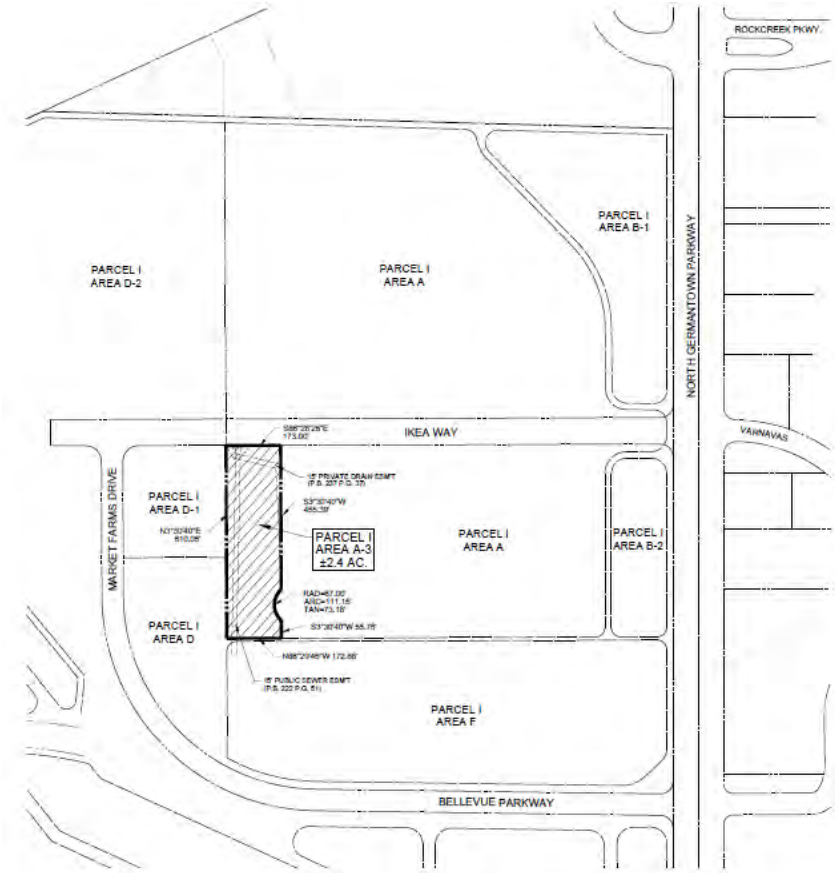
Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Ikea Way facing south.

OUTLINE PLAN





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

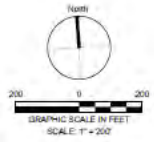
SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

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

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

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

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

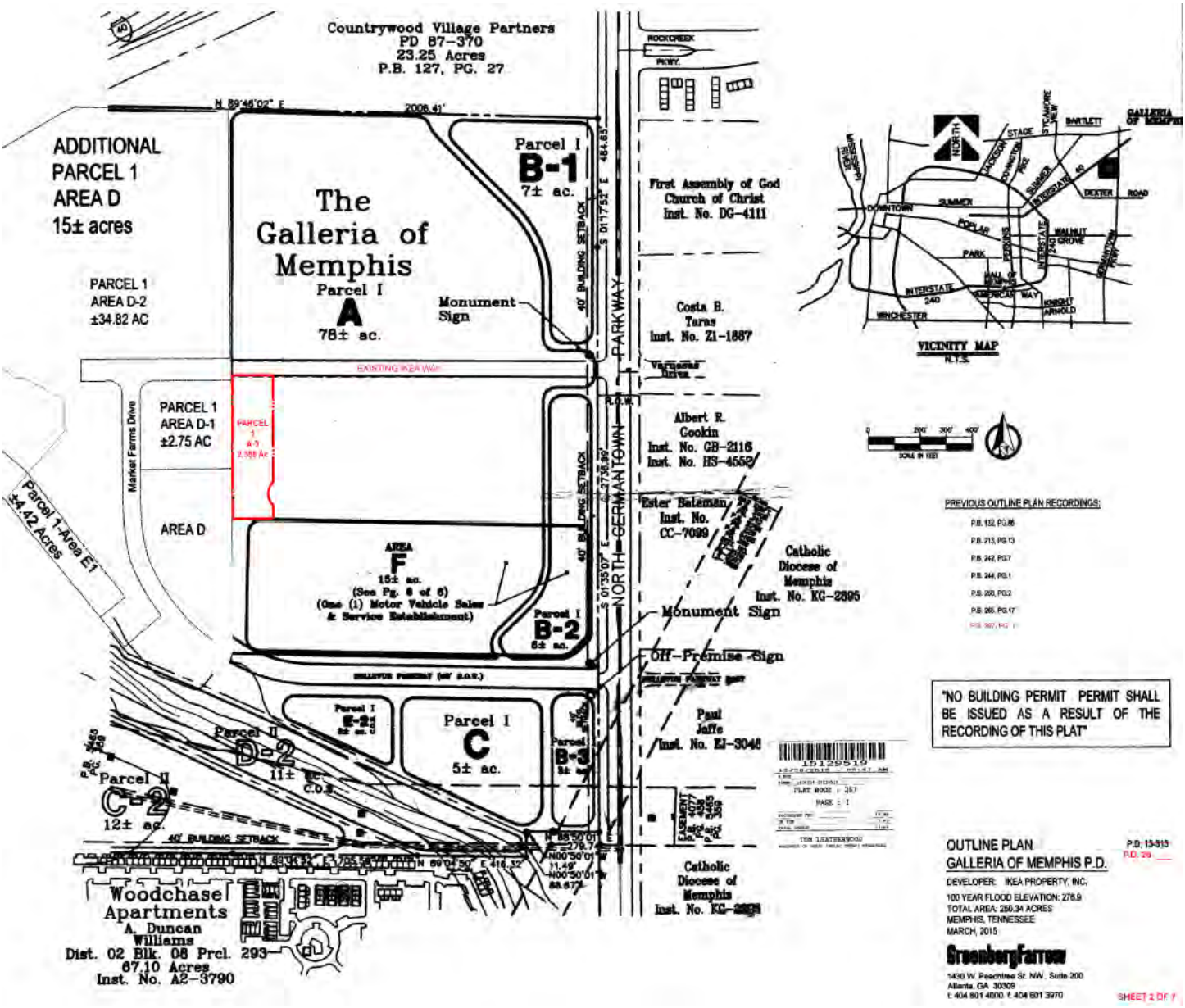


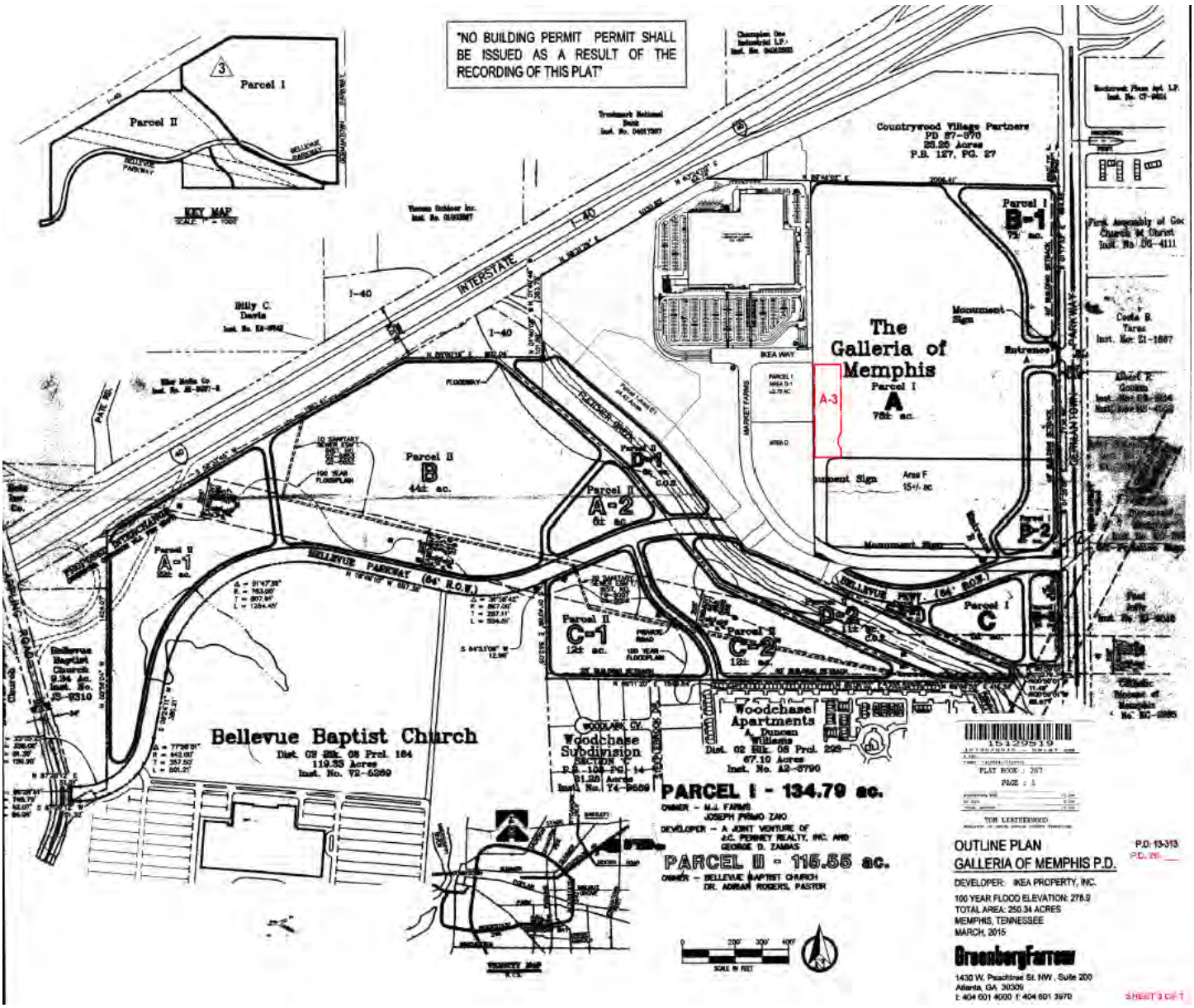


The Reaves Firm

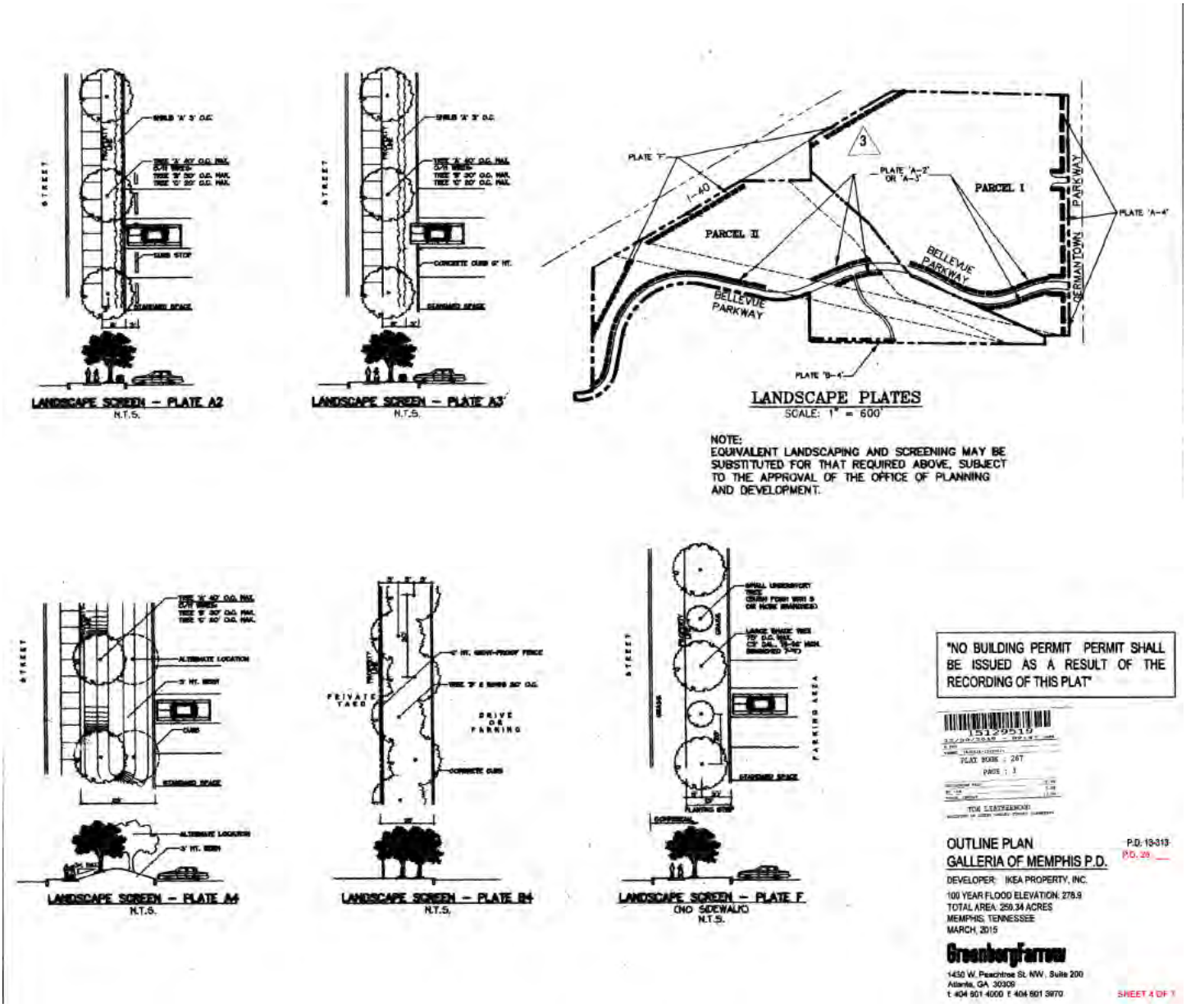
OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP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

JOB # 25-0216


Countrywood Village Partners
PD 87-370
23.25 Acres
P.B. 127, PG. 27
N 89°45'02" E
2008.41'
ADDITIONAL
PARCEL 1
AREA D
15± acres
Parcel I
B-1
7± ac.
The
Galleria of
Memphis
Parcel I
A
78± ac.
PARCEL 1
AREA D-2
±34.82 AC
Monument
Sign
40' BUILDING SETBACK
S 01°17'52" E
484.85'
PARKWAY
First Assembly of God
Church of Christ
Inst. No. DG-4111
Costa B.
Taras
Inst. No. ZI-1887
Albert R.
Gookin
Inst. No. GB-2116
Inst. No. HS-4552
Ester Bateman
Inst. No.
CC-7099
Catholic
Diocese of
Memphis
Inst. No. KG-2895
Monument Sign
Off-Premise Sign
Paul
Jaffe
Inst. No. ZI-3048
Catholic
Diocese of
Memphis
Inst. No. KG-2895
NORTH GERMANTOWN
R.O.W.
S 01°35'07" E
2736.99'
PARCEL 1
AREA D-1
±2.75 AC
Market Farms Drive
Parcel 1-Area E1
±4.42 Acres
AREA D
AREA
F
15± ac.
(See Pg. 6 of 6)
(One (1) Motor Vehicle Sales
& Service Establishment)
Parcel I
B-2
6± ac.
Parcel I
C
5± ac.
Parcel I
B-3
Parcel II
D-2
11± ac.
Parcel II
C-2
12± ac.
40' BUILDING SETBACK
Woodchase
Apartments
A. Duncan
Williams
Dist. 02 Blk. 08 Prcl. 293
67.10 Acres
Inst. No. A2-3790
VICINITY MAP
N.T.S.
PREVIOUS OUTLINE PLAN RECORDINGS:
"NO BUILDING PERMIT PERMIT SHALL
BE ISSUED AS A RESULT OF THE
RECORDING OF THIS PLAT"
OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.
P.D. 13-313
P.D. 26-___
DEVELOPER: IKEA PROPERTY, INC.
100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015
Greenberg Farrow
1430 W. Peachtree St. NW., Suite 200
Atlanta, GA 30309
t: 404 881 4000 f: 404 881 3970
SHEET 1 OF 7


"NO BUILDING PERMIT PERMIT SHALL BE ISSUED AS A RESULT OF THE RECORDING OF THIS PLAT"
KEY MAP
Parcel I
Parcel II
INTERSTATE I-40
Countrywood Village Partners
PD 87-070
25.26 Acres
P.B. 127, PG. 27
The Galleria of Memphis
Parcel I
A
78± ac.
Parcel I
B-1
Parcel II
B
44± ac.
Parcel II
A-2
6± ac.
Parcel II
A-1
Parcel II
C-1
12± ac.
Parcel II
C-2
12± ac.
Parcel I
C
Parcel I
D-1
Parcel II
D-2
A-3
Area F
15+/- ac
P-2
BELLEVUE PARKWAY (64' R.O.W.)
Bellevue Baptist Church
Dist. 02 Blk. 08 Prcl. 184
119.33 Acres
Inst. No. Y2-5269
Woodchase Subdivision
SECTION C
P.B. 138, PG. 14
91.28 Acres
Inst. No. T4-9609
Woodchase Apartments
A. Duncan Williams
Dist. 02 Blk. 08 Prcl. 292
67.10 Acres
Inst. No. A2-8790
PARCEL I - 134.79 ac.
OWNER - M.J. FARMS
JOSEPH PRIMO ZAIO
DEVELOPER - A JOINT VENTURE OF J.C. PENNEY REALTY, INC. AND GEORGE D. ZAIBAS
PARCEL II - 115.55 ac.
OWNER - BELLEVUE BAPTIST CHURCH
DR. ADRIAN ROGERS, PASTOR
OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.
P.D. 13-313
DEVELOPER: IKEA PROPERTY, INC.
100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015
Groenberg Farrow
1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970
SHEET 3 OF 7

LANDSCAPE PLAN



CASE REVIEW

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

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

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

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

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

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

A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding

property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

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

Commercial or Industrial Criteria

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

4.10.5 Planned Commercial or Industrial Developments

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

A. *Screening*

   When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies.

B. *Display of Merchandise*

   All business, manufacturing and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure.

C. *Accessibility*

   The site shall be accessible from the proposed street network in the vicinity which will be adequate to carry the anticipated traffic of the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development.

D. *Landscaping*

   Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:
0 Ikea Way

Parcel ID:
096500 00722

Area:
+/- 2.39 acres

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

Site Zoning History

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

Concept Plan Review & Analysis

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

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

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

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

RECOMMENDATION

Staff recommends approval with revisions to the outline plan conditions.

Outline Plan Conditions – Revisions

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

Area A-3

I. Uses permitted:

A. Hotel

B. Any use permitted in Parcel I. A

II. Bulk Regulations:

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

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

C. Maximum height of light standards 30 feet.

III. Signs:

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

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

PD 2013-313 OUTLINE PLAN CONDITIONS

I. Uses Permitted:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following additional uses are permitted in Parcels II A:

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

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

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

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

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

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

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

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

II. Bulk Regulations:

A. Parcel I and Parcels II A and II B

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

1. Parcel I – Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of Floor area. Individual Phases or Areas may exceed the .25 FAR.

2. Parcels II A and II B – Maximum .25 Floor Area Ratio (FAR) shall be permitted.

3. Minimum setback from Germantown Parkway – 40 feet.

4. Minimum setback from internal private drives – 15 feet.

5. Maximum Heights:

   a. Parcel I A – Two stories with architectural embellishments and atriums.

⚠ b. Parcel I B – 22 feet, except for Area F that shall be thirty (30) feet.

   c. Parcels I C, I D and II B – 55 feet

   d. Parcel II A – 35 feet

B. Parcels II C

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

1. Parcel II C-1 – Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multifamily dwellings shall be permitted.

2. Parcel II C-2:
   Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.

3. Parcel II C-1 shall not be connected to Stepplebrook Drive.

C. Parcel II D-1, II D-2, I E-1 and I E-2:
Bulk requirements shall be determined at time of site plan review.

D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:

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

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

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

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

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

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

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

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

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

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

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

L. Internal access from Parcel I to the property to the north (Countrywood Collection, P. D. 98-370 CC) shall be provided so as to allow indirect access to the Rockcreek Parkway intersection subject to site plan review by the Land Use Control Board.

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

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

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

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

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

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

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

IV. Landscaping and Screening

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

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

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

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

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

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

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

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

I. Maximum height of light standards shall be:

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

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

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

1. Development shall be in general conformance with the site plan;

2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;

3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;

4. No outside speaker system shall be permitted.

5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Parkway.

V. Signs:

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

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

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

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

E. Parcel II B – Signage shall be in accordance with the General Office (O-G) District.

F. Signs along the Interstate 40 right-of-way frontage shall be permitted in Parcels I-D and II B only. Two (2) detached signs for Parcel I-D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C-P District sign requirements. Sign height shall be determined at the time of site plan review.

G. The two existing off-premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.

H. Attached signs for all Parcels except for Parcel II C-1 and II C-2 shall be permitted in accordance with the Planned Commercial (C-P) District subject to site plan review by the Land Use Control Board.

I. Parcels II C-1 and II C-2 – Signs shall be permitted in accordance with the Townhouse Residential (R-TH) District.

J. No temporary or portable signs shall be permitted.

K. Minimum sign setback from the public right-of-way shall be 15 feet.

L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

PD 2013-313 APPROVED RESOLUTION

ZONING RESOLUTION

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

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

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

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

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

OPD
#3

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

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

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

BE IT FURTHER RESOLVED That the requirements of said aforementioned section of the Zoning Ordinance-Regulations shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan of development in accordance with said outline plan and the provisions of Chapter 9.6 of the Unified Development Code.

ATTEST:

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

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

Date JUL 02 2013

Valerie C. Sipes

Deputy Comptroller-Council Records

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

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

- Any use permitted by right or by special use permit in the Commercial Mixed Use-2 CMU-2 District, except the following uses:
    1. All social service institutions
    2. Airport, Heliport, Airline Terminal
    3. Lodge, Membership Club
    4. Outdoor recreation
    5. All commercial parking
    6. Pawnshop
    7. Restaurant, Drive-in
    8. Bar, Tavern, Cocktail Lounge, Nightclub
    9. Funeral establishment, funeral merchandise, funeral directing, crematorium and pet crematorium
    10. Indoor recreation
- As the parcels in Area D are developed, streetscape Type S-12 or similar should be used along the frontages of Market Plaza Drive and Market Farms Drive.
- All building be of Conventional Construction. No portable or pre-fabricate structures.
- Storage of inoperable vehicles shall be within sight proof fenced areas.
- Street Fencing shall be uniform for the entire property and be combination of masonry and wrought iron with appropriate spaced bushes.
- No storage fencing shall be permitted in front of the building line or the principal structure of the lot.
- No outdoor storage of any new or used parts.
- For automobile sales and service establishment located in Area 'D', the following additional conditions shall apply:
    1. Development shall be in general conformance with the site plan;
    2. The automobile dealership building elevations shall use earth tone colors;
    3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
    4. No outside speaker system shall be permitted;
    5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue Baptist Church private drive, or Chimneyrock Boulevard.
    6. Lighting shall be directed onto the property with minimal spillover to adjacent properties.
- Signs:

    A. One ground mounted monument sign, identifying the regional shopping center, a maximum of 175 square feet in area, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 60 square feet in area shall be permitted at each entrance on Market Plaza Drive or Market Farms Drive. No other detached on premise signs shall be permitted.

    B. Parcel 1 D signage shall be in accordance with the Commercial Mixed Use-2 (CMU-2) District.

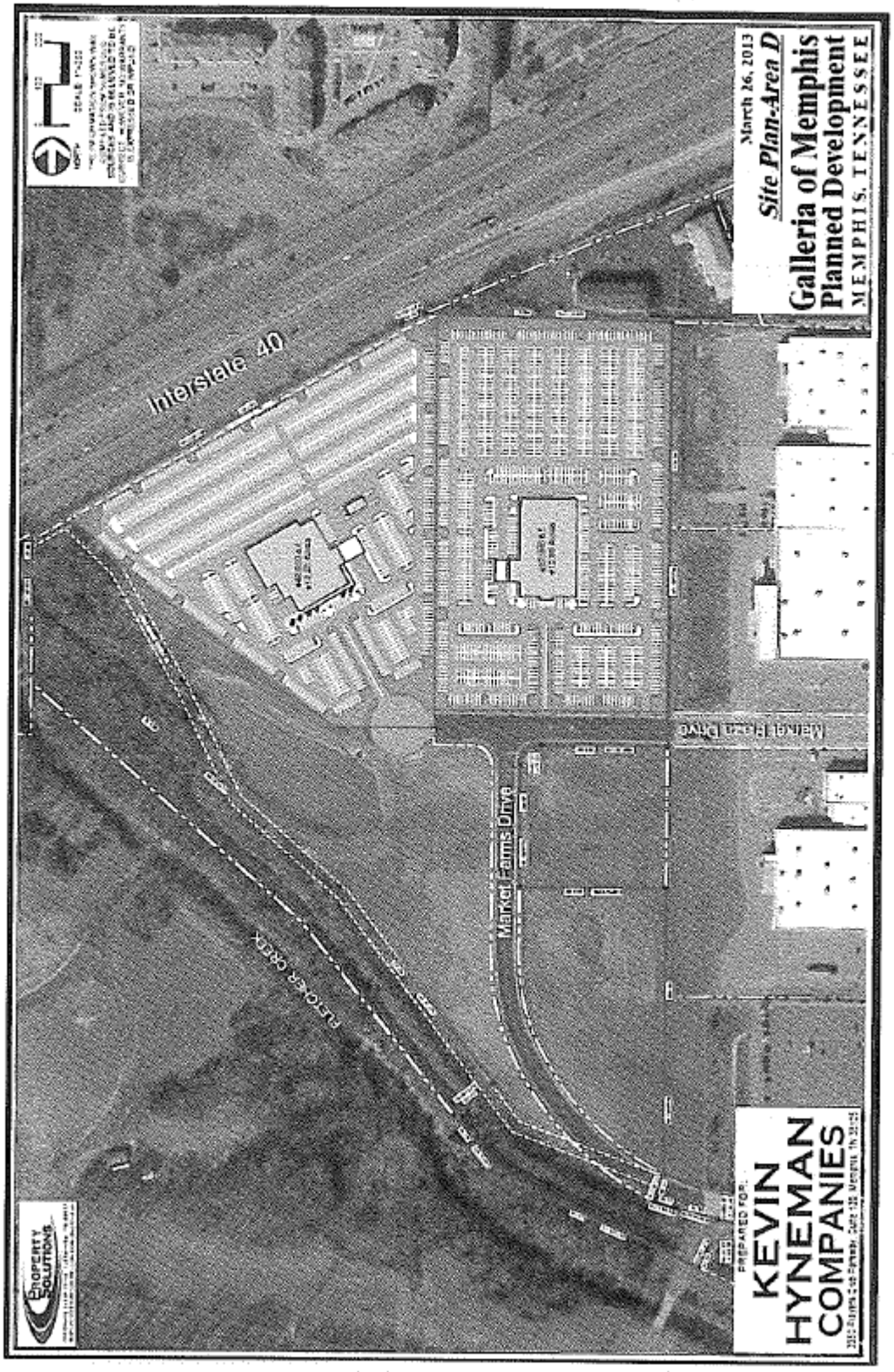
    C. No temporary or portable signs shall be permitted.

    D. Minimum sign setback from the public right of way shall be 15 feet.

    E. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board.

- All other conditions for this Planned Development are recommended to be unaltered.

Outline Plan



DEPARTMENTAL COMMENTS

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

City Engineer: See pages 18-20.

County Engineer: No comments received.

City Fire Division:

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

1. Fire apparatus access shall comply with section 503.

2. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.

3. Fire protection water supplies (including fire hydrants) shall comply with section 507.

4. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

5. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.

6. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: No comments received.

ENGINEERING COMMENTS
CASE 1: PD-26-001 Amend PD-13-313 to allow a hotel
NAME: 0 Ikea Way; 096500 00722
Basin/Lot/CD: Fletcher Creek, 12-A/ 2.39ac/1

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

Sewers:

2. City sanitary sewer capacity is available and needs to meet the requirement of the sewer connection letter issued on 19 Dec 2025 by the Public Works director.

3. The site is in Fletcher Creek sewer basin. Attached is the letter.

City of MEMPHIS TENNESSEE

PAUL A. YOUNG
MAYOR

December 19, 2025

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

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

Dear Mr. Morrow,

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

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

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

Sincerely,

Scott Morgan, P.E.
Director of Public Works

Roads:

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

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

Traffic Control Provisions:

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

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

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

Curb Cuts/Access:

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

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

11. Will require engineering ASPR.

Drainage:

12. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

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

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

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

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

General Notes:

17. Development is greater than 1 acre and is located within a sensitive drainage basin. Detention and engineering review are required.

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

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

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

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

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, March 4, 2026 at 8 AM.**

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

Meeting Details
Location: Council Chambers
City Hall 1st Floor
125 N Main St.

Time: 9:00 AM

Date: Thursday, March 12, 2026

VICINITY MAP



Staff Planner Contact:
Chloe Christion
chloe.christion@memphistn.gov
(901) 636-7494

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

26 Notices Mailed 2/20/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

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

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:

X Land Use Action (Planned Development),
___ Street /Alley Closure
___ Special Use Permit,
___ Use Variance,
___ Zoning District Map Amendment.

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

[signature] 2/26/26

Owner, Applicant or Representative Date

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

Christine Donhardt

Notary Public

My commission expires: 9-8-27

CHRISTINE DONHARDT
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Additional Info Required

Opened Date: January 28, 2026

Record Number: PD 2026-001

Expiration Date:

Record Name: Galleria of Memphis PD Amendment

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

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

Parent Record Number:

Address:
0 Ikea Way 38016

Owner Information

Primary	Owner Name
Y	GRH GLENWOOD LLC AND MRH VENTURE CAPITAL

Owner Address **Owner Phone**

595 ROUND ROCK WEST DR, ROUND ROCK, TX 78681

Parcel Information

096500 00722

Data Fields

PREAPPLICATION MEETING

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

GENERAL PROJECT INFORMATION

Planned Development Type	Amendment to Existing PD
Previous Docket / Case Number	13-313 08-326 04-312 90-315 CC
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)	N/A
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The immediately adjacent property has 3 hotels: two to the west at four and five stories and one to the south at four stories. There is Ikea to the northwest and a retail center to the east. Directly north is a large stormwater detention pond associated with another retail center. A maximum five-story hotel is in keeping with the neighborhood. The property is located on a fully-improved street and all public utilities are readily available.
UDC Sub-Section 9.6.9B	Correct. The applicant plans to build a maximum five-story hotel on this site, which is consistent with surrounding property, most of which are stand alone and fully developed.
UDC Sub-Section 9.6.9C	The area is embedded within an existing commercial area and as such is supported by fully improved infrastructure and utilities.
UDC Sub-Section 9.6.9D	The site is an open field with no known scenic or historical features.
UDC Sub-Section 9.6.9E	With the granting of the PD amendment to the outline plan for the hotel and to allow five stories in height, this project complies with UDC standards.
UDC Sub-Section 9.6.9F	The project complies with building and zoning code, is compatible with adjacent property, and will cause no violations.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development	Correct. All utilities are existing on or near this property.

GENERAL PROVISIONS

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation	Correct
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	Correct
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements	Understood.
F) Lots of record are created with the recording of a planned development final plan	Understood.

GIS INFORMATION

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

Contact Information

Name
BRAD SMITH

Contact Type
APPLICANT

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

Phone
-

Name
GREG BARTLETT

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
CHRISTINE DONHARDT

Contact Type
MANAGER

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
BRAD SMITH

Contact Type
PROPERTY OWNER OF RECORD

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

Phone
(901)761-2016

Name
MIKE DAVIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)761-2016

Fee Information

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

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

Payment Information

Payment Amount	Method of Payment
$1,500.00	Check

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

of the property located at 0 Ikea Way

and further identified by Assessor's Parcel Number 096500 00722,

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

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

Cindy Solorio
Signature of Notary Public

CINDY SOLORIO
My Notary ID # 10542656
Expires November 2, 2026

11/2/2026
My Commission Expires

LETTER OF INTENT

The Reaves Firm INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying

January 30, 2026

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

RE: Galleria of Memphis PD

Dear Brett,

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

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

Sincerely,

Mike Davis, R.L.A.
Principal

6800 Poplar Avenue, Suite 101 Memphis, TN 38138 T. 901.761.2016 / F. 901.763.2847

LETTERS RECEIVED

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

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Additional Info Required

Opened Date: January 28, 2026

Record Number: PD 2026-001

Expiration Date:

Record Name: Galleria of Memphis PD Amendment

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

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

Parent Record Number:

Address:

0 Ikea Way 38016

Owner Information

Primary	Owner Name
Y	GRH GLENWOOD LLC AND MRH VENTURE CAPITAL

Owner Address **Owner Phone**

595 ROUND ROCK WEST DR, ROUND ROCK, TX 78681

Parcel Information

096500 00722

Data Fields

PREAPPLICATION MEETING

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

GENERAL PROJECT INFORMATION

Planned Development Type	Amendment to Existing PD
Previous Docket / Case Number	13-313 08-326 04-312 90-315 CC
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)	N/A
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The immediately adjacent property has 3 hotels: two to the west at four and five stories and one to the south at four stories. There is Ikea to the northwest and a retail center to the east. Directly north is a large stormwater detention pond associated with another retail center. A maximum five-story hotel is in keeping with the neighborhood. The property is located on a fully-improved street and all public utilities are readily available.
UDC Sub-Section 9.6.9B	Correct. The applicant plans to build a maximum five-story hotel on this site, which is consistent with surrounding property, most of which are stand alone and fully developed.
UDC Sub-Section 9.6.9C	The area is embedded within an existing commercial area and as such is supported by fully improved infrastructure and utilities.
UDC Sub-Section 9.6.9D	The site is an open field with no known scenic or historical features.
UDC Sub-Section 9.6.9E	With the granting of the PD amendment to the outline plan for the hotel and to allow five stories in height, this project complies with UDC standards.
UDC Sub-Section 9.6.9F	The project complies with building and zoning code, is compatible with adjacent property, and will cause no violations.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development	Correct. All utilities are existing on or near this property.

GENERAL PROVISIONS

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation	Correct
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	Correct
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements	Understood.
F) Lots of record are created with the recording of a planned development final plan	Understood.

GIS INFORMATION

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

Contact Information

Name
BRAD SMITH

Contact Type
APPLICANT

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

Phone
-

Name
GREG BARTLETT

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
CHRISTINE DONHARDT

Contact Type
MANAGER

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
BRAD SMITH

Contact Type
PROPERTY OWNER OF RECORD

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

Phone
(901)761-2016

Name
MIKE DAVIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)761-2016

Fee Information

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

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

Payment Information

Payment Amount	Method of Payment
$1,500.00	Check

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

of the property located at 0 Ikea Way

and further identified by Assessor's Parcel Number 096500 00722,

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

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

Cindy Solorio

Signature of Notary Public

CINDY SOLORIO
My Notary ID # 10542656
Expires November 2, 2026

11/2/2026

My Commission Expires

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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I, MRH Venture Capital LLC Mark. R. Hawkins (Print Name) M R. H (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 0 Ikea Way

and further identified by Assessor's Parcel Number 096500 00722,

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

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

Rachael A. Caiazzo
Signature of Notary Public

RACHAEL A CAIAZZO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #679453
MY COMMISSION EXPIRES
MARCH 15, 2029

3-15-29
My Commission Expires

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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, GRH Glenwood LLC Gary R. Hawkins (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 0 Ikea Way

and further identified by Assessor's Parcel Number 096500 00722,

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

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

Rachael A. Caiazzo
Signature of Notary Public

RACHAEL A CAIAZZO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #679453
MY COMMISSION EXPIRES
MARCH 15, 2029

3-15-29
My Commission Expires

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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.

Stephens Holdings LLC, an Idaho limited liability company
Name: Paul Stephens
Its: Member

I, _____ (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

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

Subscribed and sworn to (or affirmed) before me this 22nd day of January in the year of 2026.

Signature of Notary Public

LUCIANA LANGDON NOTARY PUBLIC Comm. No. 20214853 STATE OF IDAHO

10/8/28
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, Gil M. Ryan (Print Name) Ryan Family Ventures, LLC - Managing Member (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 0 Ikea Way

and further identified by Assessor's Parcel Number 096500 00722,

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

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

Traci A. Adcock
Signature of Notary Public

TRACI L. ADCOCK STATE OF TENNESSEE NOTARY PUBLIC FAYETTE COUNTY

August 29, 2029
My Commission Expires

The Reaves Firm INCORPORATED

Planning
Engineering
Landscape Architecture
Land Surveying

January 30, 2026

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

RE: Galleria of Memphis PD

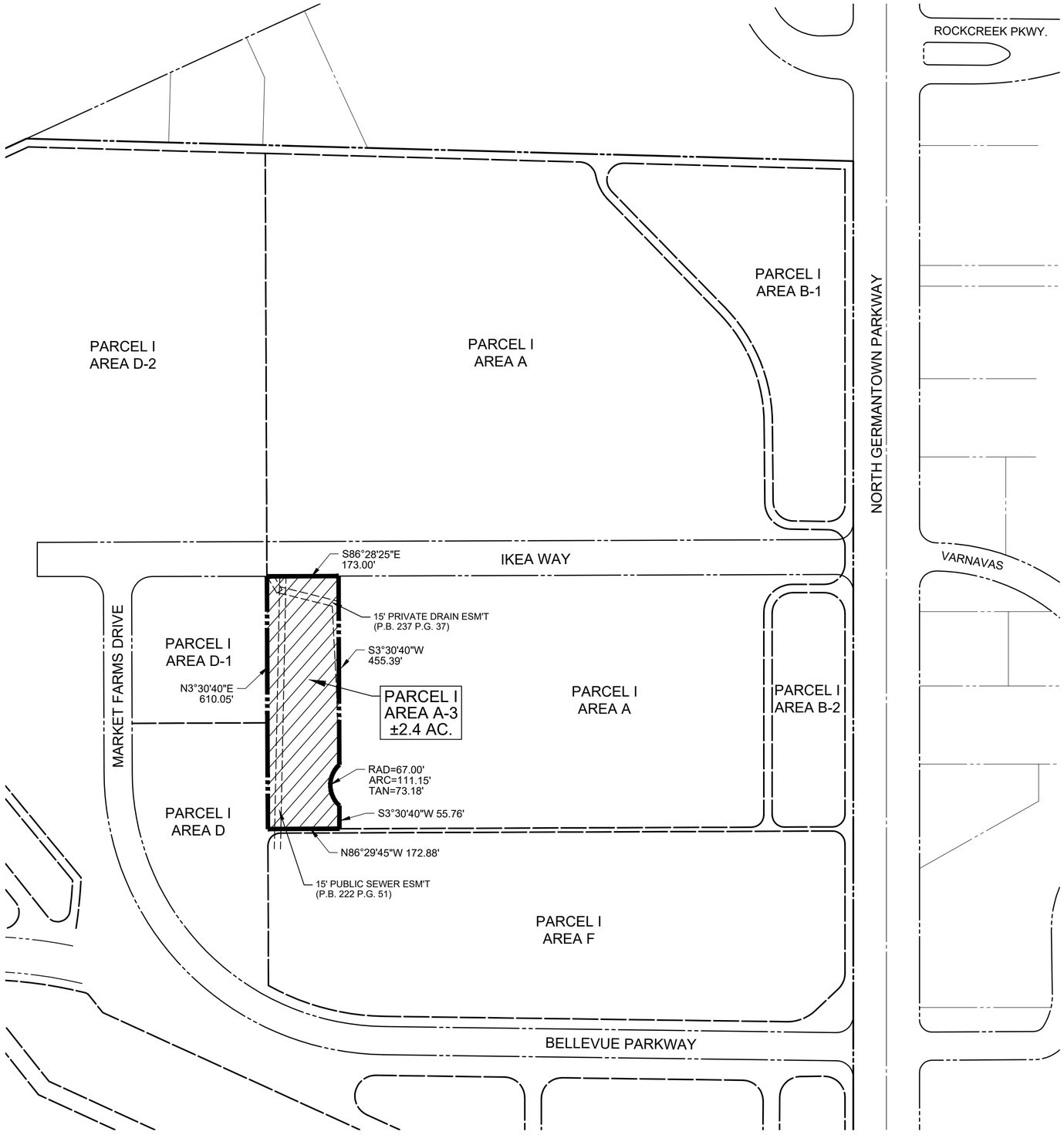
Dear Brett,

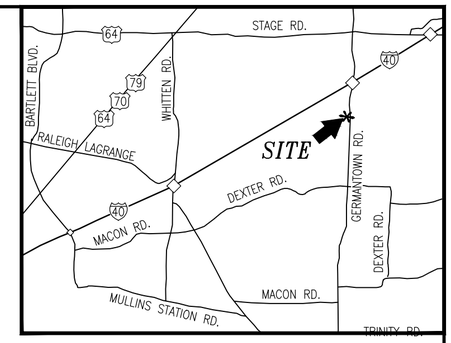
On behalf of StoneCrest Investments, the applicant, and ownership group GRH Glenwood LLC, MRH Venture Capital LLC, Stephens Holdings LLC, MEMTEX Development No 1 LLC, and Ryan Family Ventures LLC, we are pleased to submit the attached amendment to the Galleria of Memphis PD (PD 13-0313).

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

Sincerely,

Mike Davis, R.L.A.
Principal





VICINITY MAP (N.T.S.)

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

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

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

I. Uses permitted:

A. Hotel and any use permitted in Area A.

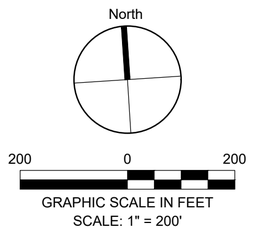
II. Bulk Regulation:

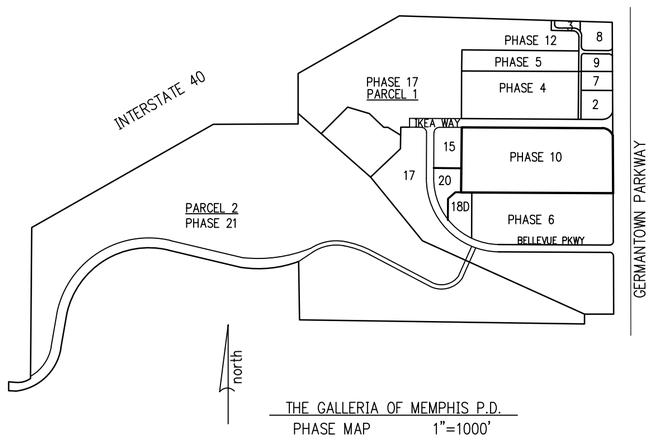
A. Maximum five (5) stories

B. Maximum height of light standards 30 feet.

III. Signs:

A. Signs as allowed in CMU-2 District





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

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

JOB # 25-0216

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

copyright 2026 – The Reaves Firm, Incorporated

kay 20x24 Z:\2025\25-0216 Ikea Way, 2.39ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 12:41pm

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

ADDITIONAL
PARCEL 1
AREA D
15± acres

PARCEL 1
AREA D-2
±34.82 AC

The Galleria of Memphis
Parcel I
A
78± ac.

Parcel I
B-1
7± ac.

Monument Sign

N 89°46'02" E 2006.41'

S 01°17'52" E 484.65'

40' BUILDING SETBACK

PARKWAY

ROCKCREEK PKWY.

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

Costa B.
Taras
Inst. No. Z1-1887

EXISTING IKEA WAY

Varnadas Drive

R.O.W.

PARCEL 1
AREA D-1
±2.75 AC

PARCEL 1
A-3
2.388 Ac

Market Farms Drive

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

Parcel 1-Area E1
±4.42 Acres

AREA D

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

Parcel I
B-2
6± ac.

Ester Bateman
Inst. No.
CC-7099

S 01°35'07" E

NORTH-GERMANTOWN PKWY

Catholic
Diocese of
Memphis
Inst. No. KG-2895

Monument Sign

Off-Premise Sign

BELLEVUE PARKWAY (80' R.O.W.)

BELLEVUE PARKWAY EAST

Parcel I
E-2
2± ac.

Parcel II
D-2
11± ac.
C.O.S

Parcel I
C
5± ac.

Parcel I
B-3
3± ac.

Paul
Jaffe
Inst. No. EJ-3048

P.B. 5465 P.G. 359

Parcel II
C-2
12± ac.

40' BUILDING SETBACK

N 89°04'52" E 705.58'

N 89°04'50" E 416.32'

N 88°50'01" E 279.74'

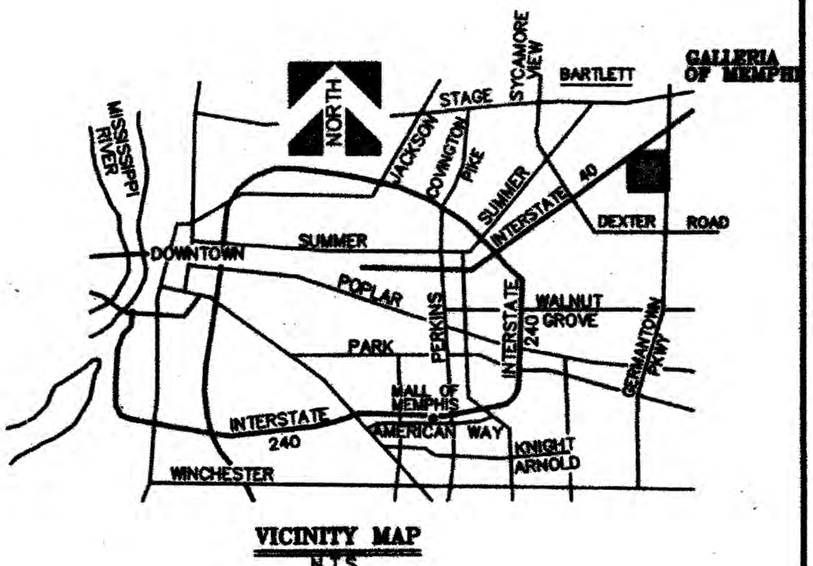
N00°50'01"W 11.49'

N00°50'01"W 88.67'

EASEMENT P.B. 4077 P.G. 458 P.B. 5465 P.G. 359

Catholic
Diocese of
Memphis
Inst. No. KG-2895

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



VICINITY MAP
N.T.S.

0 200' 300' 400'
SCALE IN FEET

PREVIOUS OUTLINE PLAN RECORDINGS:

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

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

15129519
12/30/2015 - 09:47 AM
6 PGS
TAXES 1410514-15129519
PLAT BOOK : 267
PAGE : 1

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

~~P.D. 13-313~~
P.D. 26-___

DEVELOPER: IKEA PROPERTY, INC.

100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

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

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

KEY MAP
SCALE: 1" = 1000'

Parcel I
Parcel II
I-40
BELLEVUE PARKWAY
GERMANTOWN PARKWAY

Champion One Industrial L.P., Inst. No. 04012583

Trustmark National Bank Inst. No. 04017367

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

Rockcreek Plaza Apt. L.P.
Inst. No. CT-9624

Viacom Outdoor Inc.
Inst. No. 01003887

Billy C. Davis
Inst. No. K4-9742

Eller Media Co.
Inst. No. H1-9637-2

INTERSTATE I-40

N 63°24'09" E 64.14'
1030.65'
N 58°31'28" E
N 89°46'07" E 2006.41'
N 01°40'48" W 383.75'
N 01°40'09" W 101.96'
N 68°00'16" E 802.04'
1362.41'
S 58°33'45" W

IKEA WAY
Monument Sign
Entrance
PARKWAY
GERMANTOWN

Parcel I
B-1
7± ac.

The Galleria of Memphis
Parcel I
A
78± ac.

A-3

PARCEL 1
AREA D-1
±2.75 AC
MARKET FARMS
AREA D
Area F
15+/- ac

Parcel I-Area E1
±4.42 Acres
FLOODWAY
FLETCHER CREEK

Parcel II
B
44± ac.

10 SANITARY SEWER ESM'T. INST. NO. G2-6603 G2-6602
100 YEAR FLOODPLAIN

Parcel II
D-1
6± ac.
C.O.S.

Parcel II
A-2
6± ac.

Parcel II
A-1
22± ac.

PROPOSED INTERCHANGE

BELLEVUE PARKWAY (84' R.O.W.)
N 78°48'10" W 887.38'

Δ = 91°47'39"
R = 783.00'
T = 807.91'
L = 1254.45'

Δ = 36°38'42"
R = 867.00'
T = 287.11'
L = 554.51'

S 64°33'09" W 12.96'

Parcel II
C-1
12± ac.
PRIVATE ROAD
100 YEAR FLOODPLAIN
25' BUILDING SETBACK

Parcel II
C-2
12± ac.
40' BUILDING SETBACK

Parcel II
D-2
1± ac.
C.O.S.

Parcel I
C
54± ac.

BELLEVUE PKWY. (84' R.O.W.)

Bellevue Baptist Church
9.34 Ac.
Inst. No. J3-9310

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

Δ = 77°56'01"
R = 442.00'
T = 357.50'
L = 601.21'

N 87°20'12" E 51.51'
S 87°20'12" W 51.32'
S 09°24'11" W 380.21'
N 00°38'04" W 1424.07'

Woodchase Subdivision
SECTION 'C'
P.B. 108 PG. 14
21.28 Acres
Inst. No. Y4-9589

WOODLARK CV.
STEEPLECHASE DR.

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

N 89°11'20" E 1548.84'

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

Costa B. Taras
Inst. No. Z1-1887

Albert R. Gookin
Inst. No. [illegible]

Paul Jolly
Inst. No. [illegible]

Catholic Diocese of Memphis
No. EG-2895

VICINITY MAP
N.T.S.

BARTLETT
STAGE
SYCAMORE VIEW
SUMMER
DEXTER ROAD
WOODTOWN
POPLAR
WALNUT GROVE
PARK
INTERSTATE 240
WINCHESTER
CHERRY ARNOLD

PARCEL I - 134.79 ac.
OWNER - M.J. FARMS
JOSEPH PRIMO ZAIO
DEVELOPER - A JOINT VENTURE OF J.C. PENNEY REALTY, INC. AND GEORGE D. ZAMIAS

PARCEL II - 115.55 ac.
OWNER - BELLEVUE BAPTIST CHURCH
DR. ADRIAN ROGERS, PASTOR

0 200' 300' 400'
SCALE IN FEET

15129519
12/30/2015 - 09:47 AM
6 PGS
TAMMY 1410514-15129519
PLAT BOOK : 267
PAGE : 1

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

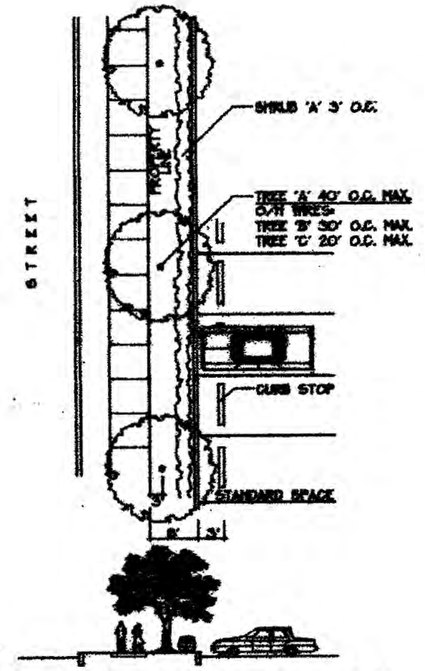
OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

~~P.D. 13-313~~
P.D. 26-___

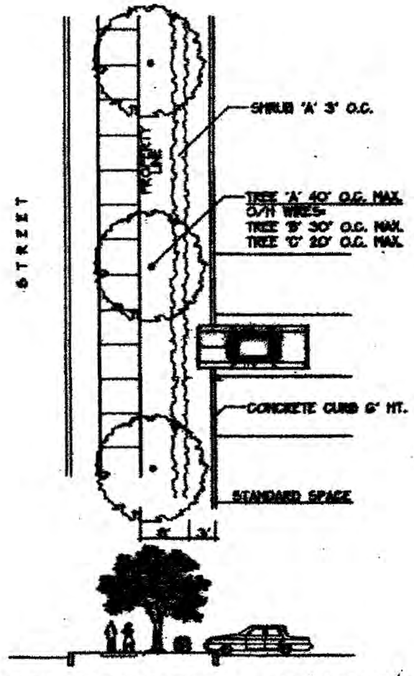
DEVELOPER: IKEA PROPERTY, INC.

100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

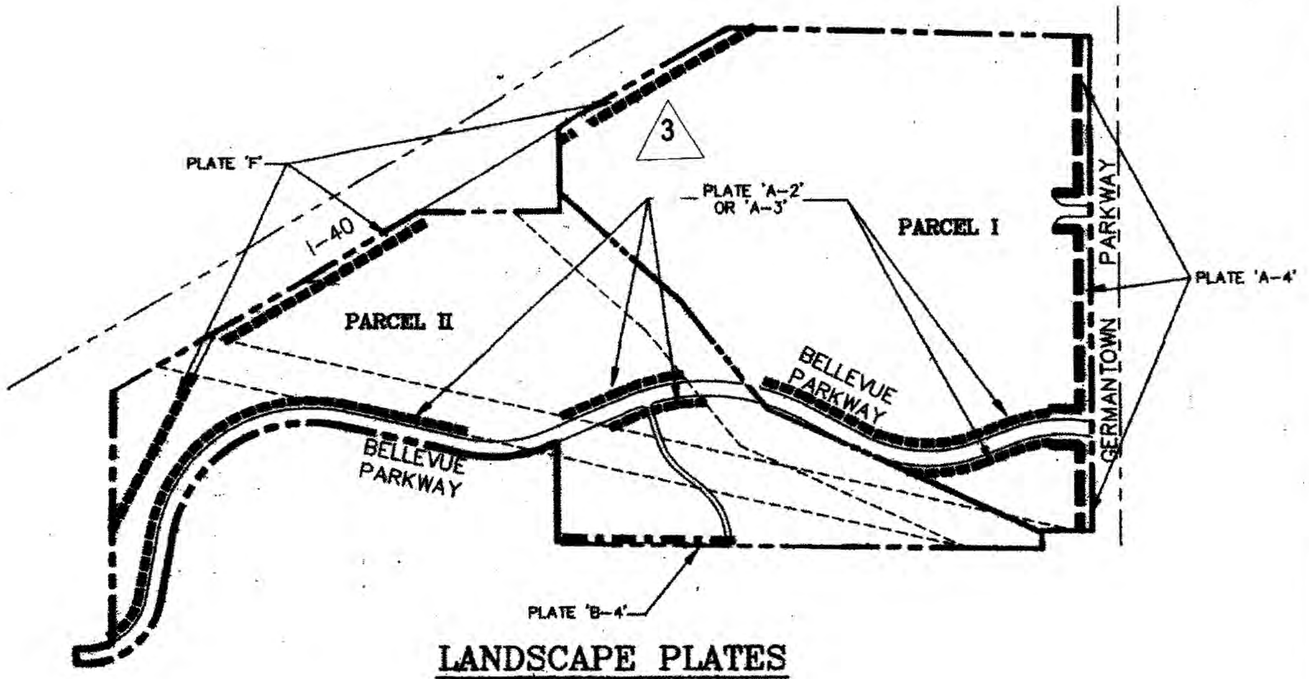
Greenberg Farrow
1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970



LANDSCAPE SCREEN – PLATE A2
N.T.S.

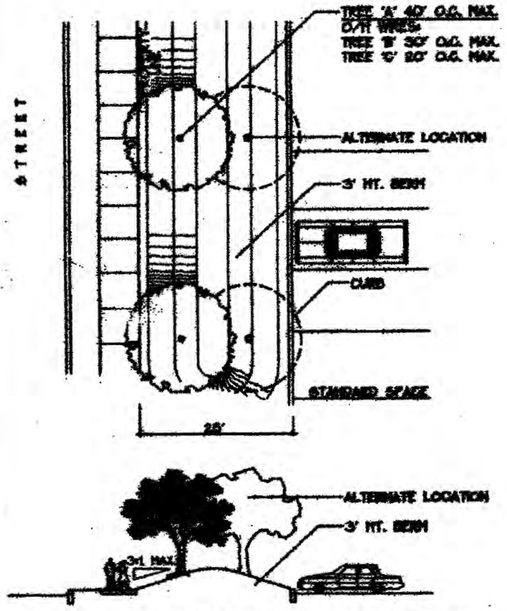


LANDSCAPE SCREEN – PLATE A3
N.T.S.

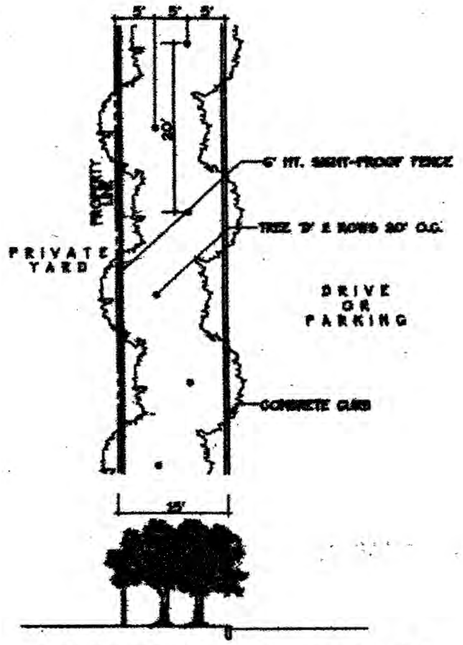


LANDSCAPE PLATES
SCALE: 1" = 600'

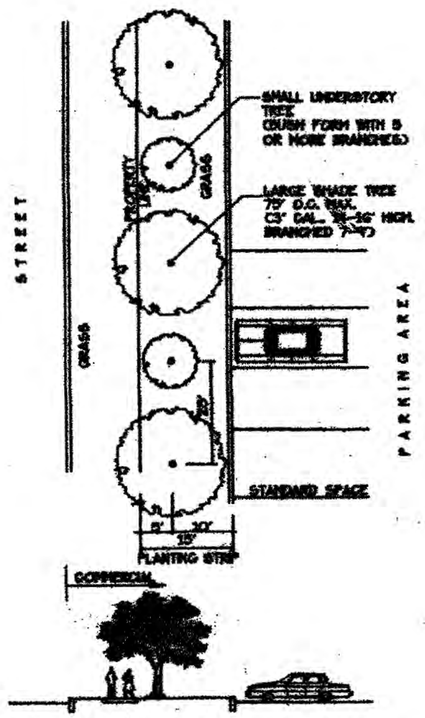
NOTE:
EQUIVALENT LANDSCAPING AND SCREENING MAY BE SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.



LANDSCAPE SCREEN – PLATE A4
N.T.S.



LANDSCAPE SCREEN – PLATE B4
N.T.S.



LANDSCAPE SCREEN – PLATE F
(NO SIDEWALK)
N.T.S.

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

15129519
12/30/2015 - 09:47 AM
6 PGS
TAMMY 1410514-15129519
PLAT BOOK : 267
PAGE : 1

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

~~P.D. 13-313~~
P.D. 26-___

DEVELOPER: IKEA PROPERTY, INC.

100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

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

Galleria of Memphis Planned Development, Amended
P.D. _____ (Formerly PD 09-316, 08-326, 04-312, 90-315 CC)

I. Uses Permitted:

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

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

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

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

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

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

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

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

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

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

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

The following additional uses are permitted in Parcel II A:

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

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

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

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

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

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

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

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

II. Bulk Regulations:

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

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

1. Parcel I – Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of floor area. Individual Phases or Areas may exceed the .25 FAR.

2. Parcels II A and II B – Maximum .25 Floor Area Ratio (FAR) shall be permitted.

3. Minimum setback from Germantown Parkway – 40 feet.

4. Minimum setback from internal private drives – 15 feet.

5. Maximum Heights:

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

B. Parcel II C:

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

1. Parcel II C-1 – Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multi-family dwellings shall be permitted.

2. Parcel II C-2 – Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.

3. Parcel II C-1 shall not be connected to Steeplebrook Drive.

C. Parcels II D-1, II D-2, I E-1, and I E-2:
Bulk requirements shall be determined at time of site plan review.

D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. Landscaping and Screening:

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

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

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

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

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

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

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

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

I. Maximum height of light standards shall be:

1. Parcels I B and I C: 20 feet

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

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

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

1. Development shall be in general conformance with the site plan;

2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;

3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;

4. No outdoor speaker system shall be permitted.

5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Boulevard.

V. Signs:

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

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

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

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

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

JOB # 25-0216

OUTLINE PLAN
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 5 OF 7

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key 20x24 Z:\2025\25-0216 Ikea Way, 2.39ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 1:22pm

E. Parcel II B – Signage shall be in accordance with the General Office (O–G) District.

F. Signs along the Interstate 40 right–of–way frontage shall be permitted in Parcels I D and II B only. Two (2) detached signs for Parcel I D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C–P District sign requirements. Sign height shall be determined at the time of site plan review.

G. The two existing off–premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.

H. Attached signs for all Parcels, except for Parcels II C–1 and II C–2, shall be permitted in accordance with the Planned Commercial (C–P) District, subject to site plan review by the Land Use Control Board.

I. Parcels II C–1 and II C–2 – Signs shall be permitted in accordance with the Townhouse Residential (R–TH) District.

J. No temporary or portable signs shall be permitted.

K. Minimum sign setback from the public right–of–way shall be 15 feet.

L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

VI. Drainage:

A. All drainage plans shall be submitted to the City and County Engineer for review.

B. All drainage emanating on–site shall be private. Easements will not be accepted.

C. Drainage improvements to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual, including possible on–site detention.

D. A pro rata drainage fee may be required

E. The following note shall be placed on all final plans. Common open space is reserved for the purpose of the conveyance of storm water in a natural drainage way. This C.O.S. shall not be used as a building site or filled without obtaining written permission from the City and County Engineer. The drainage way system located within the C.O.S., except for those parts located in a public drainage easement, shall be owned and maintained by the property owners' association. Such maintenance shall be performed so as to assure that the drainage system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include but not be limited to removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

VII. Other:

A. The Land Use Control Board may modify the bulk, access, parking, circulation, signage, lighting, landscaping, and other site design requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the Director of the Office of Planning and Development to have such action reviewed by the legislative bodies.

B. The first phase of development shall include all of the Common Open Space Parcels, I E–1, I E–2, II D–1 and II D–2.

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

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies and the approval of the Land Use Control Board prior to approval of any final plan. The Woodchase Homeowners' Association and property owners adjacent to Parcels II C–1 and II C–2 shall be notified 10 days prior to the Land Use Control Board meeting.

B. The site plan shall be submitted at least twenty days prior to a Land Use Control Board meeting and shall include the following:

1. The location, dimensions and floor area of all buildings, structures and parking areas.
2. An illustration of the dimensions, design, materials and method of lighting for all attached signs.
3. An access plan for the site entrance and exit lanes and any proposed traffic signing or signal.
4. Specific plans for internal and perimeter landscaping and screening, including the identification by name and location of plant materials.
5. Roadway Improvements necessary to accommodate traffic generated by this development shall be in place or under contract before any final plan shall be approved.
6. Illustration of the public and private pedestrian systems.
7. A composite plan showing all built and/or approved final plans within a parcel shall be submitted for review with each request for site plan review.

C. The site plan shall be reviewed based upon the following criteria:

1. Conformance with the Outline Plan Conditions;
2. Compatibility to the standards and criteria for Commercial Planned Developments contained in sections 14.C and 14.E of the Zoning Regulations;
3. Compatibility with adjacent land uses;
4. Provision of an adequate access plan, including availability of needed major road facilities and pedestrian facilities as detailed above.

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

X. Any final plan shall include the following:

A. The outline plan conditions;

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

C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plant materials in required landscaping, as well as a rendering of the appearance of all proposed buildings, including labeling of predominant construction materials;

D. The number of parking spaces;

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

F. The location, diameter, and species name of existing trees over 10 inches in diameter, and differentiation between those trees to be preserved and those to be removed.

G. The Floodway District boundary, the 100 year flood elevation, and any wetlands;

H. The location of any conservation easement and the agency in whose favor the easement is granted;

I. The following note shall be placed on the final plat of any development requiring on–site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention: shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

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

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

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

THE FOLLOWING ITEMS ARE AMENDMENTS TO THE PD CONDITIONS of PD 13–313:

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

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

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

JOB # 25-0216

OUTLINE PLAN
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

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

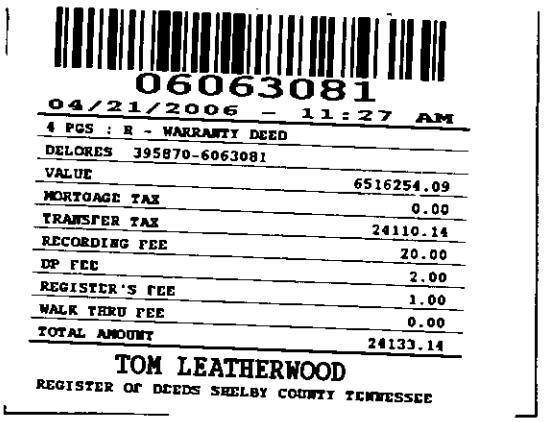
copyright 2026 – The Reaves Firm, Incorporated

kay 20x24 Z:\2025\25-0216 Ikea Way, 2.39ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 3:05pm

Tom Leatherwood

Shelby County Register

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



06063081

04/21/2006 - 11:27 AM

4 PGS : R - WARRANTY DEED	
DELORES 395870-6063081	
VALUE	6516254.09
MORTGAGE TAX	0.00
TRANSFER TAX	24110.14
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	24133.14

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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

TomBo PROPERTIES, INC., a Tennessee Corporation

By: _____
John B. Maxwell, Jr., President

STATE OF TENNESSEE, COUNTY OF SHELBY

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

WITNESS my hand, at office, this 14th day of April, 2006.

NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

Notary Public

My Commission Expires: 06/12/07

Property Address:
Vacant Land – 19.790 Acres
North Germantown Parkway
Memphis, TN 38018

Property Owner:
GRH Glenwood LLC
595 Round Rock West Drive, Suite 701
Round Rock, Texas 78681

MRH Venture Capital LLC
595 Round Rock West Drive, Suite 701
Round Rock, Texas 78681

Stephens Holdings LLC
595 Round Rock West Drive, Suite 701
Round Rock, Texas 78681

Memtex Development #1, LLC
595 Round Rock West Drive, Suite 701
Round Rock, Texas 78681

Ryan Family Ventures, LLC
595 Round Rock West Drive, Suite 701
Round Rock, Texas 78681

Mail Tax Bills to:
MemTex Development #1, LLC
595 Round Rock West Drive, Suite 701
Round Rock, Texas 78681

Parcel ID No. PART OF 96-500-682

TG# Lawyers Title MP018186MA

Return to:
J. William Pierce, Jr.
Glankler Brown, PLLC
6000 Poplar Ave., Suite 100
Memphis, TN 38119

I, or we, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,516,254.09 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John B. Maxwell, Attorney for grantee
Affiant

Subscribed and sworn to before me this 14th day of April, 2006.

Notary Public

My Commission Expires: 6/07/06

Prepared by:
M. Wayne Mink, Jr.
Apperson, Crump & Maxwell, PLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 06063081

EXHIBIT A

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

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

EXHIBIT B

PERMITTED EXCEPTIONS

1. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 205, Page 60; as re-recorded in Plat Book 208, Page 52; as re-recorded in Plat Book 211, Page 14; as re-recorded in Plat Book 218, Page 27; as re-recorded in Plat Book 221, Page 46; and as re-recorded in Plat Book 222, page 51, all in the Register's Office of Shelby County, Tennessee.

2. Easement(s) of record at Instrument No. 04025364, all in the Register's Office of Shelby County, Tennessee.

3. Contents of Outline Plans of record in Plat Book 136, Page 70; as re-recorded in Plat Book 141, Page 33; and as re-recorded in Plat Book 224, Page 45; and Plat Book 132, Page 86; as re-recorded in Plat Book 213, Page 13, all in the Register's Office of Shelby County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 04150987 in said Register's Office of Shelby County, Tennessee.

5. Restrictive Covenants of record as Instrument No. JW 0082 in the Register's Office of Shelby County, Tennessee.

6. Subject to rollback taxes.

OWNER'S CERTIFICATE

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

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

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

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

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

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

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

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

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

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

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

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State of Tennessee
County of Shelby

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

Notary Public _____

My Commission Expires _____

ENGINEER'S CERTIFICATE

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

By: _____ (Seal) Date: _____

Tennessee License No. _____

SURVEYOR'S CERTIFICATE

I hereby certify that this is a category __1____ survey and that the precision of the unadjusted survey is 1: __10,000_____ or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws, the Memphis and Shelby County Unified Development Code, and specific conditions imposed on this development relating to the practice of surveying.

By: _____ (Seal) Date: _____

Tennessee License No. _____

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

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

By: _____ Date: _____
Zoning Administrator

LUDS: _____ Date: _____

The Reaves Firm
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Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
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JOB # 25-0216

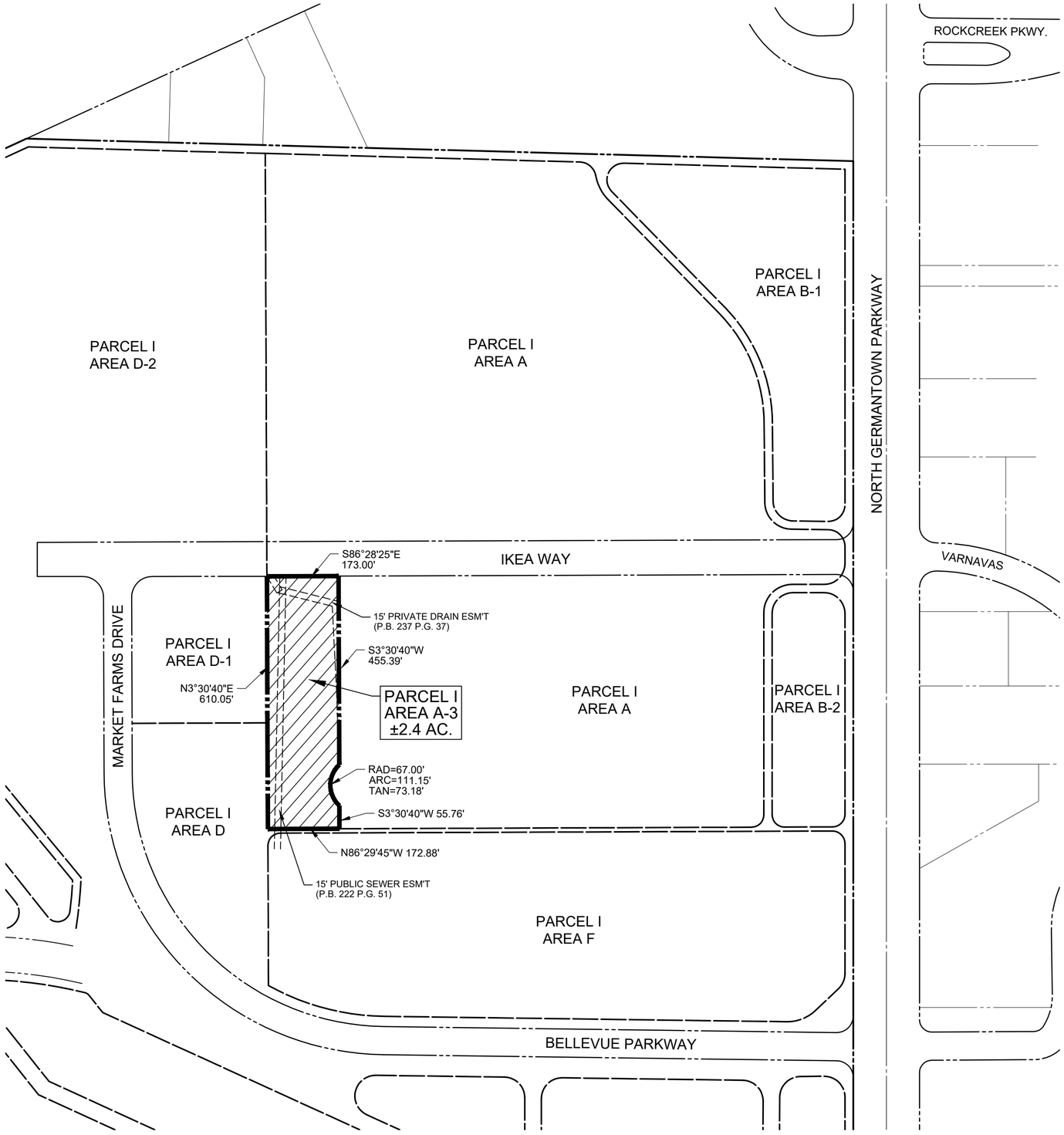
OUTLINE PLAN

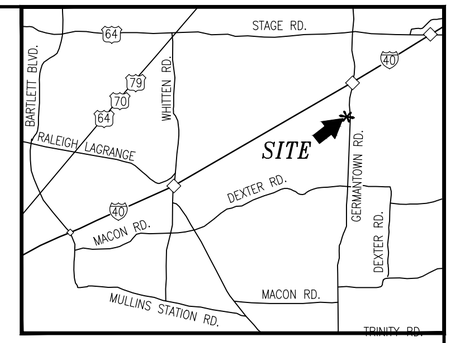
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

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

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koy 20x24 Z:\2025\25-0216 Ikea Way, 2.39ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 1:19pm





VICINITY MAP (N.T.S.)

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

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

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

I. Uses permitted:

A. Hotel and any use permitted in Area A.

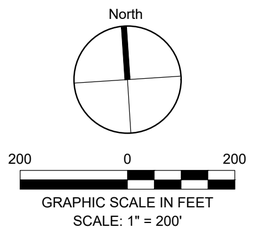
II. Bulk Regulation:

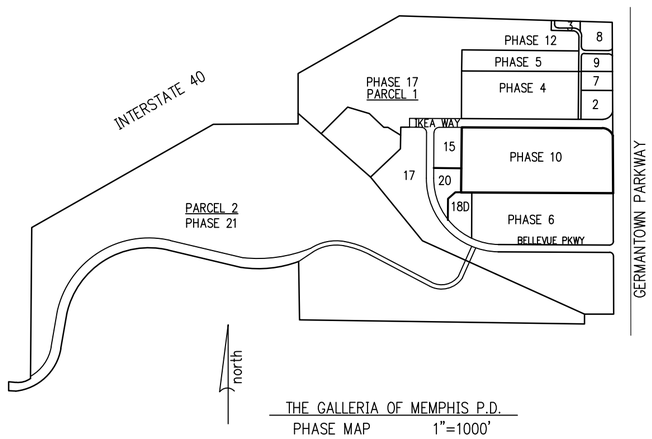
A. Maximum five (5) stories

B. Maximum height of light standards 30 feet.

III. Signs:

A. Signs as allowed in CMU-2 District





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

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901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

JOB # 25-0216

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

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kay 20x24 Z:\2025\25-0216 Ikea Way, 2.39ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 12:41pm

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

ADDITIONAL
PARCEL 1
AREA D
15± acres

PARCEL 1
AREA D-2
±34.82 AC

The Galleria of Memphis
Parcel I
A
78± ac.

Parcel I
B-1
7± ac.

Monument Sign

N 89°46'02" E 2006.41'

S 01°17'52" E 484.65'

40' BUILDING SETBACK

PARKWAY

ROCKCREEK PKWY.

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

Costa B.
Taras
Inst. No. Z1-1887

EXISTING IKEA WAY

Varnadas Drive

R.O.W.

PARCEL 1
AREA D-1
±2.75 AC

PARCEL 1
A-3
2.388 Ac

Market Farms Drive

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

Parcel 1-Area E1
±4.42 Acres

AREA D

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

Parcel I
B-2
6± ac.

Ester Bateman
Inst. No.
CC-7099

S 01°35'07" E

NORTH-GERMANTOWN PKWY

Catholic
Diocese of
Memphis
Inst. No. KG-2895

Monument Sign

Off-Premise Sign

BELLEVUE PARKWAY (80' R.O.W.)

BELLEVUE PARKWAY EAST

Parcel I
E-2
2± ac.

Parcel II
D-2
11± ac.
C.O.S

Parcel I
C
5± ac.

Parcel I
B-3
3± ac.

Paul
Jaffe
Inst. No. EJ-3048

P.B. 5465 P.G. 359

Parcel II
C-2
12± ac.

40' BUILDING SETBACK

N 89°04'52" E 705.58'

N 89°04'50" E 416.32'

N 88°50'01" E 279.74'

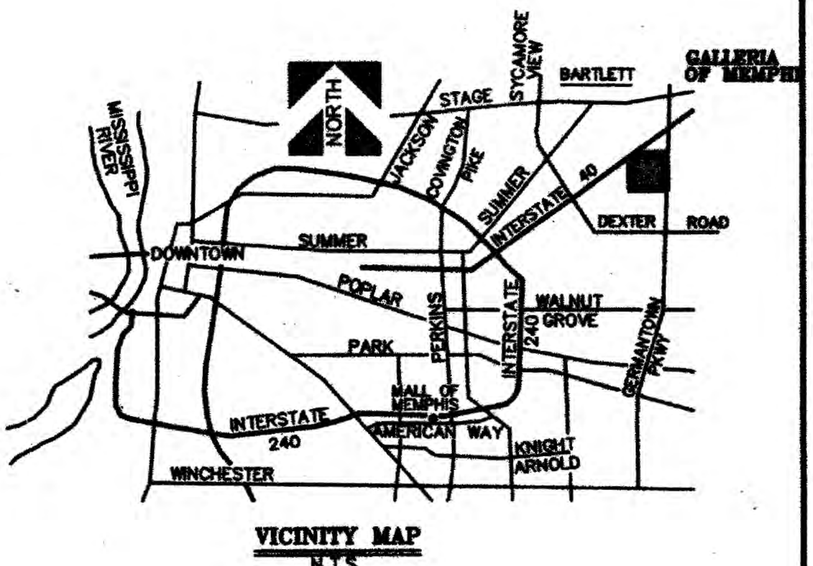
N00°50'01"W 11.49'

N00°50'01"W 88.67'

EASEMENT P.B. 4077 P.G. 458 P.B. 5465 P.G. 359

Catholic
Diocese of
Memphis
Inst. No. KG-2895

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



VICINITY MAP
N.T.S.

0 200' 300' 400'
SCALE IN FEET

PREVIOUS OUTLINE PLAN RECORDINGS:

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

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

15129519
12/30/2015 - 09:47 AM
6 PGS
TAXES 1410514-15129519
PLAT BOOK : 267
PAGE : 1

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

~~P.D. 13-313~~
P.D. 26-___

DEVELOPER: IKEA PROPERTY, INC.

100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

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

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

KEY MAP
SCALE: 1" = 1000'

Parcel I
Parcel II
I-40
BELLEVUE PARKWAY
GERMANTOWN PARKWAY

Champion One Industrial L.P., Inst. No. 04012583

Trustmark National Bank Inst. No. 04017367

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

Rockcreek Plaza Apt. L.P.
Inst. No. CT-9624

Viacom Outdoor Inc.
Inst. No. 01003887

Billy C. Davis
Inst. No. K4-9742

Eller Media Co.
Inst. No. H1-9637-2

INTERSTATE I-40

N 63°24'09" E 64.14'
1030.65'
N 58°31'28" E
N 89°46'07" E 2006.41'
N 01°40'48" W 383.75'
N 01°40'09" W 101.96'
N 68°00'16" E 802.04'
1362.41'
S 58°33'45" W

IKEA WAY
Monument Sign
Entrance
PARKWAY
GERMANTOWN

Parcel I
B-1
7± ac.

The Galleria of Memphis
Parcel I
A
78± ac.

A-3

PARCEL 1
AREA D-1
±2.75 AC
MARKET FARMS
AREA D
Area F
15+/- ac

Parcel I-Area E1
±4.42 Acres
FLOODWAY
FLETCHER CREEK

Parcel II
B
44± ac.

10 SANITARY SEWER ESM'T. INST. NO. G2-6603 G2-6602
100 YEAR FLOODPLAIN

Parcel II
D-1
6± ac.
C.O.S.

Parcel II
A-2
6± ac.

Parcel II
A-1
22± ac.

PROPOSED INTERCHANGE

BELLEVUE PARKWAY (84' R.O.W.)
N 78°48'10" W 887.38'

Δ = 91°47'39"
R = 783.00'
T = 807.91'
L = 1254.45'

Δ = 36°38'42"
R = 867.00'
T = 287.11'
L = 554.51'

S 64°33'09" W 12.96'

Parcel II
C-1
12± ac.
PRIVATE ROAD
100 YEAR FLOODPLAIN
25' BUILDING SETBACK

Parcel II
C-2
12± ac.
40' BUILDING SETBACK

Parcel II
D-2
1± ac.
C.O.S.

Parcel I
C
54± ac.

BELLEVUE PKWY. (84' R.O.W.)

Bellevue Baptist Church
9.34 Ac.
Inst. No. J3-9310

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

Δ = 77°56'01"
R = 442.00'
T = 357.50'
L = 601.21'

N 87°20'12" E 51.51'
S 87°20'12" W 51.32'
S 09°24'11" W 380.21'
N 00°38'04" W 1424.07'

Woodchase Subdivision
SECTION 'C'
P.B. 108 PG. 14
21.28 Acres
Inst. No. Y4-9589

WOODLARK CV.
STEEPLECHASE DR.

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

N 89°11'20" E 1548.84'

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

Costa B. Taras
Inst. No. Z1-1887

Albert R. Gookin
Inst. No. [illegible]

Paul Jolly
Inst. No. [illegible]

Catholic Diocese of Memphis
No. EG-2895

VICINITY MAP
N.T.S.

BARTLETT
STAGE
SYCAMORE VIEW
SUMMER
DEXTER ROAD
WOODTOWN
POPLAR
WALNUT GROVE
PARK
INTERSTATE 240
WINCHESTER
CHERRY ARNOLD

PARCEL I - 134.79 ac.
OWNER - M.J. FARMS
JOSEPH PRIMO ZAIO
DEVELOPER - A JOINT VENTURE OF J.C. PENNEY REALTY, INC. AND GEORGE D. ZAMIAS

PARCEL II - 115.55 ac.
OWNER - BELLEVUE BAPTIST CHURCH
DR. ADRIAN ROGERS, PASTOR

0 200' 300' 400'
SCALE IN FEET

15129519
12/30/2015 - 09:47 AM
6 PGS
TAMMY 1410514-15129519
PLAT BOOK : 267
PAGE : 1

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

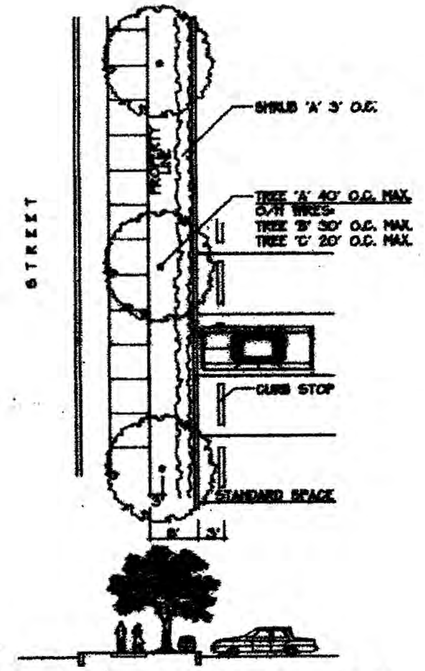
OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

~~P.D. 13-313~~
P.D. 26-___

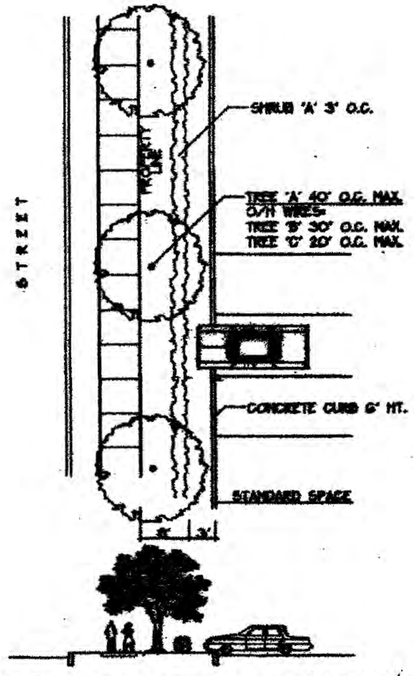
DEVELOPER: IKEA PROPERTY, INC.

100 YEAR FLOOD ELEVATION: 278.9
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MEMPHIS, TENNESSEE
MARCH, 2015

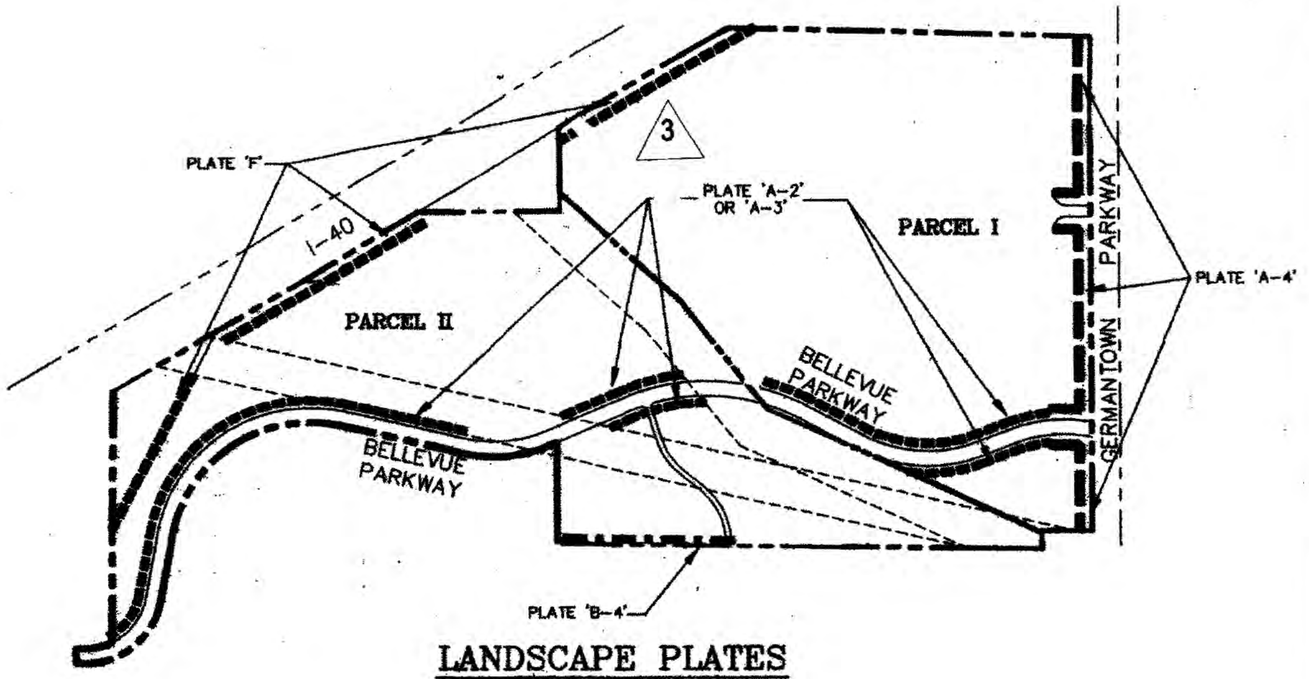
Greenberg Farrow
1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970



LANDSCAPE SCREEN – PLATE A2
N.T.S.

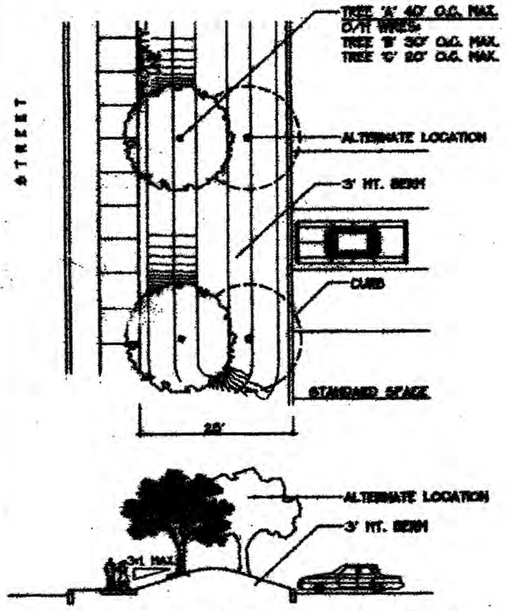


LANDSCAPE SCREEN – PLATE A3
N.T.S.

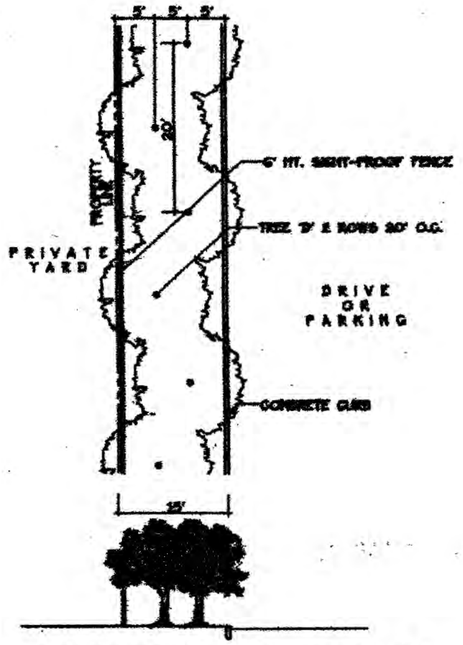


LANDSCAPE PLATES
SCALE: 1" = 600'

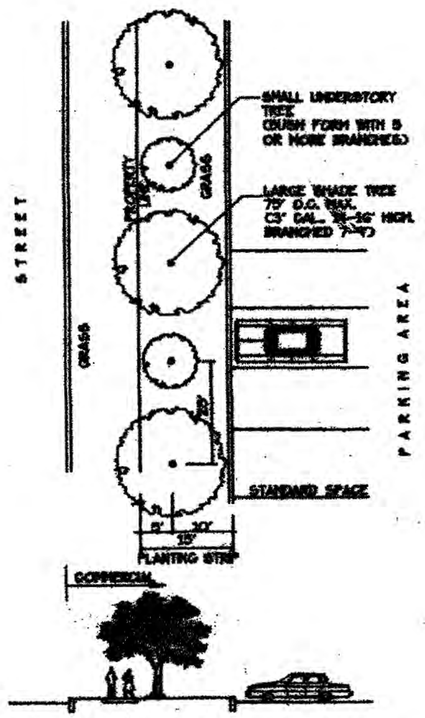
NOTE:
EQUIVALENT LANDSCAPING AND SCREENING MAY BE SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.



LANDSCAPE SCREEN – PLATE A4
N.T.S.



LANDSCAPE SCREEN – PLATE B4
N.T.S.



LANDSCAPE SCREEN – PLATE F
(NO SIDEWALK)
N.T.S.

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

15129519
12/30/2015 - 09:47 AM
6 PGS
TAMMY 1410514-15129519
PLAT BOOK : 267
PAGE : 1

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

~~P.D. 13-313~~
P.D. 26-___

DEVELOPER: IKEA PROPERTY, INC.

100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

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

Galleria of Memphis Planned Development, Amended
P.D. _____ (Formerly PD 09-316, 08-326, 04-312, 90-315 CC)

I. Uses Permitted:

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

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

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

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

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

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

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

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

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

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

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

The following additional uses are permitted in Parcel II A:

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

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

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

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

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

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

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

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

II. Bulk Regulations:

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

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

1. Parcel I – Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of floor area. Individual Phases or Areas may exceed the .25 FAR.

2. Parcels II A and II B – Maximum .25 Floor Area Ratio (FAR) shall be permitted.

3. Minimum setback from Germantown Parkway – 40 feet.

4. Minimum setback from internal private drives – 15 feet.

5. Maximum Heights:

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

B. Parcel II C:

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

1. Parcel II C-1 – Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multi-family dwellings shall be permitted.

2. Parcel II C-2 – Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.

3. Parcel II C-1 shall not be connected to Steeplebrook Drive.

C. Parcels II D-1, II D-2, I E-1, and I E-2:
Bulk requirements shall be determined at time of site plan review.

D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. Landscaping and Screening:

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

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

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

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

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

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

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

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

I. Maximum height of light standards shall be:

1. Parcels I B and I C: 20 feet

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

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

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

1. Development shall be in general conformance with the site plan;

2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;

3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;

4. No outdoor speaker system shall be permitted.

5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Boulevard.

V. Signs:

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

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

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

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

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

JOB # 25-0216

OUTLINE PLAN
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 5 OF 7

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key 20x24 Z:\2025\25-0216 Ikea Way, 2.39ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 1:22pm

E. Parcel II B – Signage shall be in accordance with the General Office (O–G) District.

F. Signs along the Interstate 40 right–of–way frontage shall be permitted in Parcels I D and II B only. Two (2) detached signs for Parcel I D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C–P District sign requirements. Sign height shall be determined at the time of site plan review.

G. The two existing off–premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.

H. Attached signs for all Parcels, except for Parcels II C–1 and II C–2, shall be permitted in accordance with the Planned Commercial (C–P) District, subject to site plan review by the Land Use Control Board.

I. Parcels II C–1 and II C–2 – Signs shall be permitted in accordance with the Townhouse Residential (R–TH) District.

J. No temporary or portable signs shall be permitted.

K. Minimum sign setback from the public right–of–way shall be 15 feet.

L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

VI. Drainage:

A. All drainage plans shall be submitted to the City and County Engineer for review.

B. All drainage emanating on–site shall be private. Easements will not be accepted.

C. Drainage improvements to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual, including possible on–site detention.

D. A pro rata drainage fee may be required

E. The following note shall be placed on all final plans. Common open space is reserved for the purpose of the conveyance of storm water in a natural drainage way. This C.O.S. shall not be used as a building site or filled without obtaining written permission from the City and County Engineer. The drainage way system located within the C.O.S., except for those parts located in a public drainage easement, shall be owned and maintained by the property owners' association. Such maintenance shall be performed so as to assure that the drainage system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include but not be limited to removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

VII. Other:

A. The Land Use Control Board may modify the bulk, access, parking, circulation, signage, lighting, landscaping, and other site design requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the Director of the Office of Planning and Development to have such action reviewed by the legislative bodies.

B. The first phase of development shall include all of the Common Open Space Parcels, I E–1, I E–2, II D–1 and II D–2.

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

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies and the approval of the Land Use Control Board prior to approval of any final plan. The Woodchase Homeowners' Association and property owners adjacent to Parcels II C–1 and II C–2 shall be notified 10 days prior to the Land Use Control Board meeting.

B. The site plan shall be submitted at least twenty days prior to a Land Use Control Board meeting and shall include the following:

1. The location, dimensions and floor area of all buildings, structures and parking areas.
2. An illustration of the dimensions, design, materials and method of lighting for all attached signs.
3. An access plan for the site entrance and exit lanes and any proposed traffic signing or signal.
4. Specific plans for internal and perimeter landscaping and screening, including the identification by name and location of plant materials.
5. Roadway Improvements necessary to accommodate traffic generated by this development shall be in place or under contract before any final plan shall be approved.
6. Illustration of the public and private pedestrian systems.
7. A composite plan showing all built and/or approved final plans within a parcel shall be submitted for review with each request for site plan review.

C. The site plan shall be reviewed based upon the following criteria:

1. Conformance with the Outline Plan Conditions;
2. Compatibility to the standards and criteria for Commercial Planned Developments contained in sections 14.C and 14.E of the Zoning Regulations;
3. Compatibility with adjacent land uses;
4. Provision of an adequate access plan, including availability of needed major road facilities and pedestrian facilities as detailed above.

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

X. Any final plan shall include the following:

A. The outline plan conditions;

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

C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plant materials in required landscaping, as well as a rendering of the appearance of all proposed buildings, including labeling of predominant construction materials;

D. The number of parking spaces;

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

F. The location, diameter, and species name of existing trees over 10 inches in diameter, and differentiation between those trees to be preserved and those to be removed.

G. The Floodway District boundary, the 100 year flood elevation, and any wetlands;

H. The location of any conservation easement and the agency in whose favor the easement is granted;

I. The following note shall be placed on the final plat of any development requiring on–site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention: shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

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

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

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

THE FOLLOWING ITEMS ARE AMENDMENTS TO THE PD CONDITIONS of PD 13–313:

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

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

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

JOB # 25-0216

OUTLINE PLAN
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

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

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OWNER'S CERTIFICATE

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

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

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

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

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

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

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

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

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

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

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

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

Notary Public _____

My Commission Expires _____

ENGINEER'S CERTIFICATE

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

By: _____ (Seal) Date: _____

Tennessee License No. _____

SURVEYOR'S CERTIFICATE

I hereby certify that this is a category __1____ survey and that the precision of the unadjusted survey is 1: __10,000_____ or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws, the Memphis and Shelby County Unified Development Code, and specific conditions imposed on this development relating to the practice of surveying.

By: _____ (Seal) Date: _____

Tennessee License No. _____

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

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

By: _____ Date: _____
Zoning Administrator

LUDS: _____ Date: _____

The Reaves Firm
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Land Surveying
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JOB # 25-0216

OUTLINE PLAN

GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

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

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MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

March 12, 2026

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

Sent via electronic mail to: cdonhardt@thereavesfirm.com

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

Dear applicant,

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

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

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

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

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

Respectfully,

Chloe Christion

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

Cc: Dianne Higgs – The Reaves Firm
File

Outline Plan Conditions – Revisions

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

Area A-3

I. Uses permitted:

A. Hotel

B. Any use permitted in Parcel I. A

II. Bulk Regulations:

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

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

C. Maximum height of light standards 30 feet.

III. Signs:

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

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

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: **03/24/2026**
DATE

PUBLIC SESSION: **04/14/2026**
DATE

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

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

CASE NUMBER: SAC 25-006

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

COUNCIL DISTRICTS: District 7 and Super District 8

OWNER/APPLICANT: Charles Shoffner

REPRESENTATIVES: Matthew Hudgins

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

AREA: +/-0.20 acres

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

RECOMMENDED COUNCIL ACTION: Public Hearing Not Required

PRIOR ACTION ON ITEM:
(1) APPROVAL - (1) APPROVED (2) DENIED
03/09/2026 DATE
(1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

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

SOURCE AND AMOUNT OF FUNDS
$ OPERATING BUDGET
$ CIP PROJECT #_____
$ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
Travian Smith	03/09/2027	PLANNER
		DEPUTY ADMINISTRATOR
Brett Reardon	03/16/2026	ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY

		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

SAC 2025-006

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

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

LAND USE CONTROL BOARD RECOMMENDATION

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

CASE NUMBER:	SAC 25-006
LOCATION:	East of Kansas St., south of W Georgia Ave., north of W Carolina Ave., and west of Florida St.
COUNCIL DISTRICT(S):	District 7, Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Charles Shoffner
REPRESENTATIVE:	Matthew Hudgins
REQUEST:	Close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at it's midpoint heading eastward
EXISTING ZONING:	Bluffview Residential District – (R-B)
AREA:	0.20 acres

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,

Travian Smith

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

Cc: Committee Members
File

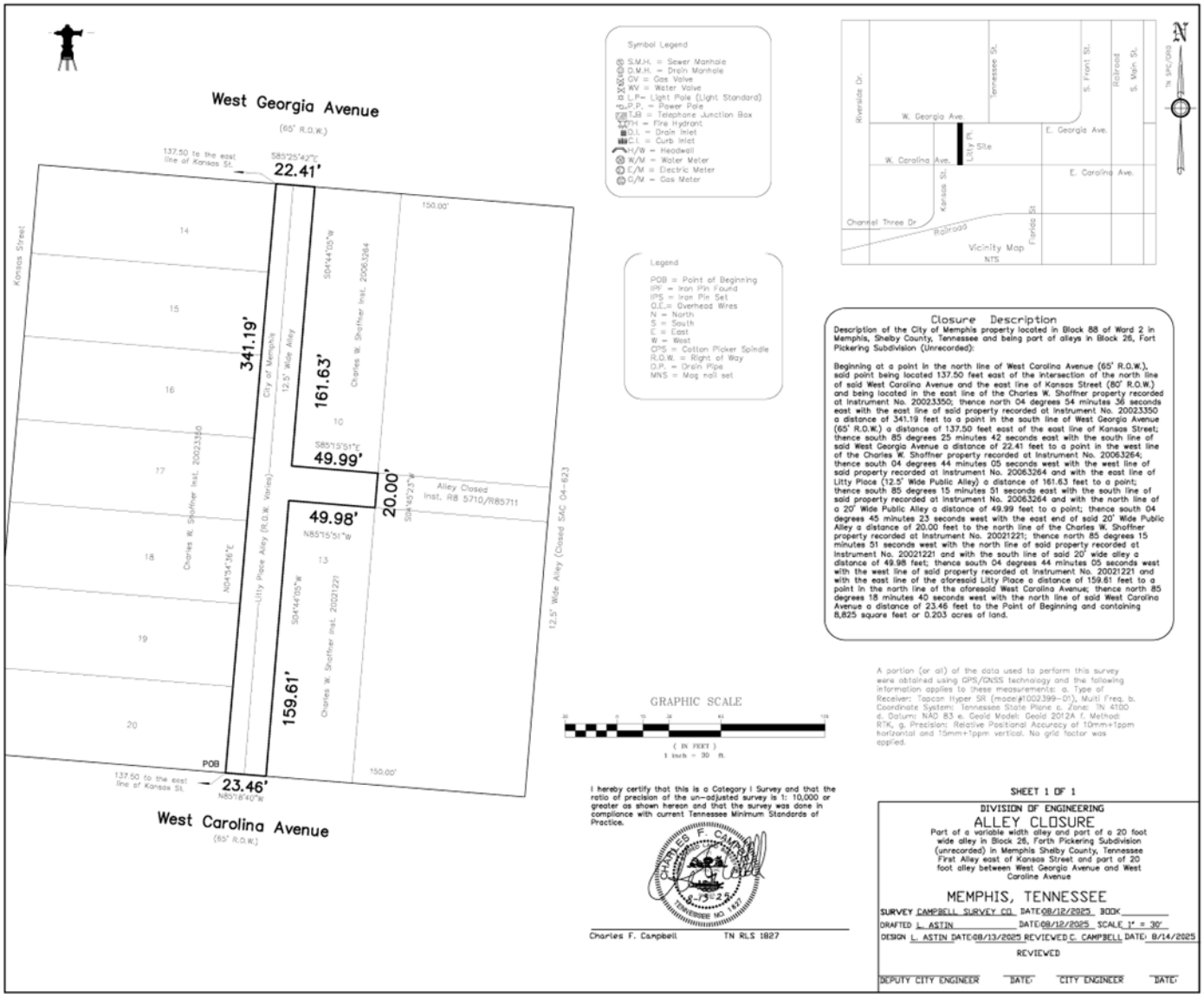
SAC 25-006
CONDITIONS

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.

2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer's expense.

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

CLOSURE PLAT



RESOLUTION

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

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

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

WHEREAS, the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and desires to close the hereinabove described public right-of-way and it is deemed to be in the

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

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

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.

2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer's expense.

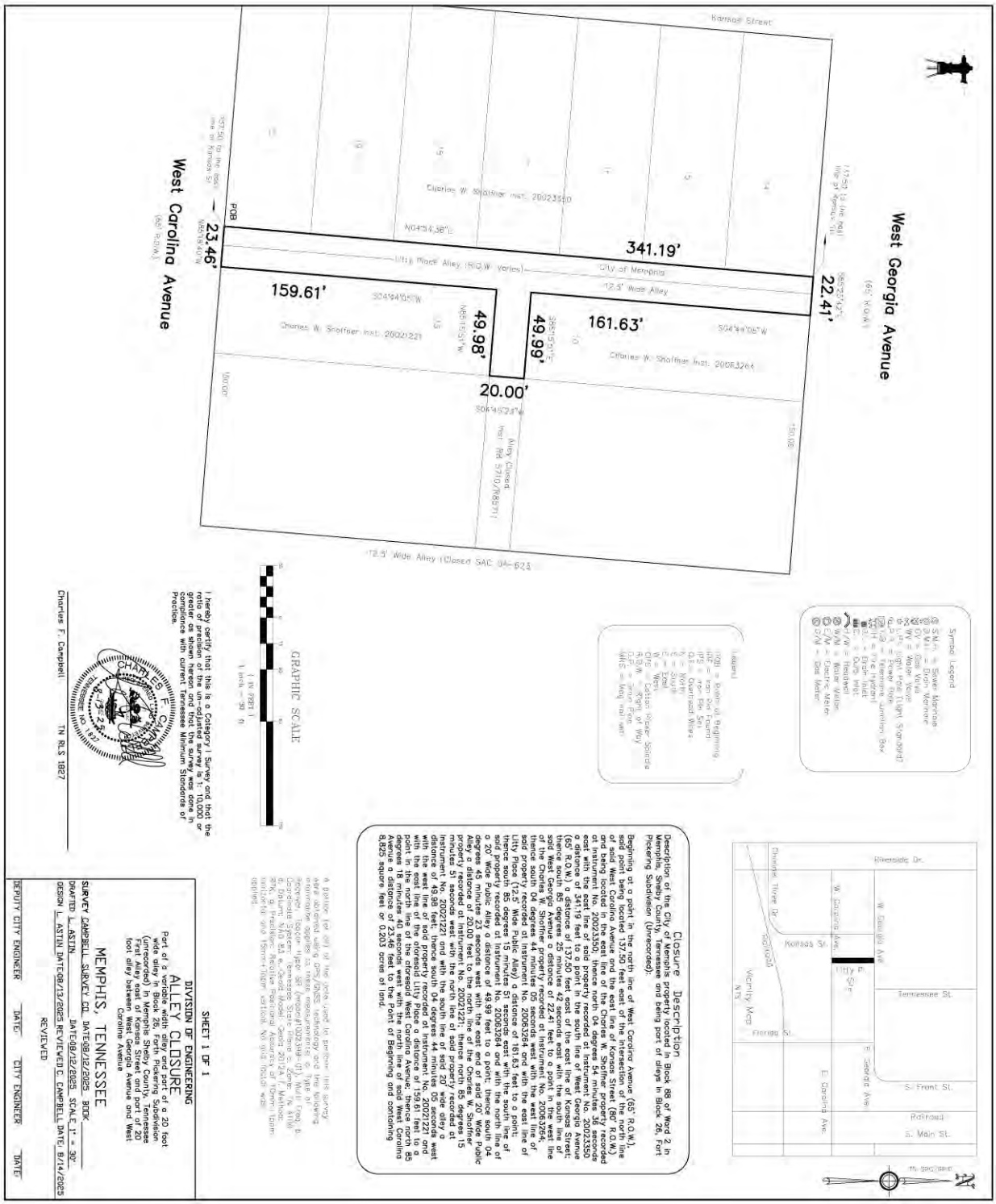
3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC.

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

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

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

RIGHT-OF-WAY VACATION PLAT



Symbol Legend

- S.M.H. = Sewer Manhole
- S.C.O. = Sewer Cleanout
- W.V. = Water Valve
- W.M. = Water Meter
- P.P. = Power Pole
- L.P. = Light Pole (Light Standard)
- T.B. = Telephone Box
- P.B. = Power Box
- F.H. = Fire Hydrant
- A.B. = Aluminum Box
- D.I. = Drain Inlet
- C.I. = Curb Inlet
- S.V. = Sewer Valve
- H.W. = Headwall
- E.M. = Electric Meter
- G.V.M. = Gas Meter

(Legend)

- POB = Point of Beginning
- IRF = Iron Pin Found
- D.E. = Drainage Easement
- N = North
- S = South
- E = East
- W = West
- Ctrline = Centerline
- C.P.S. = Control Points Shown
- R.O.W. = Right of Way
- I.P. = Iron Pin
- MNES = Mag nail with washer

Description of the City Owned Property to be Vacated

Memphis, Shelby County, Tennessee and being part of alleys in Block 28, Fort Pickering Subdivision (Unrecorded):

Beginning at a point in the north line of West Carolina Avenue (65' R.O.W.), said point being the southeast corner of Lot 13 of Block 28, Fort Pickering Subdivision (Unrecorded), said point also being the intersection of said West Carolina Avenue and the east line of Kansas Street (80' R.O.W.) and being located in the east line of the Charles W. Shoffner property recorded at Instrument No. 20023350; thence north 04 degrees 54 minutes 38 seconds east, with the east line of said property recorded at Instrument No. 20023350 and the east line of Lot 14 of said Block 28, a distance of 159.61 feet to a point in the south line of a 12.5' Wide Alley (Closed SAC 04-623); thence south 85 degrees 25 minutes 42 seconds east with the south line of said 12.5' Wide Alley (Closed SAC 04-623), a distance of 137.50 feet east of the east line of Kansas Street; thence south 85 degrees 25 minutes 42 seconds east with the south line of said West Georgia Avenue a distance of 22.41 feet to a point in the west line of the Charles W. Shoffner 44' property recorded at Instrument No. 20083264; thence south 04 degrees 44 minutes 06 seconds west with the west line of said property recorded at Instrument No. 20083264 and with the east line of Lilly Place (12.5' Wide Public Alley) a distance of 161.63 feet to a point; thence south 85 degrees 15 minutes 51 seconds east with the south line of said property recorded at Instrument No. 20083264 and with the south line of a 20' Wide Public Alley a distance of 49.99 feet to a point; thence south 04 degrees 45 minutes 23 seconds west with the east end of said 20' Wide Public Alley a distance of 20.00 feet to the north line of the Charles W. Shoffner property recorded at Instrument No. 20021221; thence north 85 degrees 15 minutes 51 seconds west with the north line of said property recorded at Instrument No. 20021221 and with the south line of said 20' Wide Public Alley a distance of 49.98 feet; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20021221 and with the east line of the aforesaid Lilly Place a distance of 159.61 feet to a point in the south line of said West Georgia Avenue; thence north 85 degrees 18 minutes 40 seconds west with the north line of said West Carolina Avenue a distance of 23.46 feet to the Point of Beginning and containing 8,825 square feet or 0.203 acres of land.

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

Charles F. Campbell TN RLS 1827

SHEET 1 OF 1

DIVISION OF ENGINEERING

ALLEY CLOSURE

Part of a variable width alley and part of a 20 foot wide alley in Block 28, Forth Pickering Subdivision (unrecorded) in Memphis Shelby County, Tennessee (Lilly Place) between West Georgia Avenue and West Caroline Avenue

MEMPHIS, TENNESSEE

SURVEY CAMPBELL SURVEY CO. DATE 08/12/2025 BOOK

DRAFTED L. ASLIN DATE 08/12/2025 SCALE 1" = 30'

DESIGN L. ASLIN DATE 08/13/2025 REVIEWED C. CAMPBELL DATE 8/14/2025

REVIEWED

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

CASE NUMBER: SAC 2025-006

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

COUNCIL DISTRICT: District 6 and Super District 8

OWNER/APPLICANT: Charles Shoffner

REPRESENTATIVE: Matthew Hudgins

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

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

CONCLUSIONS

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

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

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

CONSISTENCY WITH MEMPHIS 3.0

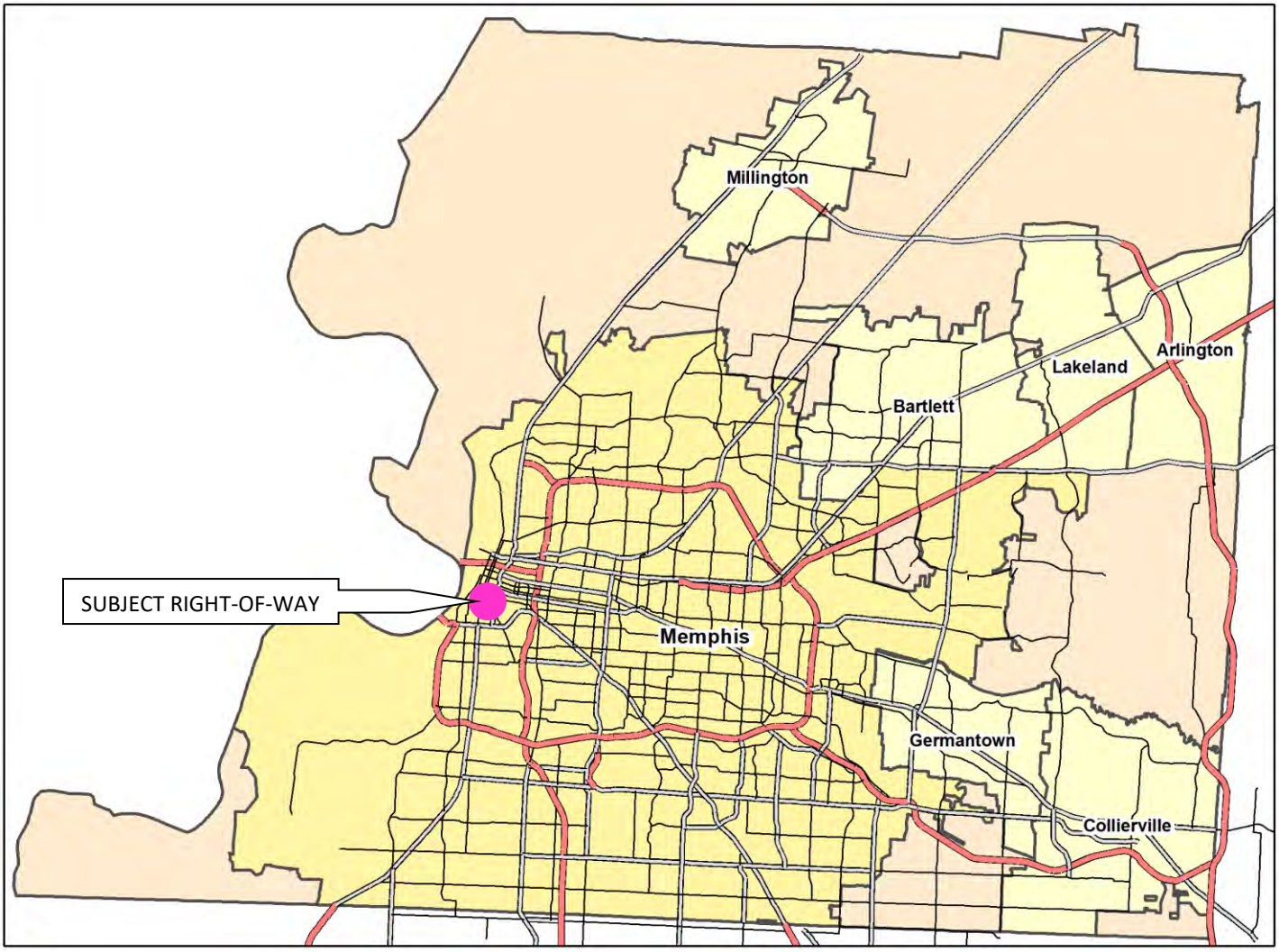
The Memphis 3.0 General Plan is not applicable as it does not address the closure of alleys.

RECOMMENDATION:

Approval with conditions

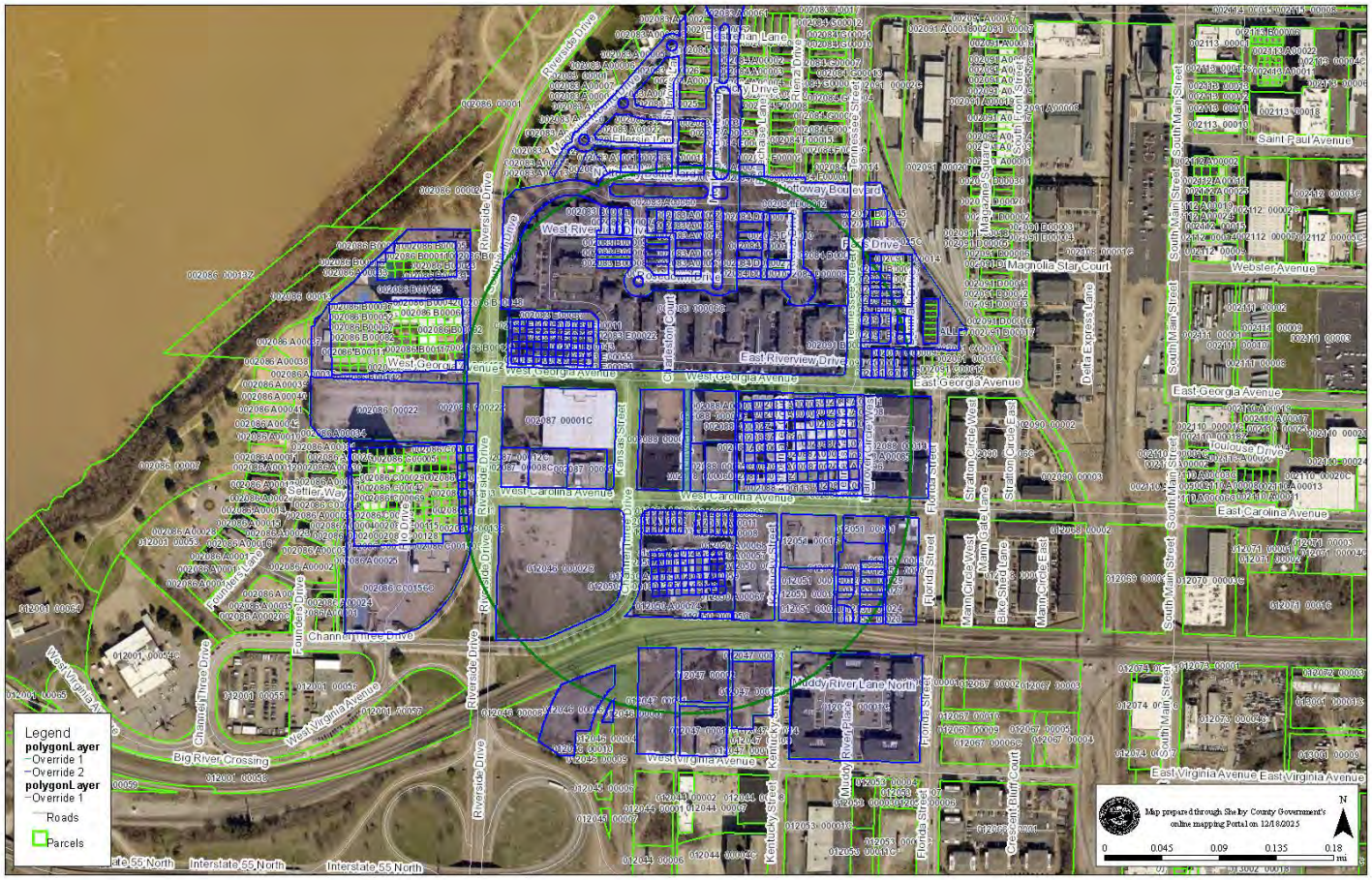
Staff Writer: ***Travian Smith*** **E-mail:** ***Travian.Smith@memphistn.gov***

LOCATION MAP



Subject right-of-way located within the pink circle

PUBLIC NOTICE VICINITY MAP

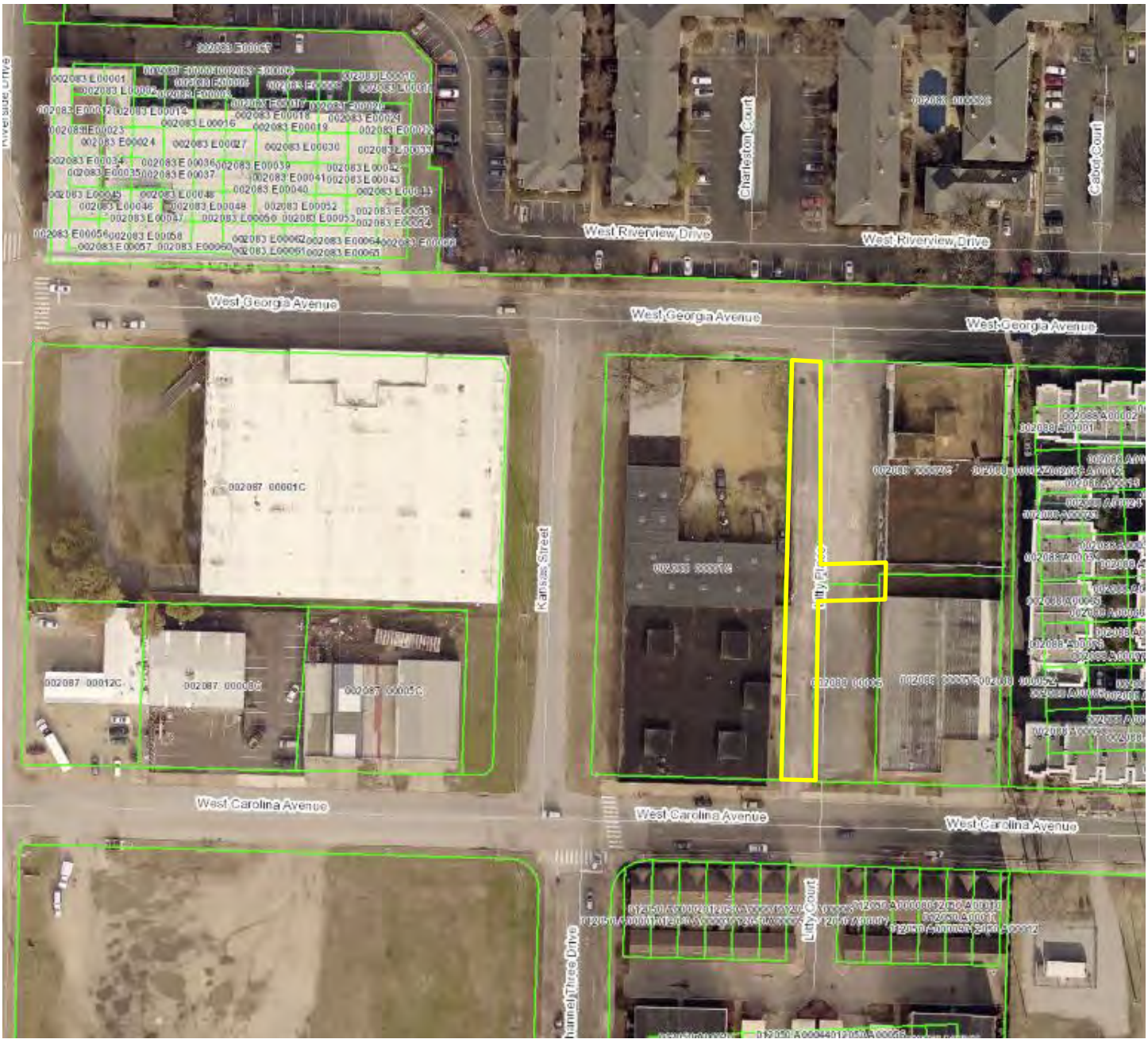


Subject right-of-way highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed. A total of 333 notices were mailed on December 18, 2025, see page 13 of this report for a copy of said notice. Additionally, a total of two signs were posted, one at each end of the subject right-of-way, see page 14 of this report for a copy of the sign affidavit.

AERIAL



Subject right-of-way outlined in yellow, imagery from 2021

ZONING MAP



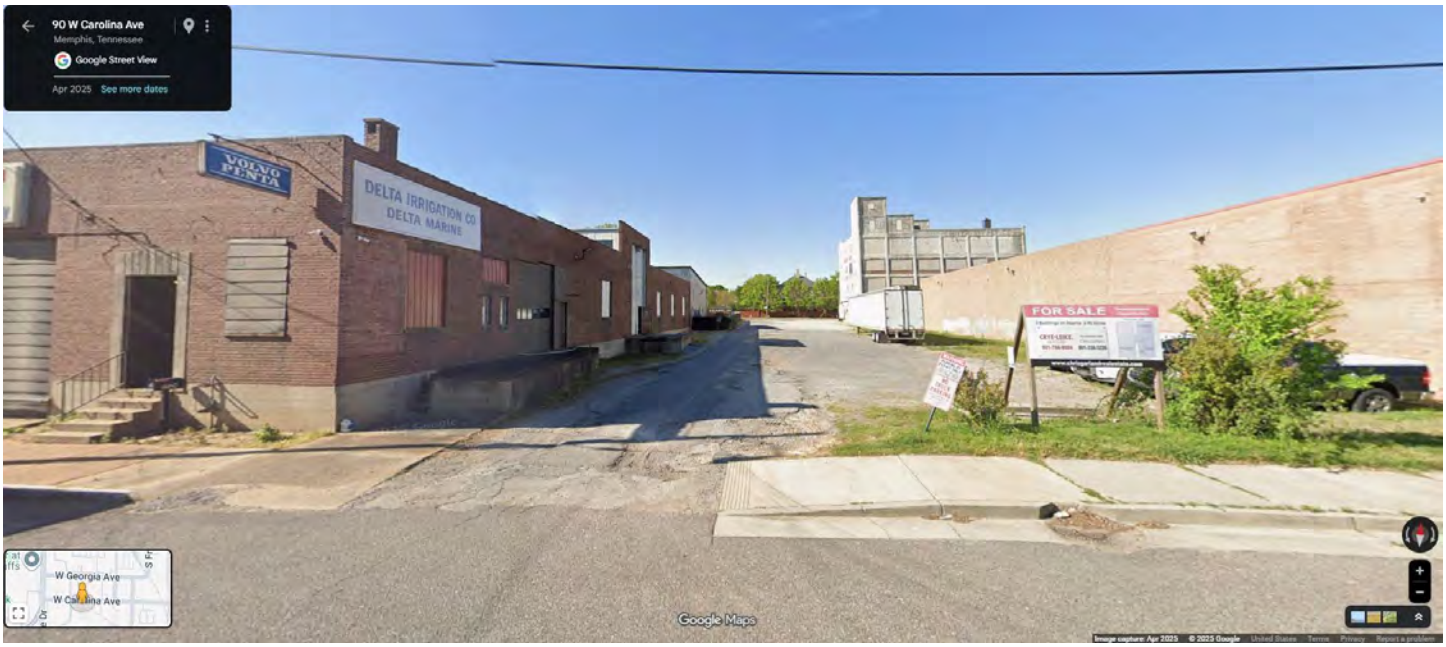
Subject right-of-way highlighted in yellow

LAND USE MAP



Subject right-of-way indicated by a red star

SITE PHOTOS

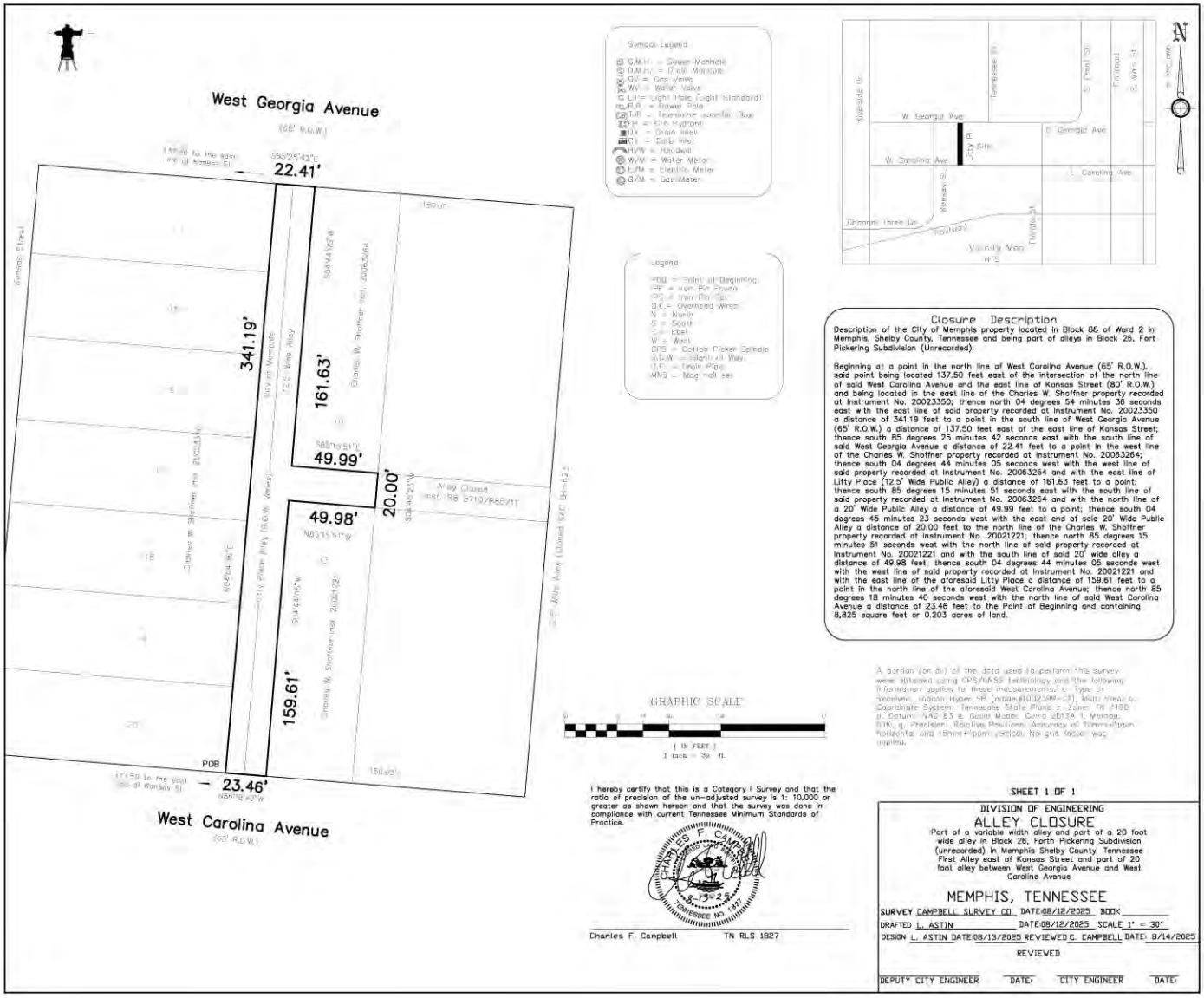


View of subject right-of-way from Carolina Avenue looking North



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

RIGHT-OF-WAY VACATION PLAT



LEGAL DESCRIPTION

Litty Place ROW Closure Description

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

CASE REVIEW

Request

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

Site Details

Address:
0 Litty Place

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

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

Analysis

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

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

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

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.

2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer’s expense.

3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC.

DEPARTMENTAL COMMENTS

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

City Engineer:

CASE 4: * SAC-25-006

NAME: ROW closure of approx. 8800 sq ft of Litty Place at Georgia Ave

Basin/Lot/CD: Fort Pickering, 1-N/ 0.26ac/6

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

Sewers:

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

Street Closures:

3. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.

4. City sanitary sewers/drainage facilities are located within the proposed closure area.

5. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.

6. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of the closure by the City Council.

7. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.

8. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles.

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

County Engineer: No comments received.

City Fire Division:

1. Litty Place is required to be maintained for Fire Department access.

2. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).

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

4. Fire apparatus access shall comply with section 503.

5. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.

6. Fire protection water supplies (including fire hydrants) shall comply with section 507.

7. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

8. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.

9. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: No comments received.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Friday, January 2, 2026 at 8 AM.**

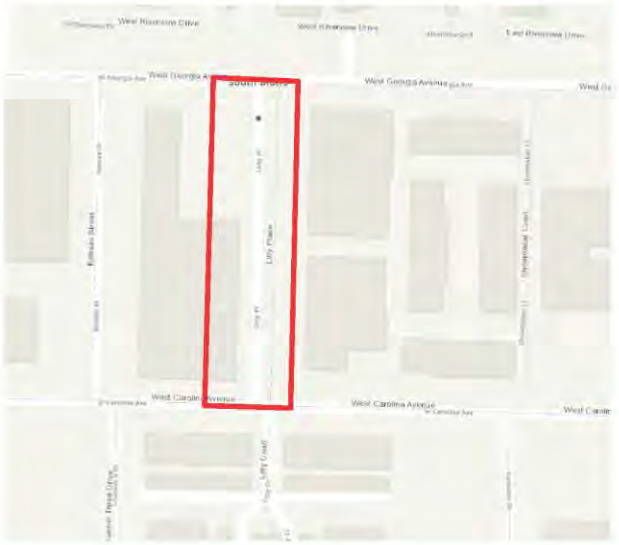
CASE NUMBER: SAC 2025-006
ADDRESS: Litty Place
REQUEST: Divesture of a portion of an east-west paper alley
APPLICANT: Charles Shoffner

Meeting Details
Location: Council Chambers
City Hall 1st Floor
125 N Main St.

Time: 9:00 AM

Date: Thursday, January 8, 2026

VICINITY MAP



Staff Planner Contact:
Travian Smith
Travian.Smith@memphistn.gov
(901) 636-6621

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

333 Notices Mailed 12/18/2025

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

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

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

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

Chuck Shoffner

Owner, Applicant or Representative

Date

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

Steven Day

Notary Public

My Commission Expires:
February 29, 2028

My commission expires: _____

STEVEN DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2028

+

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

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

Record Detail Information

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

Record Status: Pending

Opened Date: November 19, 2025

Record Number: SAC 2025-006

Expiration Date:

Record Name: Litty Place Alley Closure

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

Parent Record Number:

Address:
LITTY PLACE, TN

Owner Information

Primary Owner Name
N

Owner Address

Owner Phone

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Nabanita Nira
Date of Meeting	08/22/2025
Pre-application Meeting Type	Email

GENERAL INFORMATION

Name of Street where closure will begin	W. Carolina Ave.
Name of Street where closure will end	W. Georgia Ave.
What is the reason for the street closure?	Unused / neglected Alley
What is the total area of the right-of-way being closed?	8825
What is the overall length of the street closure?	341.19
Name of Street/Alley/ROW	Litty Place

Page 1 of 3

SAC 2025-006

GENERAL INFORMATION

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

RELATED CASE INFORMATION

Previous Case Numbers	-

GIS INFORMATION

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

Data Tables

Property Owners

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

Contact Information

Name
CHARLES SHOFFNER

Contact Type
ADJACENT PROPERTY OWNER OF RECORD

Address

Phone
(901)483-2361

Name
CHARLES SHOFFNER

Contact Type
APPLICANT

Address

Phone
-

Name
LARRY ASTIN

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address

Phone
(901)683-9114

Name
MATTHEW HUDGINS

Contact Type
REPRESENTATIVE

Address

Phone
(614)307-9730

Fee Information

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

Total Fee Invoiced: $400.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$400.00	Fund Transfer

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Charles Shoffner (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 92 W. Carolina, 78 W. Caroliona, 0 Georgia, 0 Carolina, 0 Carolina

and further identified by Assessor's Parcel Number 00208800001C, 00208800005C, 002088000002C, 00208800006, 00208800006, for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 20th day of August in the year of 2025.

STEVEN DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2028

Steven Day
Signature of Notary Public

My Commission Expires: February 29, 2028
My Commission Expires

LETTER OF INTENT

LETTER OF INTENT

19 November 2025

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

Division of Planning and Development,

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

Sincerely,

Chuck Shoffner
Realty Investment Group LLC
901.483.2361

LETTERS RECEIVED

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

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

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Parent Record Number:

Address:

LITTY PLACE, TN

Owner Information

Primary **Owner Name**

N

Owner Address **Owner Phone**

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Nabanita Nira
Date of Meeting	08/22/2025
Pre-application Meeting Type	Email

GENERAL INFORMATION

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Name of Street/Alley/ROW	Litty Place

GENERAL INFORMATION

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If yes, please provide additional information	-
Is this application a time extension?	No

RELATED CASE INFORMATION

Previous Case Numbers	-

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
State Route	-
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
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City Council District	-
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Contact Type
ADJACENT PROPERTY OWNER OF RECORD

Address

Phone
(901)483-2361

Name
CHARLES SHOFFNER

Contact Type
APPLICANT

Address

Phone
-

Name
LARRY ASTIN

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address

Phone
(901)683-9114

Name
MATTHEW HUDGINS

Contact Type
REPRESENTATIVE

Address

Phone
(614)307-9730

Fee Information

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Total Fee Invoiced: $400.00 Total Balance: $0.00

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Payment Amount	Method of Payment
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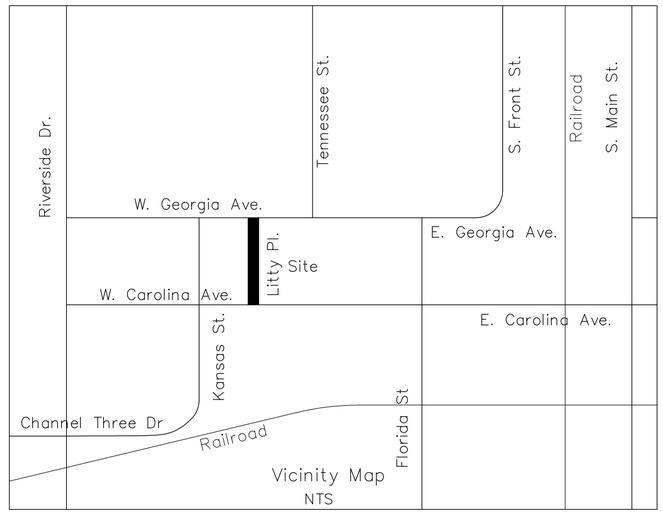


Symbol Legend

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

Legend

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



Closure Description

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

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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

CHARLES F. CAMPBELL REGISTERED LAND SURVEYOR STATE OF TENNESSEE 1827 8-13-25 TENNESSEE NO. 1827

Charles F. Campbell TN RLS 1827

SHEET 1 OF 1

DIVISION OF ENGINEERING

ALLEY CLOSURE

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

MEMPHIS, TENNESSEE

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

REVIEWED

DEPUTY CITY ENGINEER DATE: CITY ENGINEER DATE:

Litty Place ROW Closure Description

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

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

LETTER OF INTENT

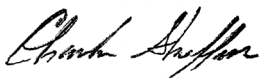
19 November 2025

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

Division of Planning and Development,

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

Sincerely,



Chuck Sho ner
Realty Investment Group LLC
901.483.2361

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Charles Shoffner (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 92 W. Carolina, 78 W. Caroliona, 0 Georgia, 0 Carolina, 0 Carolina

and further identified by Assessor's Parcel Number 00208800001C, 00208800005C, 002088000002C, 00208800006, 00208800006,

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

Subscribed and sworn to (or affirmed) before me this 26th day of August in the year of 2025.

Steven Day

Signature of Notary Public

STEVEN DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2028

My Commission Expires:
February 29, 2028

My Commission Expires

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

February 13, 2026

Charles Shoffner
Realty Investment Group LLC.

Sent via electronic mail to: chuckshoffner@gmail.com

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

Dear applicant,

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

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.

2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer's expense.

3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC.

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

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

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

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

Respectfully,

Travian Smith

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

Cc: Charles Shoffner
Cc: Matthew Hudgins
File

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: 03/24/2026
DATE

PUBLIC SESSION: 04/14/2026
DATE

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

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

CASE NUMBER: SUP 2026-001

LOCATION: 3575 Emerald Street

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

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

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

REQUEST: Special use permit to allow vehicle sales

AREA: +/-22,172 square feet

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

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

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
02/12/2026 DATE
(1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

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

SOURCE AND AMOUNT OF FUNDS
$ _____ OPERATING BUDGET
$ _____ CIP PROJECT # _____
$ _____ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
Mahsa Ostadan	3/6/26	STAFF PLANNER
		DEPUTY ADMINISTRATOR
Brett Ray	3/16/26	ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

SUP 2026-001

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

- This item is a resolution with conditions for a special use permit to allow vehicle sales; and

- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

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

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

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,

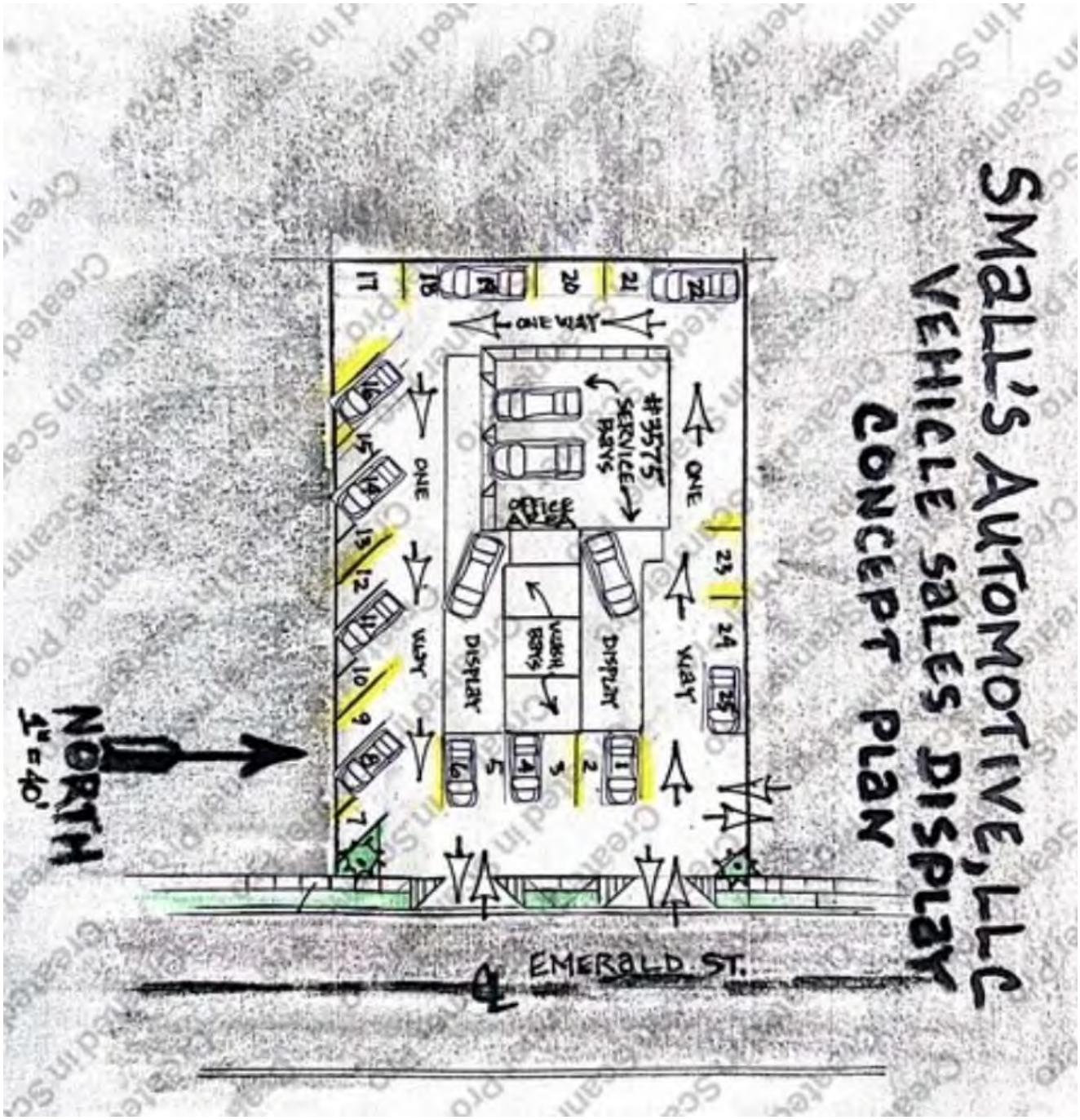
Mahsan Ostadnia

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

SUP 2026-001
CONDITIONS

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

COCEPT PLAN


SMALL'S AUTOMOTIVE, LLC
VEHICLE SALES DISPLAY
CONCEPT PLAN
NORTH
1" = 40'
EMERALD ST.
ONE WAY
#3575 SERVICE BAYS
OFFICE
WASH BAYS
DISPLAY
DISPLAY
ONE
ONE
WAY
WAY
11
12
20
21
21
23
24
25
13
12
10
9
8
7
6
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4
3
2
1

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

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

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

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

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

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

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

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

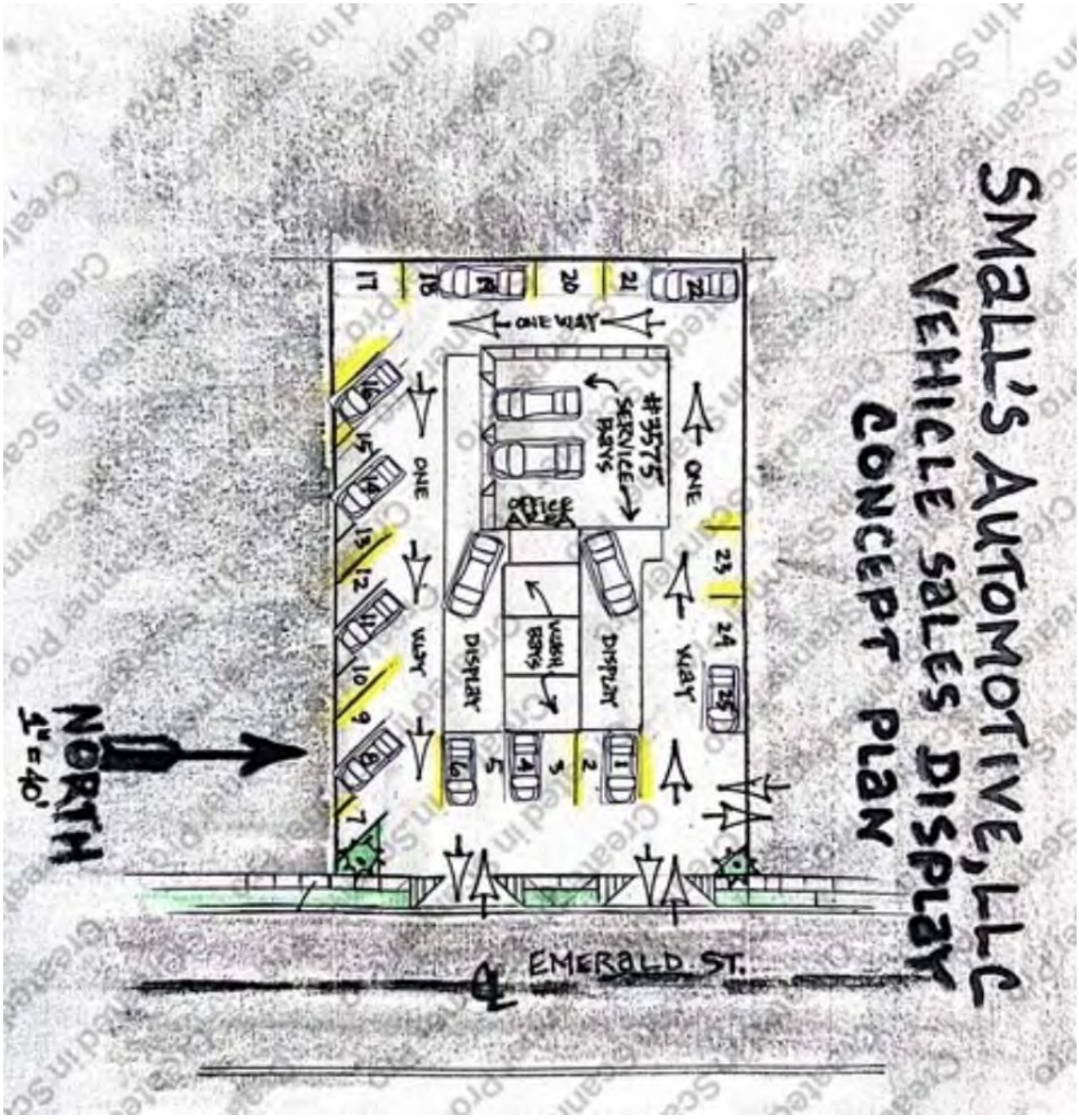
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by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

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

CONDITIONS

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

CONCEPT PLAN



ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

AGENDA ITEM: 11 **L.U.C.B. MEETING:** February 12, 2026

CASE NUMBER: SUP 2026-001

LOCATION: 3575 Emerald Street

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

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

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

REQUEST: Special use permit to allow vehicle sales

EXISTING ZONING: Commercial Mixed Use—1 (CMU-1)

CONCLUSIONS

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

CONSISTENCY WITH MEMPHIS 3.0

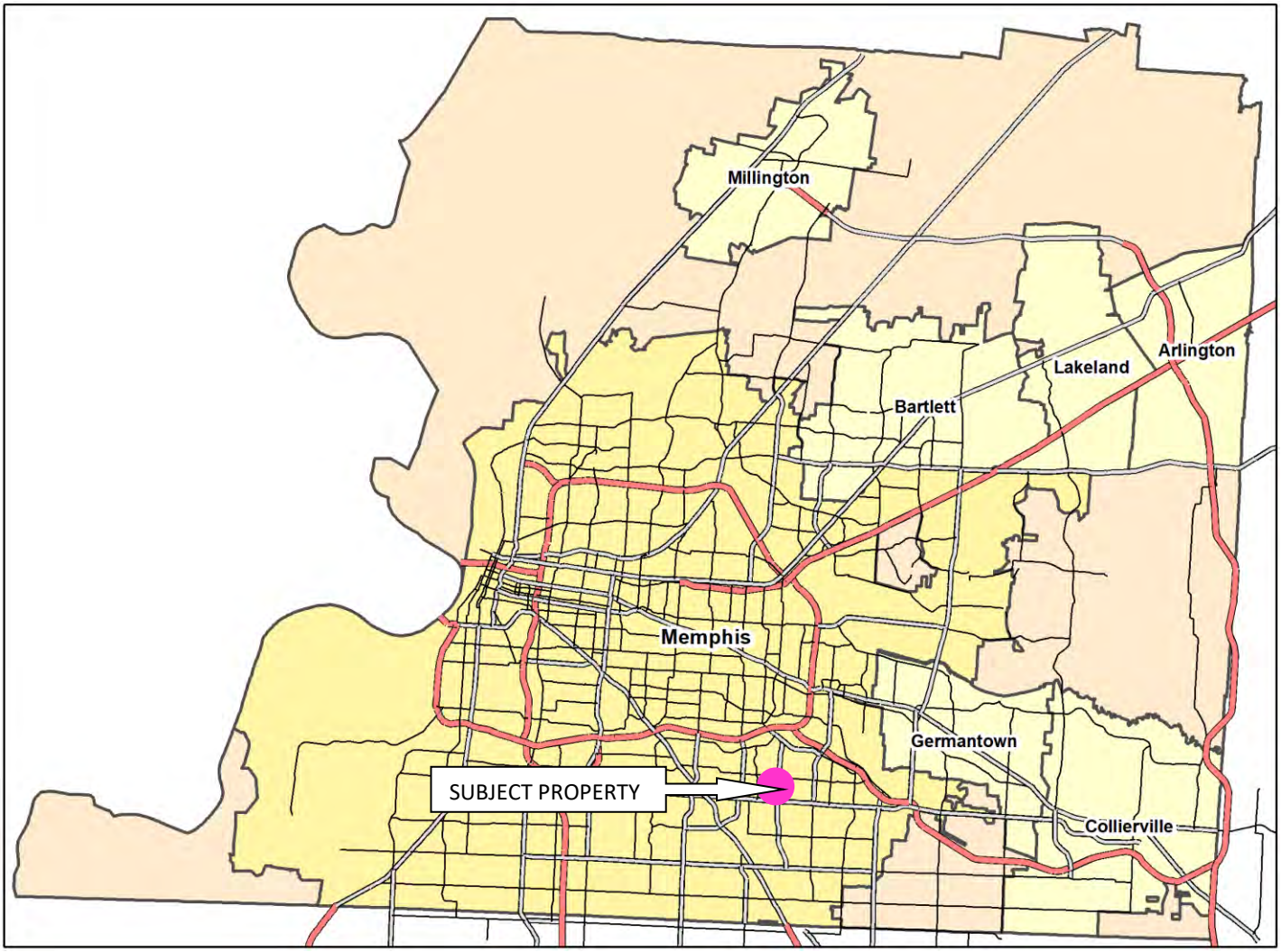
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 19-21 of this report.

RECOMMENDATION:

Approval with conditions

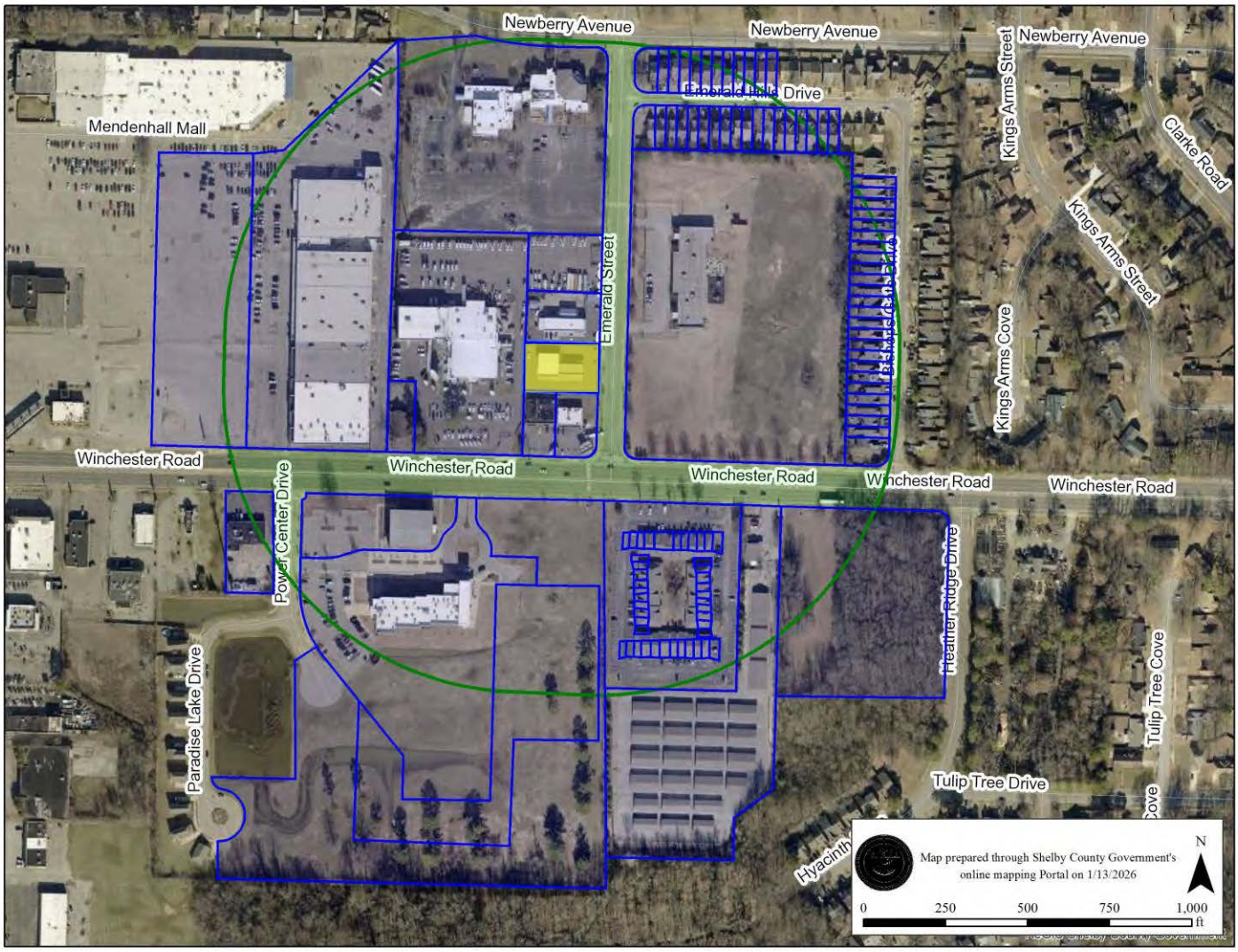
Staff Writer: ***Mahsan Ostadnia*** **E-mail:** ***mahsan.ostadnia@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

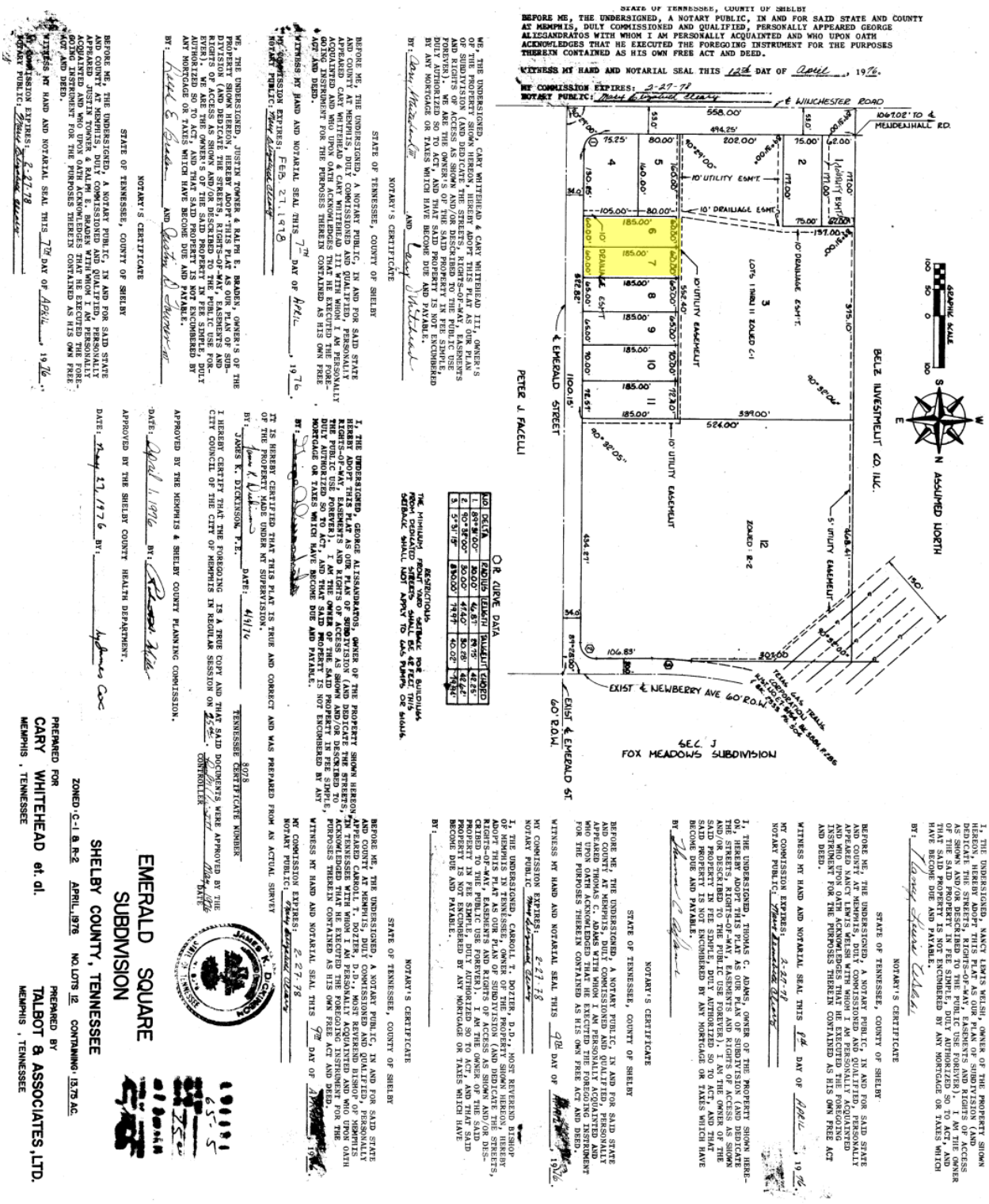
PUBLIC NOTICE DETAILS

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

NEIGHBORHOOD MEETING

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

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



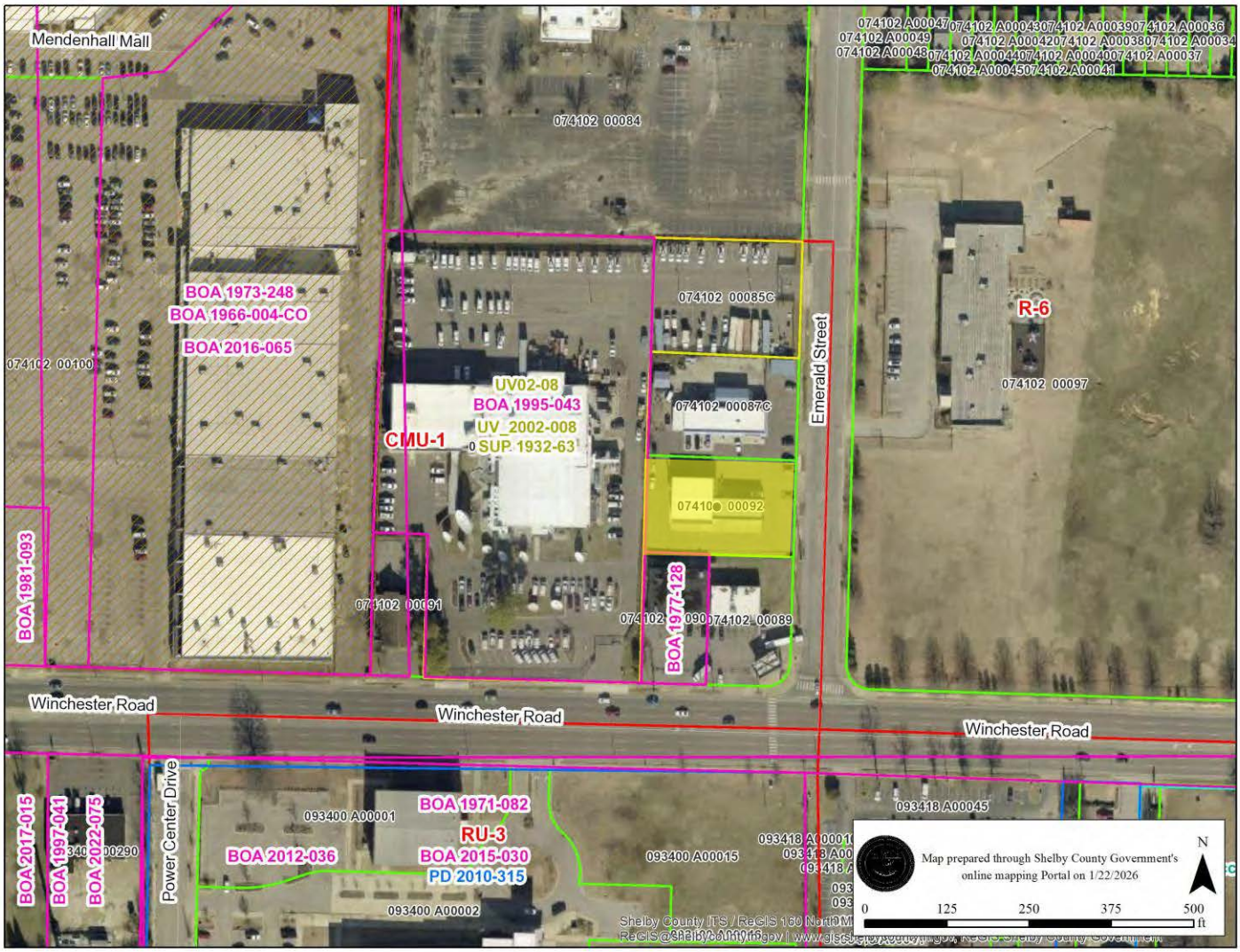
Subject property highlighted in yellow.

AERIAL



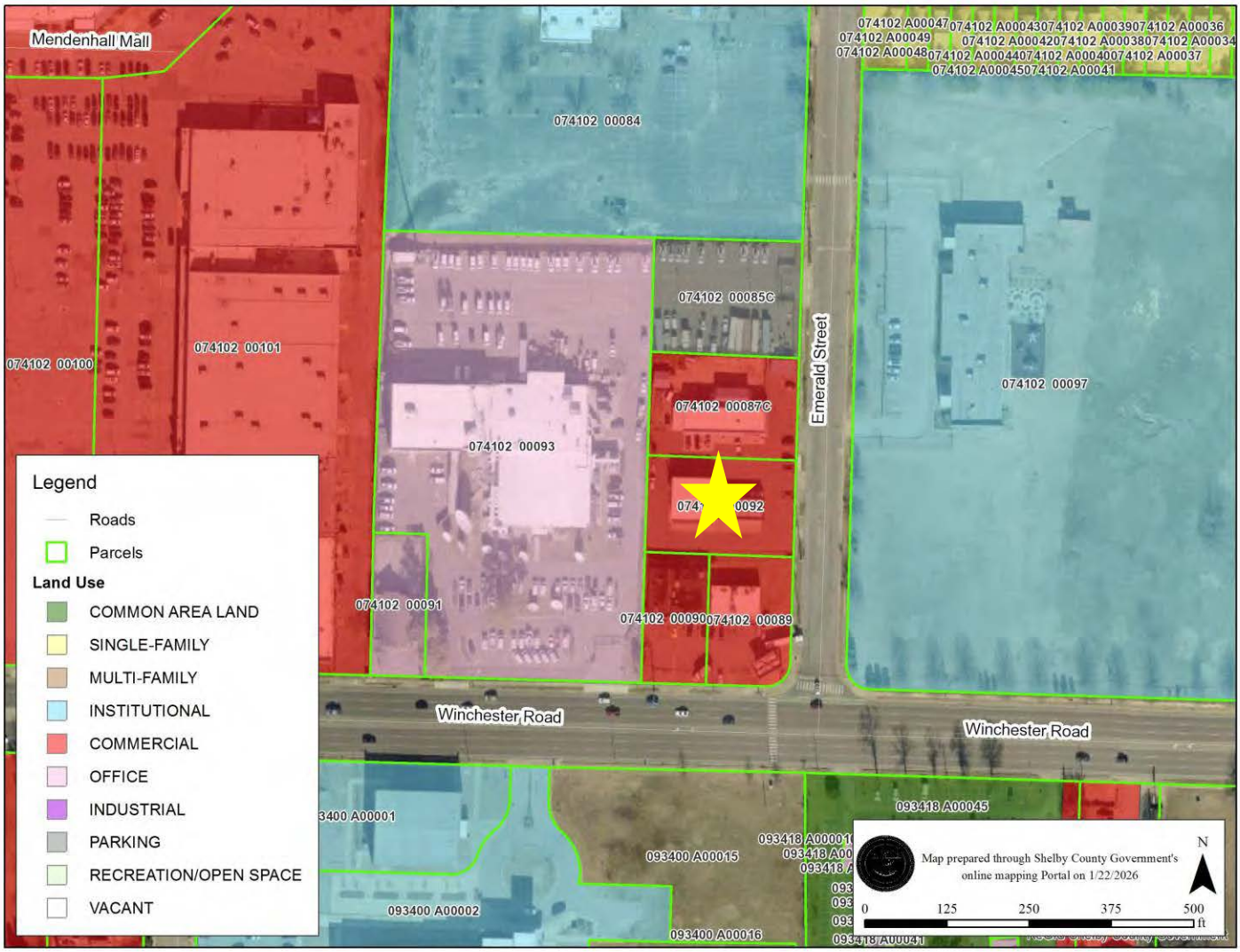
Subject property outlined in yellow.

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP



Subject property indicated by a yellow star.

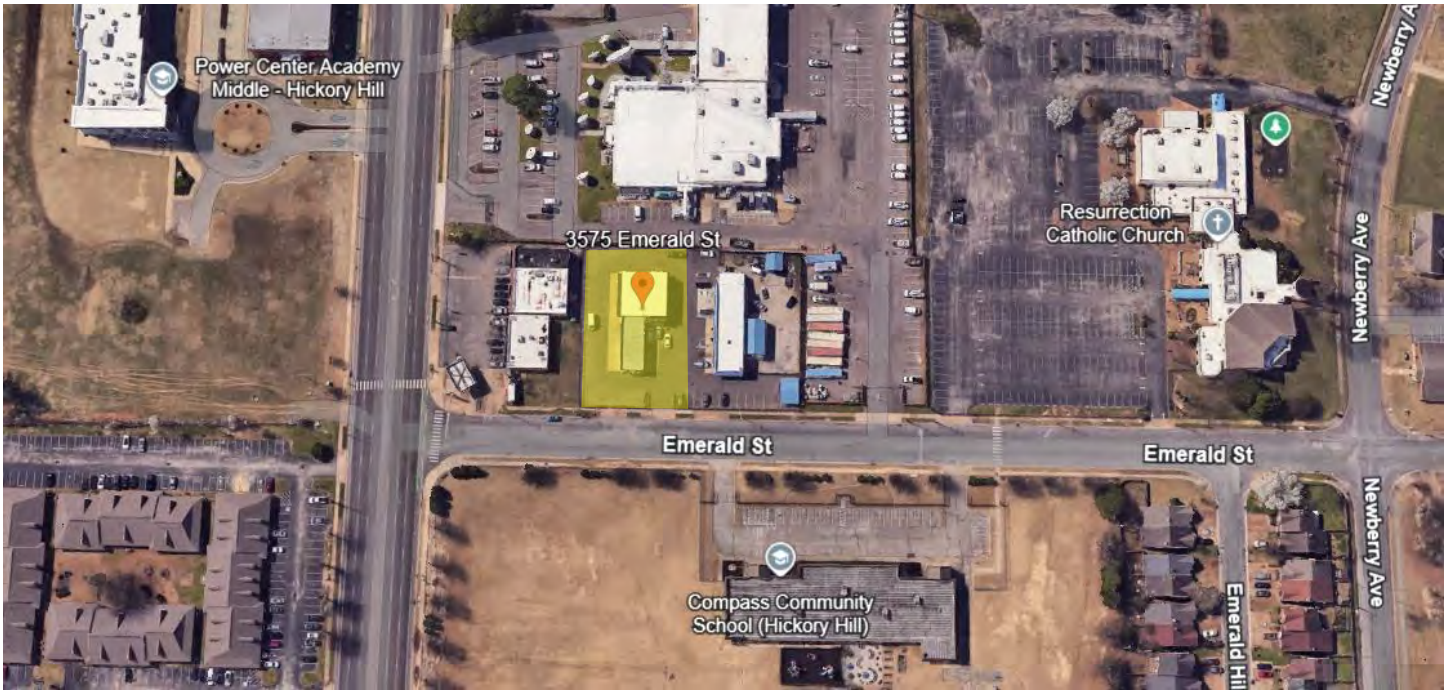
SITE PHOTOS



View of subject property from Emerald Street (front).



View of subject property from Emerald Street (west).



View of subject property from above.

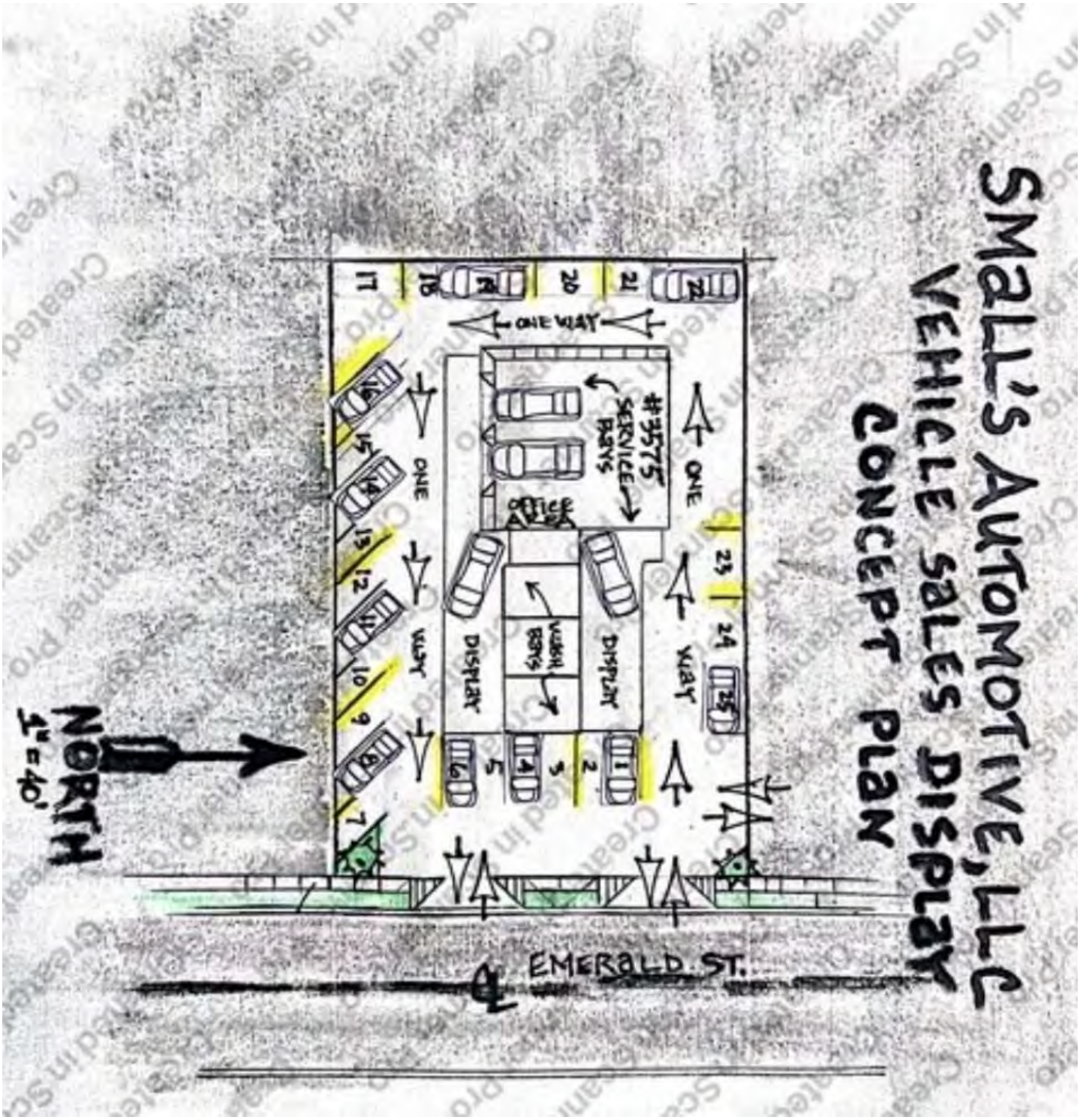


View of subject property from above.

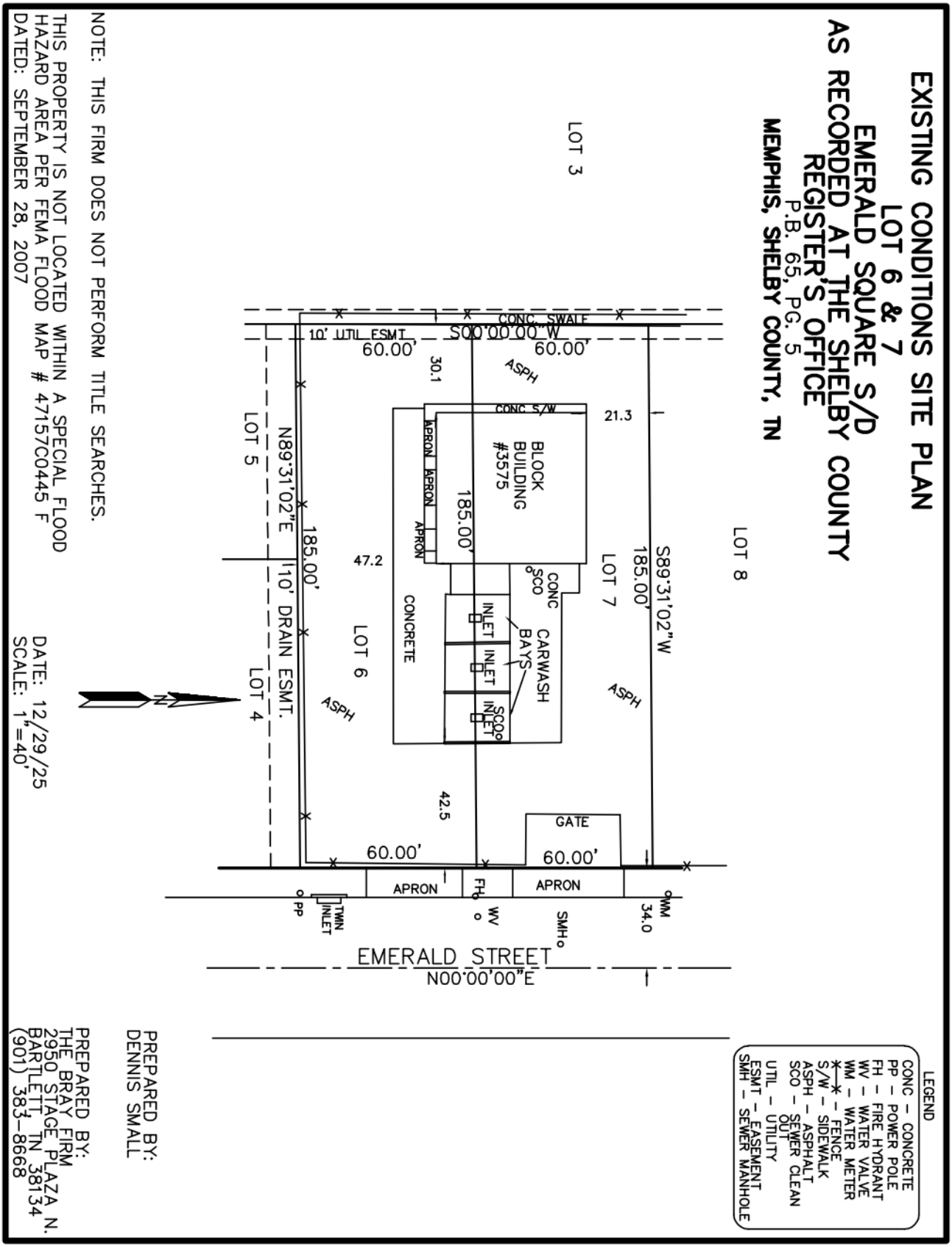


View of subject property from above.

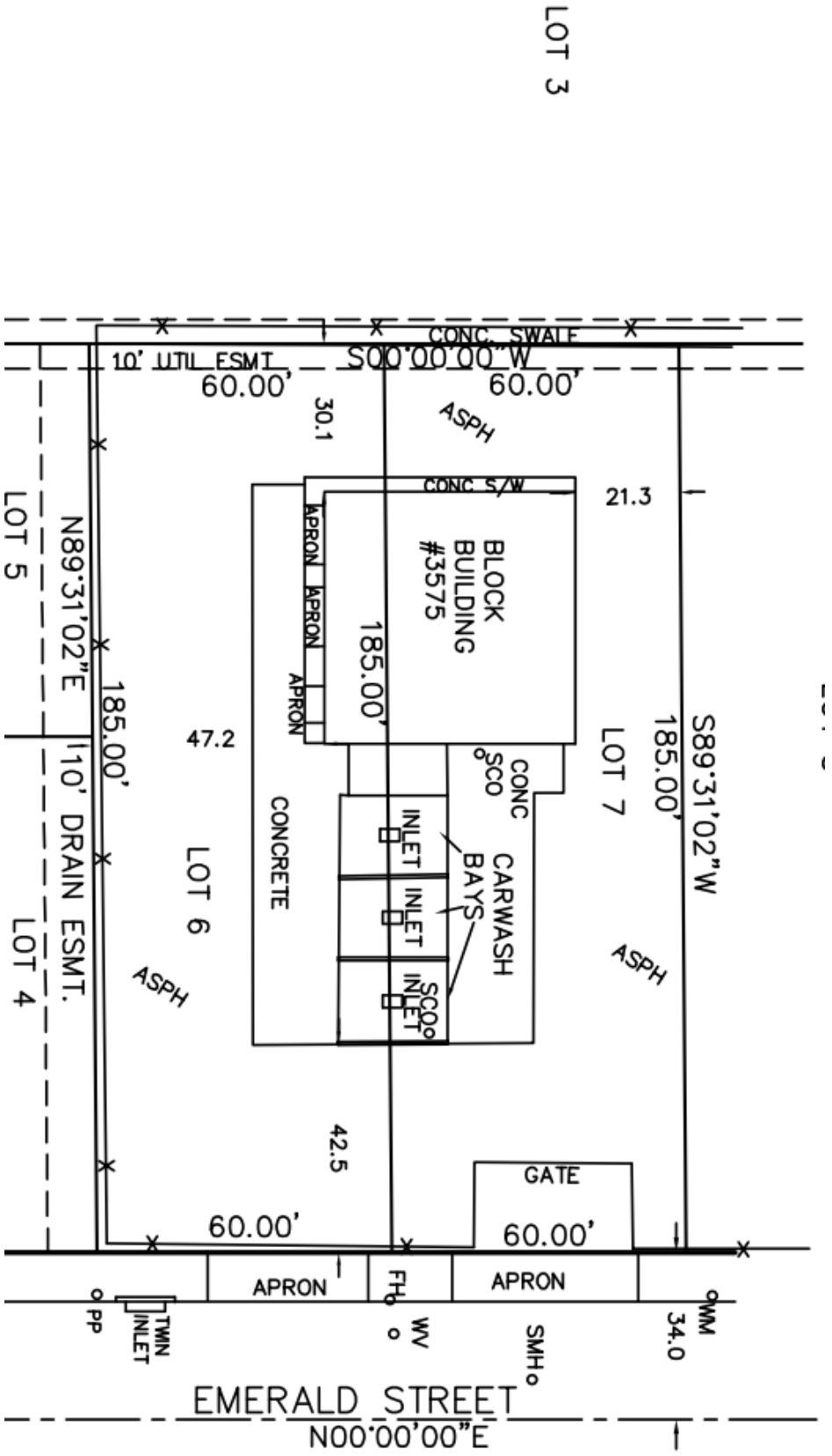
CONCEPT PLAN



SITE PLAN


EXISTING CONDITIONS SITE PLAN
LOT 6 & 7
EMERALD SQUARE S/D
AS RECORDED AT THE SHELBY COUNTY REGISTER'S OFFICE
P.B. 65, PG. 5
MEMPHIS, SHELBY COUNTY, TN
LEGEND
CONC – CONCRETE
PP – POWER POLE
FH – FIRE HYDRANT
WV – WATER VALVE
WM – WATER METER
S/W – SIDEWALK
ASPH – ASPHALT
SCO – SEWER CLEAN OUT
UTIL – UTILITY
ESMT – EASEMENT
SMH – SEWER MANHOLE
LOT 3
LOT 8
LOT 5
LOT 6
LOT 7
LOT 4
CONC. SWALE
10' UTIL ESMT.
S00°00'00"W
60.00'
60.00'
30.1
21.3
ASPH
CONC S/W
BLOCK BUILDING #3575
APRON
APRON
APRON
185.00'
185.00'
S89°31'02"W
N89°31'02"E
185.00'
47.2
CONC SCO
INLET
INLET
SCO INLET
CARWASH BAYS
CONCRETE
ASPH
ASPH
110' DRAIN ESMT.
42.5
GATE
60.00'
60.00'
APRON
APRON
FH
WV
WM
34.0
PP
TWN INLET
SMH
EMERALD STREET
N00°00'00"E
NOTE: THIS FIRM DOES NOT PERFORM TITLE SEARCHES.
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP # 47157C0445 F
DATED: SEPTEMBER 28, 2007
DATE: 12/29/25
SCALE: 1"=40'
PREPARED BY:
DENNIS SMALL
PREPARED BY:
THE BRAY FIRM
2950 STAGE PLAZA N.
BARTLETT, TN 38134
(901) 383-8668

SITE PLAN – MAGNIFIED



CASE REVIEW

Request

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

Approval Criteria

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

9.6.9 Approval Criteria

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

9.6.9A The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

9.6.9B The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.

9.6.9C The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.

9.6.9D The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.

9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.

9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.

9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.

9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

Site Details

Address:
3575 Emerald Street

Parcel ID:
074102 00092

Area:
+/-22,172 square feet

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

Site Plan Review

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

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

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

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

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

Analysis

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

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

activities.

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

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

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

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

DEPARTMENTAL COMMENTS

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

City Engineer: See page 17.

County Engineer: No comments received.

City Fire Division: See page 18.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See pages 19-21.

City Engineer:

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

Sewers:

2. City sanitary sewer capacity is available to serve this development.

Roads:

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

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

Traffic Control Provisions:

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

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

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

Curb Cuts/Access:

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

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

City Fire Division:

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

2. Fire apparatus access shall comply with section 503.

3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.

4. Fire protection water supplies (including fire hydrants) shall comply with section 507.

5. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

6. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.

7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

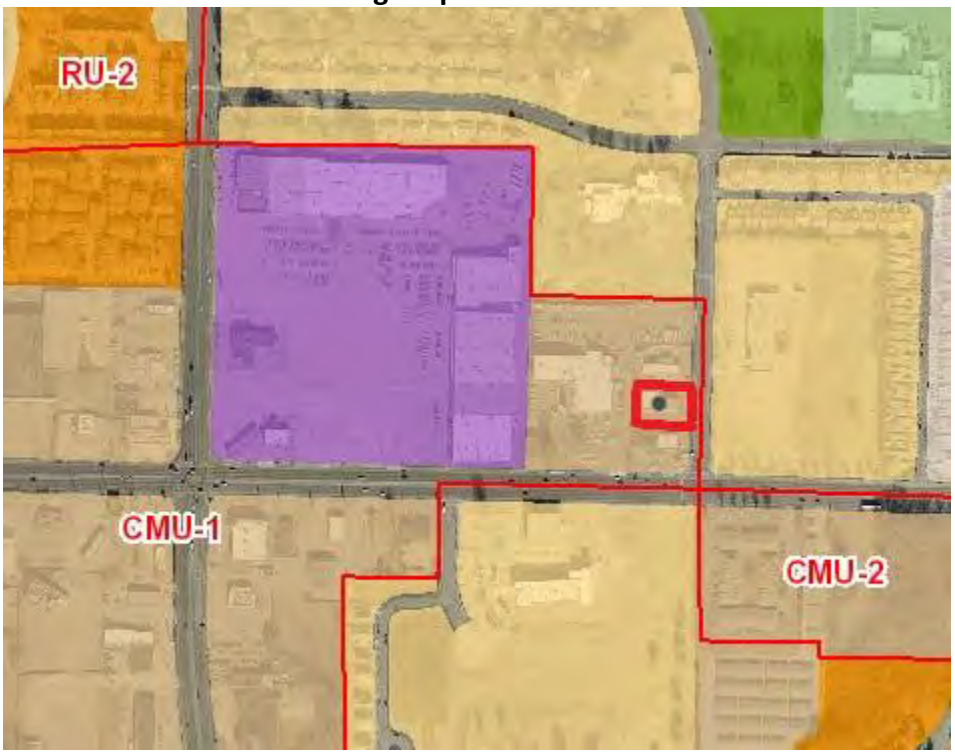
Office of Comprehensive Planning

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

Site Address/Location: 3575 Emerald St
Overlay District/Historic District/Flood Zone: Site overlaps with a flood zone
Future Land Use Designation: Low Intensity Commercial and Services (CSL)
Street Type: Avenue

The applicant is requesting a Special Use Permit to allow office/showroom for motor vehicle sales.
The following information about the land use designation can be found on pages 76 – 122:

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

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



"CSL" Form & Location Characteristics
Commercial and services uses, 1-4 stories height

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

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

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

Degree of Change Map



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

3. Degree of Change Description
N/A

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

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

Consistency Analysis Summary

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

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

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, February 4, 2025 at 8 AM.**

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

Meeting Details
Location: Council Chambers
City Hall 1st Floor
125 N Main St.

Time: 9:00 AM
Date: Thursday, February 12, 2026

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

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

MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT

VICINITY MAP

97 Notices Mailed 01/13/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Brian S. Bacchus *, being duly sworn, depose and say that at* 5:02 PM *am/pm on the* 29th *day of* January *, 20*26*, I posted* one *Public Notice Sign(s) pertaining to Case No.* S.U.P. 2026-001 *at* 3575 Emerald Street Memphis, TN *, providing notice of a Public Hearing before the (check one):*

X *Land Use Control Board*
_____ *Board of Adjustment*
_____ *Memphis City Council*
_____ *Shelby County Board of Commissioners*

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

Brian S. Bacchus
Owner, Applicant or Representative

January 29, 2026
Date

Subscribed and sworn to before me this 29 *day of* January *, 20*26*.*

Tina M. Bacchus
Notary Public

My commission expires: 8/4/29

TINA M BACCHUS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY


Smalls AUTOMOTIVE
3575
PUBLIC
NOTICE
AN APPLICATION HAS
BEEN FILED FOR A
SPECIAL USE
PERMIT
ON THIS PROPERTY.
A PUBLIC HEARING
WILL BE HELD.
CASE NO:
INFORMATION

NIEGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

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

Meeting Information

Location: 3575 Emerald Street

Date: Feb. 5, 2026

Address: Same

Time: 18:00

Attendance

Attended on behalf of the applicant:	*Role (Applicant, Engineer, Architect, etc.)*
Brian Bacchus	Representative
Dennis Small	Applicant
Calvin Taylor	Associate
Michael Pride	Associate

Number of Invitations Mailed: 44

Approx. Neighborhood Attendees: 0

Proceedings

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

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

NEIGHBORHOOD MEETING SUMMARY

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

Attachments

Also included in this submission are the following:

- [x] Mailed Invitation
- [x] Invitation Mailing List
- [x] Applicant's Presentation
- [ ] Other: _____
- [ ] Handouts Provided
- [x] Sign-in Sheet(s)
- [x] Photographs of Meeting

***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:

- [x] Required under Section 9.3.2 of the UDC
- [ ] Optional/Additional

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

Brian S. Bacchus, Principal Consultant
Print Name

Signature

Feb. 6, 2026
Date

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

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-001

Expiration Date:

Record Name: Small's Automotive, LLC

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

Parent Record Number:

Address:
3575 EMERALD ST, MEMPHIS, Tennessee 38115

Owner Information

Primary	Owner Name
Y	L & A AUTOMOTIVE LLC

Owner Address	Owner Phone
2635 FRIDDELL CV, MEMPHIS, TN 38133	9015305441

Parcel Information
074102 00092

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Mahsan Ostadnia
Date of Meeting	12/18/2025
Pre-application Meeting Type	In Person

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on this site	-
Is this application in response to a citation, stop	No

GENERAL PROJECT INFORMATION	
work order, or zoning letter If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-
APPROVAL CRITERIA	
A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare	The adjacent land uses to the south for a small retail center and convenient store with gasoline pumps directly facing Winchester Road, including the auto repair shop directly adjacent to the north will not be affected by this proposal. Nor will the charter school directly across the street from the subject property and the existing auto wheel repair shop and cable contracting facility be affected by the proposed use. The property, including adjacent property to the north in single ownership is totally enclosed with a wrought-iron decorative fence for security and safety inside and outside the property.
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 subject property, including site improvements will be utilized and maintained in its current conditions and no new construction is proposed in this application. The proposal will be arranged and operated in a manner to be compatible with surrounding properties and will not interfere with any future development and use of any adjacent property in accordance with the CMU-1 District regulations.
UDC Sub-Section 9.6.9C	The subject property is currently served by essential public facilities by a public street, adequate access, parking, circulation, refuse, fire and emergency services, including electricity, natural gas, water, adequate drainage, and sewer services are provided on the property.
UDC Sub-Section 9.6.9D	The subject property does not have any history of being or possessing any significant natural, scenic or historic importance that will result in the destruction, loss or damage of any feature(s) determined by any governing body.
UDC Sub-Section 9.6.9E	The proposed project, if approved will comply with the Use Standard provisions of Sub-Section 2.6.3.P of the UDC for motor vehicle sales, service and repair, including outdoor display and sales requirements of Sub-Section 4.8.4A as allowed by Special Use Permit.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9F	Memphis 3.0's Low Intensity Commercial Services (often aligned with auto-oriented corridors or small-scale service commercial areas typically supports: • Small format retail and service use • Low impact commercial activity • Uses that do not generate heavy traffic, noise, or outdoor storage • Development that is compatible with adjacent residential or neighborhood scale commercial properties Motor vehicle sales can fit into commercial service areas by Special Use Permit (SUP). The intent is to activate an existing commercial property with a low-impact use that aligns with the corridor's character and the Memphis 3.0 vision for reinvestment in established commercial areas. The proposed use fits within this context and does not introduce a new or incompatible development pattern. The scale of the operation is modest, and the applicant is committed to meeting the proposed Sit Plan Conditions. •Existing Context: The surrounding area already contains commercial and light industrial uses. Motor vehicle sales are consistent with the corridor's established development pattern. • Low Intensity Operations: The applicant proposes a small format sales operation with limited inventory, no outdoor repair activity, and no high-volume traffic generation.

GIS INFORMATION

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

GIS INFORMATION

City Council District -
City Council Super District -

Contact Information

Name
BRIAN S. BACCHUS

Contact Type
APPLICANT

Address

Phone
(901)785-5988

Name
BRIAN BACCHUS

Contact Type
REPRESENTATIVE

Address

Phone
(901)785-5988

Fee Information

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

Total Fee Invoiced: $513.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$513.00	Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Carlos Villalpando (Print Name) Carlos Villalpando (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at _____

and further identified by Assessor's Parcel Number _____,

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

Subscribed and sworn to (or affirmed) before me this 4th day of December in the year of 2025.

MARVITA McCRARY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Signature of Notary Public

August 28, 2029
My Commission Expires

LETTER OF INTENT

LETTER OF INTENT

BUD GROUP
(Bacchus Urban Design Group)
Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109

Date: December 31, 2025

To: Land Use Control Board
Secretary, Chairman, Vice-Chairman and Board Members

Re: 3575 Emerald Street
Special Use Permit: Motor Vehicle Sales and Service

Greetings Mr. Secretary,

On behalf of the property owner, L & A Automotive, LLC and Mr. Dennis Small of Small's Automotive, LLC, we are requesting a Special Use Permit for the above-mentioned property to allow motor vehicle sales and service on two (2) lots in Emerald Square Subdivision totaling 0.50 acres or 22, 170 sq. ft. in area. The lots are in Commercial Mixed Use (CMU-1) District zoning at the west side of Emerald Street, +/-160.62 feet north of Winchester Road over one-quarter (¼) mile from Williamsburg Colony and Bishop's Bridge neighborhoods in the southeast portion of the City of Memphis. The site was a former vehicle wash and automotive service facility permitted by right in the CMU-1 District.

The applicant, Mr. Small is proposing the principal use of the property for motor vehicle sales and services as outlined in the proposed enclosed Site Plan Conditions and agreed upon by the applicant with limited retail sales of automotive products such as lubrication, motor oil and oil filters, auto wax, auto cloths, and auto cleaning products. The use of space within the main building will include reception desk, sales counter, sales offices, break rooms, bathrooms, storage areas and a mini-indoor showroom with outdoor auto display bays attached to the main building.

The proposed land use for motor vehicle service is permitted by right in the CMU-1 District, but the request for motor vehicle sales is permitted by Special Use Permit. The motor vehicle sales will be located on the balance of the property with designated sales and display areas for customer service for a total display of vehicles for sale and display at any one time will be a maximum of twenty-five (25) vehicles.

BUD Group
'From the Property Line to the Parapet'

The required parking spaces for motor vehicle sales and service are a ratio of 1:500 sq. ft. of indoor floor area plus a ratio of 1:10,000 sq. ft. for outdoor lot area for a total of seven (7) required parking spaces, including one (1) handicap space. Parking will be provided for the main building and outdoor motor vehicle display area to meet required parking for all proposed indoor and outdoor uses of the property as illustrated on the site plan.

This facility is intended to serve the southeastern portion of the City of Memphis, focusing on residential neighborhoods such as Williamsburg Colony and Bishop's Bridge, as well as the surrounding commercial establishments, including the Mendenhall Square Retail Shopping Center. The market comprises individuals and families seeking reliable pre-owned vehicles and automotive services, along with local businesses in need of fleet maintenance and vehicle care. By offering both sales and service, the site aims to meet the diverse transportation needs of a sustainable market area.

The applicant, Small's Automotive, LLC prides itself in being the Number #1 source for buying quality pre-owned vehicles in the marketplace with extensive relationships in the dealer's community, which allows them to purchase a wide variety of lease returns and new car trades at exceptional values. This model enables them to pass along huge savings on the highest quality vehicles of choice in this service market.

In summary, the request for approval of a Special Use Permit with conditions to allow motor vehicle sales and service at this location is articulated as follows: motor vehicle sales display area for up to twenty-five (25) vehicles which will meet required parking standards with seven (7) spaces, including one (1) space. The application also details compliance with zoning and proposed site plan conditions. On behalf of the applicant, we respectfully request a favorable recommendation for a Special Use Permit to allow the proposed land use within this market area in the southeastern portion of the City of Memphis.

Sincerely,

Brian S. Bacchus, Principal Consultant
BUD Group
(901) 832-7203
BacchusUrbanDesignGroup@Outlook.com

cc: Mr. Dennis Small, Small's Automotive, LLC
Chairman, Vice Chairman and Board Members

S.U.P. 2026-???
3575 Emerald Street
Site Plan Conditions (Proposed)
D/B/A: Small's Automotive, LLC

1. The special permit to allow office/showroom for motor vehicle sales, service and repair of vehicles, including twenty-four (24) hour roadside assistance and short-term vehicle storage.

2. The applicable Use Standard provisions of Sub-Section 2.6.3P of the UDC for motor vehicle sales, service, and repair shall be applied to the subject property.

3. The outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A, but to include outdoor sales, display, limited general outdoor storage of motor vehicles and merchandise.

4. The existing wrought-iron fencing shall be preserved and maintained. Any new fencing and gating shall match existing fence material. No razor wire or barbed wire shall be permitted.

5. All required parking and vehicle display areas shall maintain the surface parking and all parking spaces shall be delineated with striped painted lines.

6. Detached and attached signs shall be as permitted and regulated in the Commercial Mixed Use (CMU-1) District.

S.U.P. 2026-???
Site Plan Conditions

LETTERS RECEIVED

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

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-001

Expiration Date:

Record Name: Small's Automotive, LLC

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

Parent Record Number:

Address:

3575 EMERALD ST, MEMPHIS, Tennessee 38115

Owner Information

Primary	Owner Name
Y	L & A AUTOMOTIVE LLC

Owner Address	Owner Phone
2635 FRIDDELL CV, MEMPHIS, TN 38133	9015305441

Parcel Information

074102 00092

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Mahsan Ostadnia
Date of Meeting	12/18/2025
Pre-application Meeting Type	In Person

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on this site	-
Is this application in response to a citation, stop	No

GENERAL PROJECT INFORMATION

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

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare	The adjacent land uses to the south for a small retail center and convenient store with gasoline pumps directly facing Winchester Road, including the auto repair shop directly adjacent to the north will not be affected by this proposal. Nor will the charter school directly across the street from the subject property and the existing auto wheel repair shop and cable contracting facility be affected by the proposed use. The property, including adjacent property to the north in single ownership is totally enclosed with a wrought-iron decorative fence for security and safety inside and outside the property.
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 subject property, including site improvements will be utilized and maintained in its current conditions and no new construction is proposed in this application. The proposal will be arranged and operated in a manner to be compatible with surrounding properties and will not interfere with any future development and use of any adjacent property in accordance with the CMU-1 District regulations.
UDC Sub-Section 9.6.9C	The subject property is currently served by essential public facilities by a public street, adequate access, parking, circulation, refuse, fire and emergency services, including electricity, natural gas, water, adequate drainage, and sewer services are provided on the property.
UDC Sub-Section 9.6.9D	The subject property does not have any history of being or possessing any significant natural, scenic or historic importance that will result in the destruction, loss or damage of any feature(s) determined by any governing body.
UDC Sub-Section 9.6.9E	The proposed project, if approved will comply with the Use Standard provisions of Sub-Section 2.6.3.P of the UDC for motor vehicle sales, service and repair, including outdoor display and sales requirements of Sub-Section 4.8.4A as allowed by Special Use Permit.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9F	Memphis 3.0's Low Intensity Commercial Services (often aligned with auto-oriented corridors or small-scale service commercial areas typically supports: • Small format retail and service use • Low impact commercial activity • Uses that do not generate heavy traffic, noise, or outdoor storage • Development that is compatible with adjacent residential or neighborhood scale commercial properties Motor vehicle sales can fit into commercial service areas by Special Use Permit (SUP). The intent is to activate an existing commercial property with a low-impact use that aligns with the corridor's character and the Memphis 3.0 vision for reinvestment in established commercial areas. The proposed use fits within this context and does not introduce a new or incompatible development pattern. The scale of the operation is modest, and the applicant is committed to meeting the proposed Sit Plan Conditions. •Existing Context: The surrounding area already contains commercial and light industrial uses. Motor vehicle sales are consistent with the corridor's established development pattern. • Low Intensity Operations: The applicant proposes a small format sales operation with limited inventory, no outdoor repair activity, and no high-volume traffic generation.

GIS INFORMATION

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

GIS INFORMATION

City Council District	-
City Council Super District	-

Contact Information

Name
BRIAN S. BACCHUS

Contact Type
APPLICANT

Address

Phone
(901)785-5988

Name
BRIAN BACCHUS

Contact Type
REPRESENTATIVE

Address

Phone
(901)785-5988

Fee Information

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

Total Fee Invoiced: $513.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$513.00	Credit Card

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Carlos Villalpando (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at _____

and further identified by Assessor's Parcel Number _____,

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

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

MARVITA MCCRARY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Signature of Notary Public

August 28, 2029
My Commission Expires

LETTER OF INTENT

BUD GROUP
(Bacchus **U**rban **D**esign **Group)**
Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109

Date: December 31, 2025

To: Land Use Control Board
Secretary, Chairman, Vice-Chairman and Board Members

Re: 3575 Emerald Street
Special Use Permit: Motor Vehicle Sales and Service

Greetings Mr. Secretary,

On behalf of the property owner, L & A Automotive, LLC and Mr. Dennis Small of Small's Automotive, LLC, we are requesting a Special Use Permit for the above-mentioned property to allow motor vehicle sales and service on two (2) lots in Emerald Square Subdivision totaling 0.50 acres or 22, 170 sq. ft. in area. The lots are in Commercial Mixed Use (CMU-1) District zoning at the west side of Emerald Street, +/-160.62 feet north of Winchester Road over one-quarter (¼) mile from Williamsburg Colony and Bishop's Bridge neighborhoods in the southeast portion of the City of Memphis. The site was a former vehicle wash and automotive service facility permitted by right in the CMU-1 District.

The applicant, Mr. Small is proposing the principal use of the property for motor vehicle sales and services as outlined in the proposed enclosed Site Plan Conditions and agreed upon by the applicant with limited retail sales of automotive products such as lubrication, motor oil and oil filters, auto wax, auto cloths, and auto cleaning products. The use of space within the main building will include reception desk, sales counter, sales offices, break rooms, bathrooms, storage areas and a mini-indoor showroom with outdoor auto display bays attached to the main building.

The proposed land use for motor vehicle service is permitted by right in the CMU-1 District, but the request for motor vehicle sales is permitted by Special Use Permit. The motor vehicle sales will be located on the balance of the property with designated sales and display areas for customer service for a total display of vehicles for sale and display at any one time will be a maximum of twenty-five (25) vehicles.

The required parking spaces for motor vehicle sales and service are a ratio of 1:500 sq. ft. of indoor floor area plus a ratio of 1:10,000 sq. ft. for outdoor lot area for a total of seven (7) required parking spaces, including one (1) handicap space. Parking will be provided for the main building and outdoor motor vehicle display area to meet required parking for all proposed indoor and outdoor uses of the property as illustrated on the site plan.

This facility is intended to serve the southeastern portion of the City of Memphis, focusing on residential neighborhoods such as Williamsburg Colony and Bishop's Bridge, as well as the surrounding commercial establishments, including the Mendenhall Square Retail Shopping Center. The market comprises individuals and families seeking reliable pre-owned vehicles and automotive services, along with local businesses in need of fleet maintenance and vehicle care. By offering both sales and service, the site aims to meet the diverse transportation needs of a sustainable market area.

The applicant, Small's Automotive, LLC prides itself in being the Number #1 source for buying quality pre-owned vehicles in the marketplace with extensive relationships in the dealer's community, which allows them to purchase a wide variety of lease returns and new car trades at exceptional values. This model enables them to pass along huge savings on the highest quality vehicles of choice in this service market.

In summary, the request for approval of a Special Use Permit with conditions to allow motor vehicle sales and service at this location is articulated as follows: motor vehicle sales display area for up to twenty-five (25) vehicles which will meet required parking standards with seven (7) spaces, including one (1) space. The application also details compliance with zoning and proposed site plan conditions. On behalf of the applicant, we respectfully request a favorable recommendation for a Special Use Permit to allow the proposed land use within this market area in the southeastern portion of the City of Memphis.

Sincerely,

Brian S. Bacchus, Principal Consultant
BUD Group
(901) 832-7203
BacchusUrbanDesignGroup@Outlook.com

cc: Mr. Dennis Small, Small's Automotive, LLC
Chairman, Vice Chairman and Board Members

S.U.P. 2026-???
3575 Emerald Street
Site Plan Conditions (Proposed)
D/B/A: Small's Automotive, LLC

1. The special permit to allow office/showroom for motor vehicle sales, service and repair of vehicles, including twenty-four (24) hour roadside assistance and short-term vehicle storage.

2. The applicable Use Standard provisions of Sub-Section 2.6.3P of the UDC for motor vehicle sales, service, and repair shall be applied to the subject property.

3. The outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A, but to include outdoor sales, display, limited general outdoor storage of motor vehicles and merchandise.

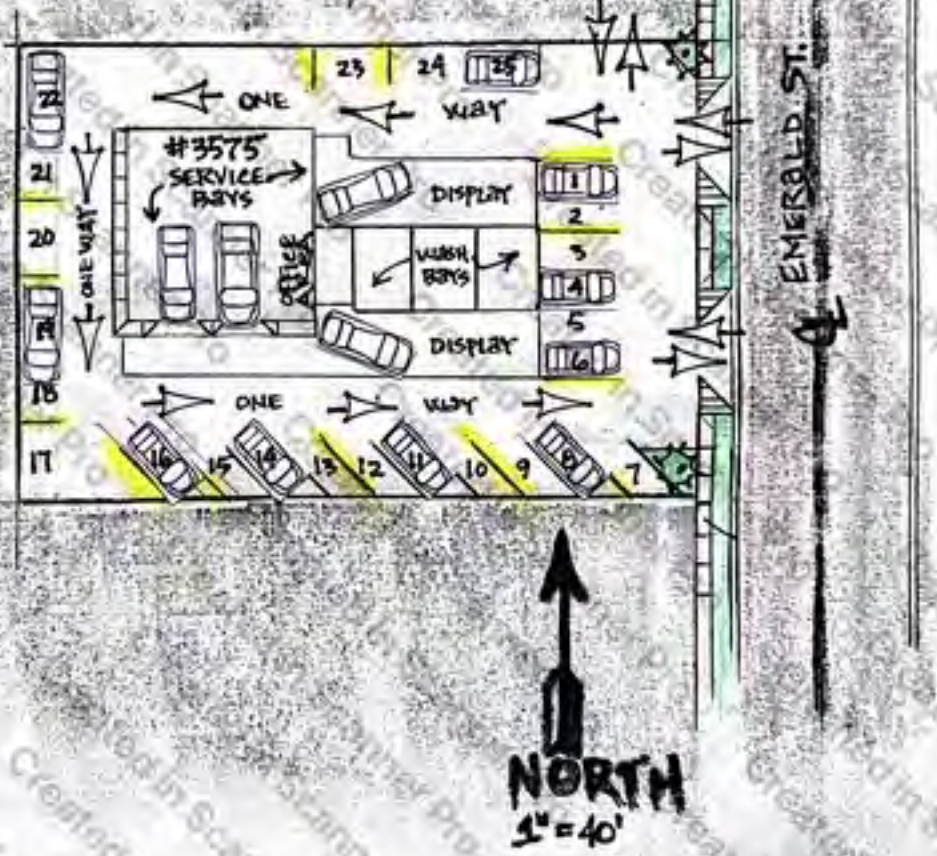
4. The existing wrought-iron fencing shall be preserved and maintained. Any new fencing and gating shall match existing fence material. No razor wire or barbed wire shall be permitted.

5. All required parking and vehicle display areas shall maintain the surface parking and all parking spaces shall be delineated with striped painted lines.

6. Detached and attached signs shall be as permitted and regulated in the Commercial Mixed Use (CMU-1) District.

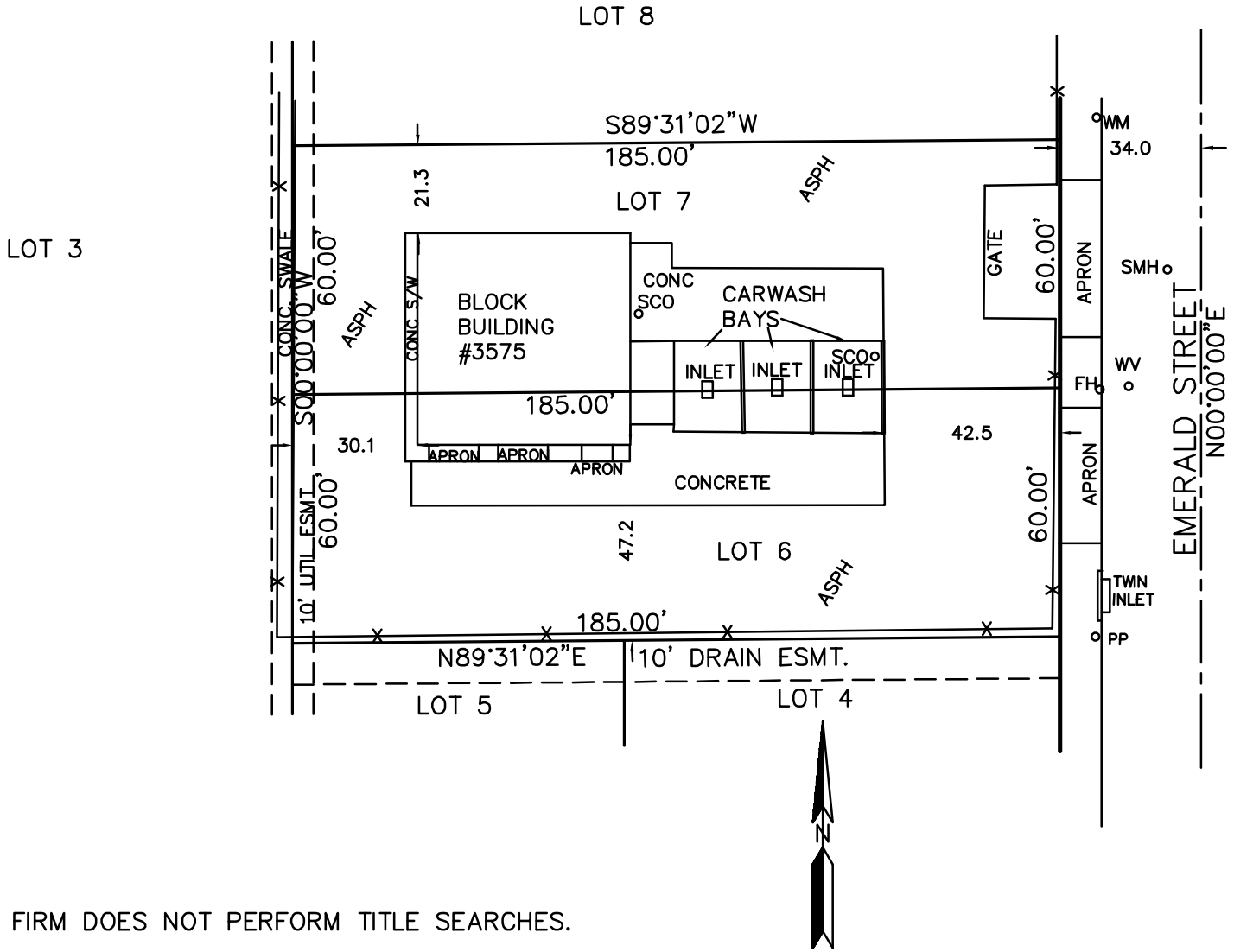
S.U.P. 2026-???
Site Plan Conditions

SMALL'S AUTOMOTIVE, LLC
VEHICLE SALES DISPLAY
CONCEPT PLAN



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

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



NOTE: THIS FIRM DOES NOT PERFORM TITLE SEARCHES.

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

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

PREPARED BY:
DENNIS SMALL

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

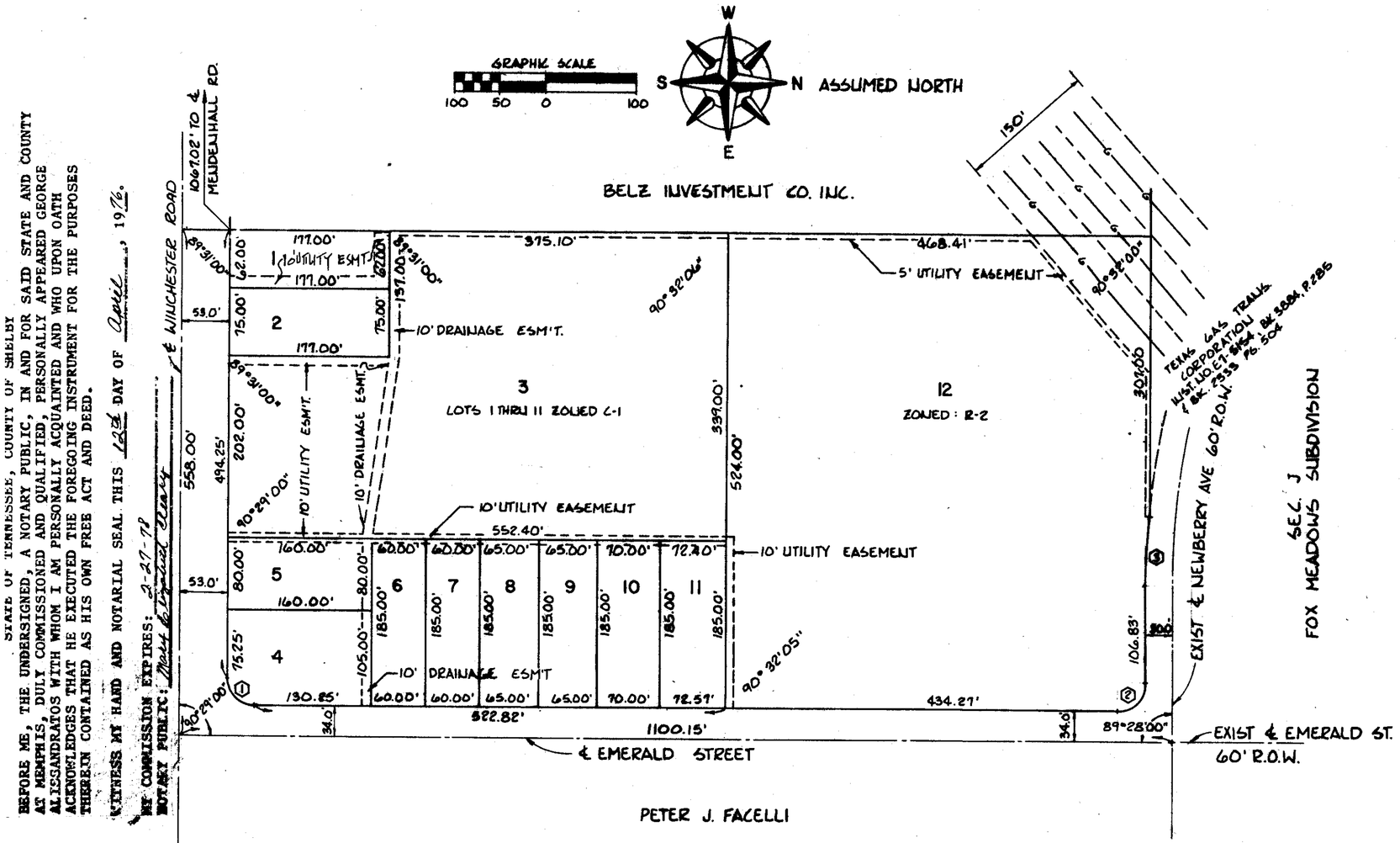


Willie F. Brooks, Jr.
Shelby County Register of Deeds

Owner:	L & A AUTOMOTIVE LLC
Parcel Address:	3575 EMERALD ST
Parcel ID:	074102 00092
2025 Appraisal:	$194,600
Tax District:	MEMPHIS
Year Built:	
Lot Number:	6 & 7
Subdivision:	EMERALD SQUARE
Plat BK & PG:	UNKNOWN
Dimensions:	
Total Acres:	0.509
Owner Address:	2635 FRIDDELL CV
	MEMPHIS TN
	38133 5157

Map prepared on 12/30/2025





STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED GEORGE ALISSANDRATOS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

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

MY COMMISSION EXPIRES: 2-27-78
NOTARY PUBLIC: Mary Elizabeth Cleary

I, THE UNDERSIGNED, NANCY LEWIS WELSH, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION (AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER). I AM THE OWNER OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY: Nancy Lewis Welsh

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED NANCY LEWIS WELSH WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF APRIL, 1976.

MY COMMISSION EXPIRES: 2-27-78
NOTARY PUBLIC: Mary Lewis Welsh

I, THE UNDERSIGNED, THOMAS C. ADAMS, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION (AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER). I AM THE OWNER OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY Thomas C Adams

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED THOMAS C. ADAMS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9TH DAY OF APRIL, 1976.

MY COMMISSION EXPIRES: 2-27-78
NOTARY PUBLIC Mary Elizabeth Cleary

I, THE UNDERSIGNED, CARROLL T. DOZIER, D.D., MOST REVEREND BISHOP OF MEMPHIS IN TENNESSEE, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION (AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER). I AM THE OWNER OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY:

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED CARROLL T. DOZIER, D.D., MOST REVEREND BISHOP OF MEMPHIS IN TENNESSEE WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9TH DAY OF APRIL, 1976.

MY COMMISSION EXPIRES: 2-27-78
NOTARY PUBLIC: Mary Elizabeth Cleary

WE, THE UNDERSIGNED, CARY WHITEHEAD & CARY WHITEHEAD III, OWNER'S OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION (AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER). WE ARE THE OWNER'S OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY: Cary Whitehead III AND Cary Whitehead

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED CARY WHITEHEAD & CARY WHITEHEAD III WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7TH DAY OF APRIL, 1976.

MY COMMISSION EXPIRES: FEB. 27, 1978
NOTARY PUBLIC: Mary Elizabeth Cleary

WE, THE UNDERSIGNED, JUSTIN TOWNER & RALPH E. BRADEN, OWNER'S OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION (AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER). WE ARE THE OWNER'S OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY: Ralph E Braden AND Justin D Towner III

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JUSTIN TOWNER & RALPH E. BRADEN WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7TH DAY OF APRIL, 1976.

MY COMMISSION EXPIRES: 2-27-78
NOTARY PUBLIC: Mary Elizabeth Cleary

℄ CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1.	89°31'00"	30.00'	46.87'	29.75'	42.25'
2.	90°32'00"	30.00'	47.40'	30.28'	42.62'
3.	5°31'15"	830.00'	79.97'	40.02'	79.94'

RESTRICTIONS
THE MINIMUM FRONT YARD SETBACK FOR BUILDINGS FROM DEDICATED STREETS SHALL BE 42 FEET. THIS SETBACK SHALL NOT APPLY TO GAS PUMPS OR SIGNS.

I, THE UNDERSIGNED, GEORGE ALISSANDRATOS, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION (AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER). I AM THE OWNER OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

BY: James K. Dickinson DATE: 4/9/76
JAMES K. DICKINSON, P.E. 8078 TENNESSEE CERTIFICATE NUMBER

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY AND THAT SAID DOCUMENTS WERE APPROVED BY THE CITY COUNCIL OF THE CITY OF MEMPHIS IN REGULAR SESSION ON 25th. May, 1976
CONTROLLER DATE

JAMES K. DICKINSON 8078 STATE OF TENNESSEE

APPROVED BY THE MEMPHIS & SHELBY COUNTY PLANNING COMMISSION.

DATE: April 1, 1976 BY:

APPROVED BY THE SHELBY COUNTY HEALTH DEPARTMENT.

DATE: May 27, 1976 BY: by James Cox

EMERALD SQUARE SUBDIVISION

SHELBY COUNTY, TENNESSEE

ZONED: C-1 & R-2 APRIL, 1976 NO. LOTS 12 CONTAINING: 13.75 AC.

PREPARED FOR
CARY WHITEHEAD et. al.
MEMPHIS, TENNESSEE

PREPARED BY
TALBOT & ASSOCIATES, LTD.
MEMPHIS, TENNESSEE

65-5
75

Tom Leatherwood

Shelby County Register / Archives

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

15123296

12/09/2015 - 01:09 PM

2 PGS	
TAMMY 14044B3-15123296	
VALUE	130000.00
MORTGAGE TAX	0.00
TRANSFER TAX	481.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	494.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov
Join us on Facebook

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of December, 2015 by and between MICHAEL K. SNEED and PETRA J. SNEED, TRUSTEES of the MICHAEL K. SNEED AND PETRA J. SNEED REVOCABLE TRUST DATED APRIL 3, 2014, and BRADLEY B. ROLLER, parties of the first part, and L & A AUTOMOTIVE, LLC., party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

LOTS 6 & 7, EMERALD SQUARE SUBDIVISION, as shown on plat of record in Plat Book 65, Page 5, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors herein by Warranty Deeds as Instrument Nos. 09093086 and 14038369 in the said Register's Office.

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

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:
Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged.

WITNESS the signatures of the said parties of the first part the day and year first above written.

Bradley B. Roller

Michael K. Sneed, Trustee of Michael K. Sneed and Petra J. Sneed Revocable Trust dated April 3, 2014

Petra J. Sneed, Trustee of Michael K. Sneed and Petra J. Sneed Revocable Trust dated April 3, 2014

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael K. Sneed and Petra J. Sneed, Trustees of Michael K. Sneed and Petra J. Sneed Revocable Trust dated April 3, 2014, and Bradley B. Roller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 2nd day of December, 2015.

HAROLD D. MANGRUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My Commission Expires: August 26, 2017

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

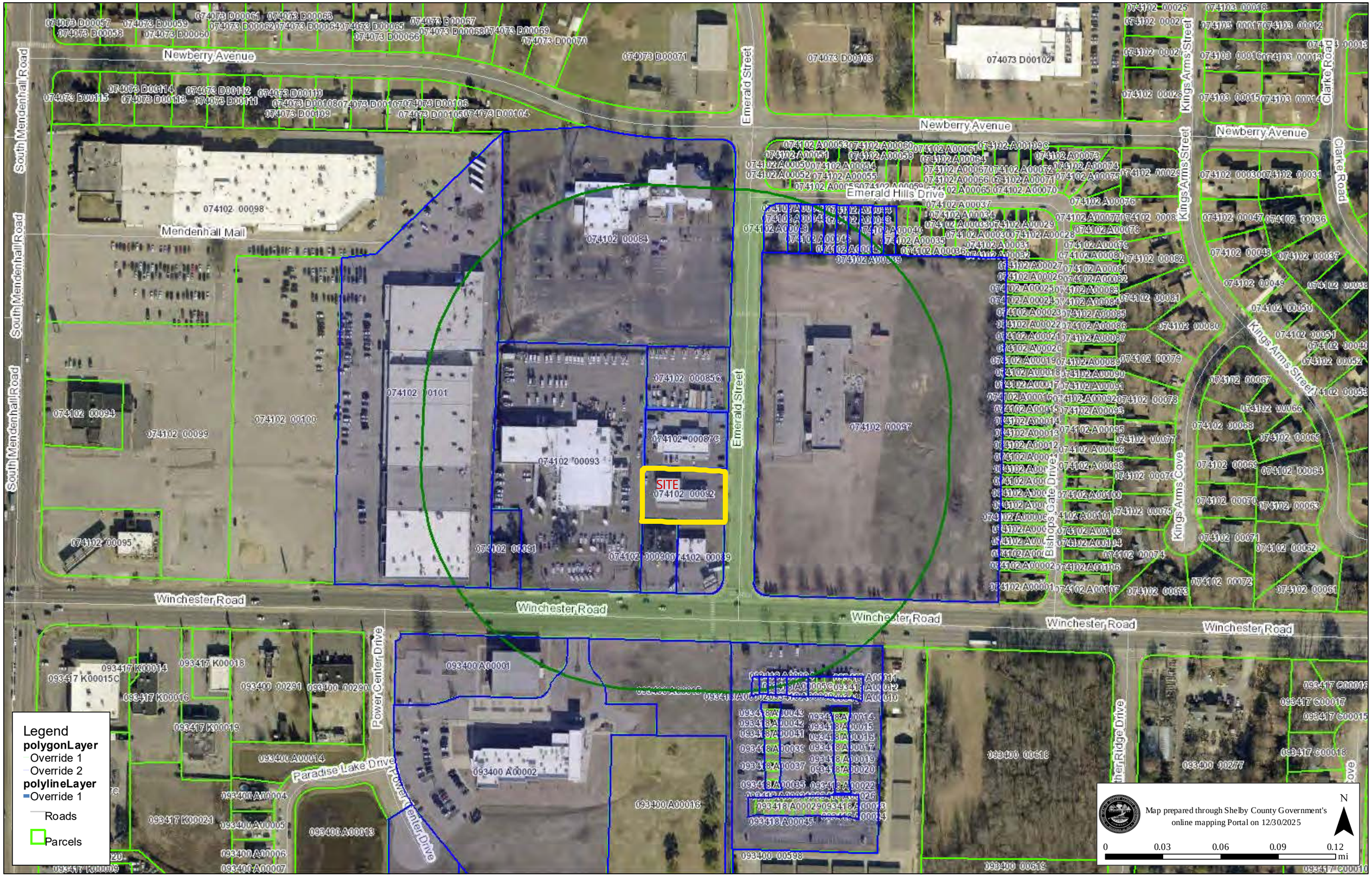
Subscribed and sworn to before me this the 2nd day of December, 2015.

HAROLD D. MANGRUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My Commission Expires: August 26, 2017

This Instrument was prepared by: Harold D. Mangrum, Attorney, 1025 Oakhaven Road, Memphis, TN 38119 901-763-1060		
NEW OWNER'S ADDRESS:	**SEND TAX BILLS TO:**	**MAP-PARCEL ID:**
L & A Automotive, LLC 2635 Friddell Cv Memphis, TN 38133	L & A Automotive, LLC 2635 Friddell Cv Memphis, TN 38133	Tax ID 074-102-00092
Property Address: 3575 Emerald Street, Memphis, TN 38115		


Newberry Avenue
South Mendenhall Road
Emerald Street
Kings Arms Street
Clarke Road
Mendenhall Mall
Emerald Hills Drive
Winchester Road
Power Center Drive
Paradise Lake Drive
Bishops Gate Drive
Kings Arms Cove
SITE
074102 00092
Legend
polygonLayer
Override 1
Override 2
polylineLayer
Override 1
Roads
Parcels
Map prepared through Shelby County Government's online mapping Portal on 12/30/2025
N
0 0.03 0.06 0.09 0.12
mi

MEMPHIS CATV
ONE COMCAST CENTER #32
PHILADELPHIA PA 19103

CABLE HOLDCO II INC
ONE COMCAST CENTER #32ND
PHILADELPHIA PA 19103

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV #
MEMPHIS TN 38133

SMITH JOANN
5025 LAUREL FOREST CV #
MEMPHIS TN 38125

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

JECK FOUNDATION COMPANY
1291 GRAYSTONE LN #
CORDOVA TN 38016

HARRIS TIMOTHY E
5489 EMERALD HILLS DR #
MEMPHIS TN 38115

CATHOLIC DIOCESE OF MEMPHIS
5825 SHELBY OAKS DR #
MEMPHIS TN 38134

DOZIER CARROLL T REV BISHOP
1325 JEFFERSON AVE #
MEMPHIS TN 38104

GESTALT COMMUNITY SCHOOLS
2650 THOUSAND OAKS BLVD #1400
MEMPHIS TN 38118

GIPSON LOVELACE P AND AMANDA T GIPSON
1040 TWINKLETOWN RD #
MEMPHIS TN 38116

AIC ENTERPRISES INC
2299 LANSINGWOOD DR #
GERMANTOWN TN 38139

WAHAB SALAM
P O BOX 280099 #
MEMPHIS TN 38168

INDUSTRY DEVELOPMENT & CONSULTANTS LLC
3878 MITCHELL GROVE RD #
OLIVE BRANCH MS 38654

INDUSTRY DEVELOPMENT & CONSULTANTS LLC
3878 MITCHELL GROVE RD #
OLIVE BRANCH MS 38654

MALONE FAMILY LIVING TRUST FAMILY
1829 WOODCHASE GLEN DR #
CORDOVA TN 38016

HARMON OLIVER (ESTATE OF) AND JANICE H
5495 WINCHESTER RD #4
MEMPHIS TN 38115

COLEMAN CLARENCE W JR
1509 HUMBER ST #
MEMPHIS TN 38106

SMITH JOANN
5025 LAUREL FOREST CV #
MEMPHIS TN 38125

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

JECK FOUNDATION COMPANY
1291 GRAYSTONE LN #
CORDOVA TN 38016

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

STARNES JIMMY W & GAIL O
5489 WINCHESTER RD #6
MEMPHIS TN 38115

L AND A AUTOMOTIVE LLC
2635 FRIDDELL CV #
BARTLETT TN 38133

PCAMS HOLDINGS
2650 THOUSAND OAKS BLVD #1400
MEMPHIS TN 38118

SANDLIAN LANCE B
PO BOX 612 #
FISHERS IN 46038

WINCHESTER OFFICE PLAZA CONDOMINIUMS
5487 WINCHESTER #
MEMPHIS TN 38115

PCAMS HOLDINGS
2650 THOUSAND OAKS BLVD #1400
MEMPHIS TN 38118

GESTALT COMMUNITY SCHOOLS
2650 THOUSAND OAKS BLVD #2200
MEMPHIS TN 38118

GESTALT COMMUNITY SCHOOLS
2650 THOUSAND OAKS BLVD #2200
MEMPHIS TN 38118

ALDEN'S GATE HOA
3230 S. MENDENHALL ROAD
MEMPHIS TN 38115

NEIGHBORHOOD DEV. ASSOC.
5625 FLOWERING PEACH DRIVI
MEMPHIS, TN 38115

YOUTH & COMM. EDU. FDN.
3320 LANSING DRIVE
MEMPHIS, TN 38115

REPRESENTATIVE

BUD GROUP
5320 WHITE DIAMOND
MEMPHIS TN 38109

BUD GROUP
5320 WHITE DIAMOND
MEMPHIS TN 38109

BUD GROUP
5320 WHITE DIAMOND
MEMPHIS TN 38109

OWNER

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

APPLICANT

DENNIS SMALL
9160 US HWY 64
LAKELAND, TN 38002

DENNIS SMALL
9160 US HWY 64
LAKELAND, TN 38002

DENNIS SMALL
9160 US HWY 64
LAKELAND, TN 38002

OWNER

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

074102 00085C - MEMPHIS CATV

074102 00093 - CABLE HOLDCO II INC

074102 00092 - L & A AUTOMOTIVE LLC

093418 A00008 - SMITH JOANN

093418 A00009 - PAYNE JOHN L AND TRINA M PAYNE

093418 A00010 - PAYNE JOHN L AND TRINA M PAYNE

093418 A00011 - PAYNE JOHN L AND TRINA M PAYNE

093418 A00043 - GARCIA YANETH G

093418 A00014 - JECK FOUNDATION COMPANY

074102 A00049 - HARRIS TIMOTHY E

074102 00097 - CATHOLIC DIOCESE OF MEMPHIS

074102 00084 - DOZIER CARROLL T REV BISHOP

074102 00101 - GESTALT COMMUNITY SCHOOLS

074102 00091 - GIPSON LOVELACE P AND AMANDA T GIPSON

074102 00090 - AIC ENTERPRISES INC

074102 00089 - WAHAB SALAM

093418 A00001 - INDUSTRY DEVELOPMENT & CONSULTANTS LLC

093418 A00002 - INDUSTRY DEVELOPMENT & CONSULTANTS LLC

093418 A00003 - MALONE FAMILY LIVING TRUST FAMILY

093418 A00004 - HARMON OLIVER (ESTATE OF) AND JANICE H

093418 A00005C - COLEMAN CLARENCE W JR

093418 A00007 - SMITH JOANN

093418 A00012 - PAYNE JOHN L AND TRINA M PAYNE

093418 A00044 - GARCIA YANETH G

093418 A00013 - JECK FOUNDATION COMPANY

093418 A00042 - GARCIA YANETH G

093418 A00041 - GARCIA YANETH G

093418 A00040 - STARNES JIMMY W & GAIL O

074102 00087C - L AND A AUTOMOTIVE LLC

093400 A00016 - PCAMS HOLDINGS

093400 00598 - SANDLIAN LANCE B

093418 A00045 - WINCHESTER OFFICE PLAZA CONDOMINIUMS

093400 A00002 - PCAMS HOLDINGS

093400 A00001 - GESTALT COMMUNITY SCHOOLS

093400 A00015 - GESTALT COMMUNITY SCHOOLS

BUD GROUP
(Bacchus **U**rban **D**esign **Group)**
Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109
BacchusUrbanDesignGroup@Outlook.com

📘 Memphis 3.0 Consistency Statement

3575 Emerald Street — Motor Vehicle Sales (SUP Request)

The proposed motor vehicle sales use is **consistent with the Memphis 3.0 Comprehensive Plan** as it applies to the *Low Intensity Commercial Services* place type. This place type supports neighborhood-scale commercial activity, small service businesses, and auto-oriented commercial uses when designed to minimize off-site impacts. The proposal maintains the intended character by:

- Reusing an existing commercial site without increasing intensity beyond what the corridor already supports
- Limiting operations to low-impact vehicle sales with no repair, body work, or outdoor storage of inoperable vehicles
- Providing site improvements such as landscaping, screening, and controlled access that enhance the corridor's appearance
- Maintaining compatibility with adjacent commercial and industrial properties while buffering nearby residential uses

Memphis 3.0 emphasizes reinvestment in existing commercial corridors and supports adaptive reuse of underutilized sites. This proposal aligns with those goals by activating a vacant or underperforming parcel with a use that can be conditioned to remain low-intensity and neighborhood-compatible.

BUD GROUP
(Bacchus **U**rban **D**esign **Group)**
Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109
BacchusUrbanDesignGroup@Outlook.com

📗 Compatibility Argument

Impact on Adjacent Properties & Neighborhood Character

The proposed use will **not adversely affect adjacent properties** or the character of the immediate area for the following reasons:

- **Existing Context:** The surrounding area already contains commercial and light-industrial uses. Motor vehicle sales is consistent with the corridor's established development pattern.
- **Low-Intensity Operations:** The applicant proposes a small-format sales operation with limited inventory, no outdoor repair activity, and no high-volume traffic generation.
- **Site Design Enhancements:** Landscaping, fencing, and controlled access points will improve the site's appearance and reduce visibility of vehicles from the public right-of-way.
- **Traffic & Safety:** The use does not introduce heavy truck traffic or high-turnover vehicle movements. Access points remain unchanged or improved to meet UDC standards.
- **Noise & Lighting:** Operations occur during normal business hours, with lighting designed to avoid spillover onto adjacent properties.

With these conditions, the use is compatible with nearby development and does not create negative externalities.

BUD GROUP
(Bacchus Urban Design Group)
Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109
BacchusUrbanDesignGroup@Outlook.com

Staff-Friendly Narrative

Purpose & Intent

The applicant seeks approval of a Special Use Permit to allow a small-scale motor vehicle sales establishment at 3575 Emerald Street. The intent is to activate an existing commercial property with a low-impact use that aligns with the corridor's character and the Memphis 3.0 vision for reinvestment in established commercial areas.

Consistency With Surrounding Developments

The site is located within a corridor characterized by commercial services, auto-oriented uses, and light industrial activity. The proposed use fits within this context and does not introduce a new or incompatible development pattern. The scale of the operation is modest, and the applicant is committed to meeting all UDC requirements for landscaping, buffering, and site design.

Public Interest & Neighborhood Benefit

The project improves an underutilized site, enhances the streetscape through required landscaping, and provides controlled, well-maintained commercial use. No adverse impacts on traffic, noise, or adjacent residential areas are anticipated. The proposal supports economic activity while maintaining the low-intensity character envisioned for this area.

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: **03/24/2026**
DATE

PUBLIC SESSION: **04/14/2026**
DATE

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

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 4180 Elliston Road, known as case number SUP 2026-005

CASE NUMBER: SUP 2026-005

LOCATION: 4180 Elliston Road

COUNCIL DISTRICTS: 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

AREA: +/- 40,423 square feet

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**
Hearing – April 14, 2026

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
03/12/2026 DATE
(1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

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

SOURCE AND AMOUNT OF FUNDS
$ _____ OPERATING BUDGET
$ _____ CIP PROJECT #_____
$ _____ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
Chloe Christion	3/16/2026	PLANNER II
		DEPUTY ADMINISTRATOR
Brett Ragsdale	3/16/2026	ADMINISTRATOR
Brett Ragsdale	3/16/2026	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY

		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

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 Christion

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

Cc: Committee Members
File

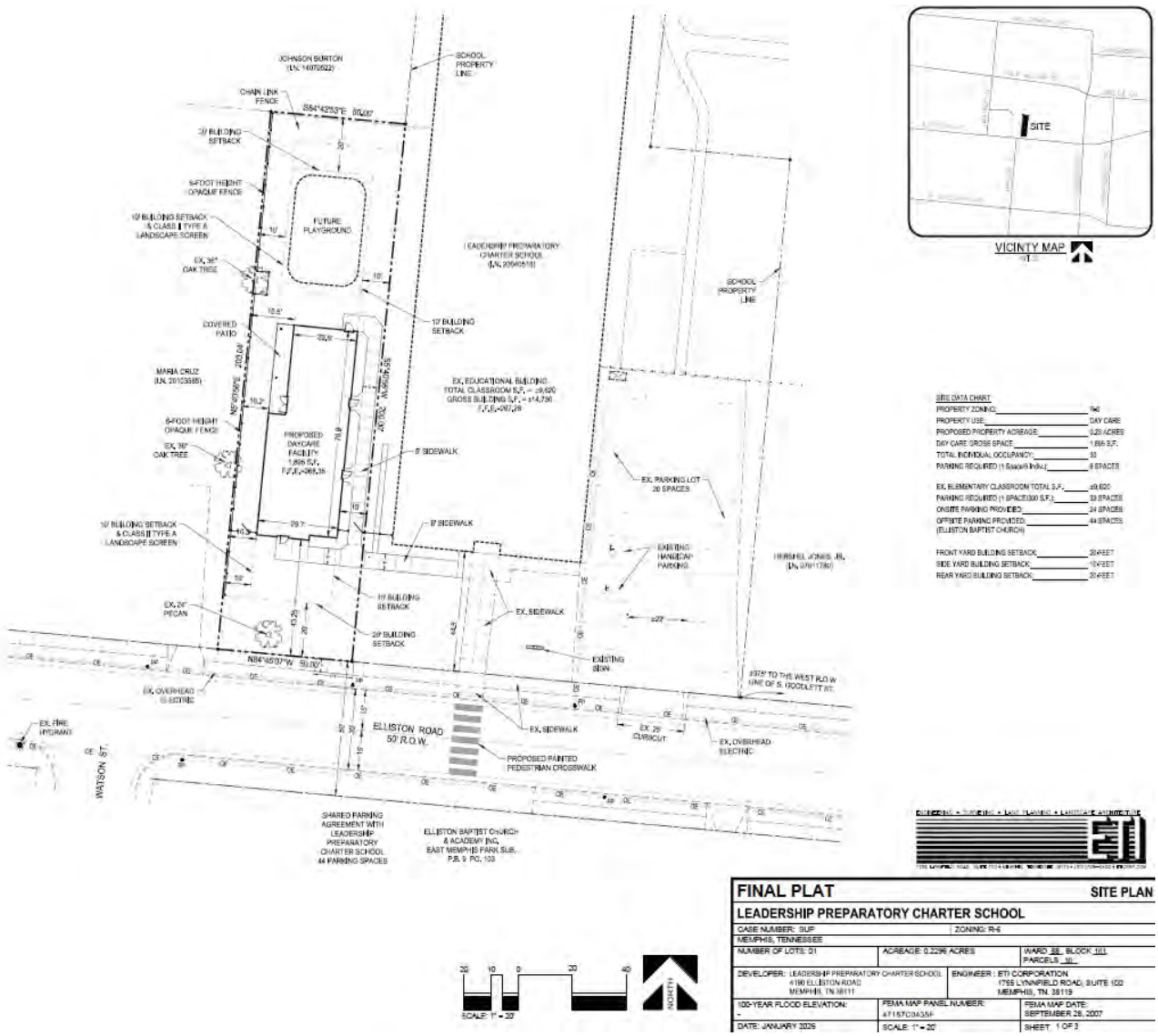
SUP 2026-005
CONDITIONS

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.

SITE PLAN



SITE DATA CHART

PROPERTY ZONING:	R6
PROPERTY USE:	DAY CARE
PROPOSED PROPERTY ACREAGE:	0.23 ACRES
DAY CARE GROSS SPACE:	1,666 S.F.
TOTAL INDIVIDUAL OCCUPANCY:	33
PARKING REQUIRED (1 Space/5 Indiv.):	6 SPACES
EX. ELEMENTARY CLASSROOM TOTAL S.F.:	29,620
PARKING REQUIRED (1 SPACE/300 S.F.):	33 SPACES
ONSITE PARKING PROVIDED:	24 SPACES
OFFSITE PARKING PROVIDED: (ELLISTON BAPTIST CHURCH)	44 SPACES
FRONT YARD BUILDING SETBACK:	20-FEET
SIDE YARD BUILDING SETBACK:	10-FEET
REAR YARD BUILDING SETBACK:	20-FEET

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

ETI

FINAL PLAT		SITE PLAN
LEADERSHIP PREPARATORY CHARTER SCHOOL		
CASE NUMBER: SUP MEMPHIS, TENNESSEE	ZONING: R-6	
NUMBER OF LOTS: 01	ACREAGE: 0.2296 ACRES	WARD: 58 BLOCK: 101 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

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.

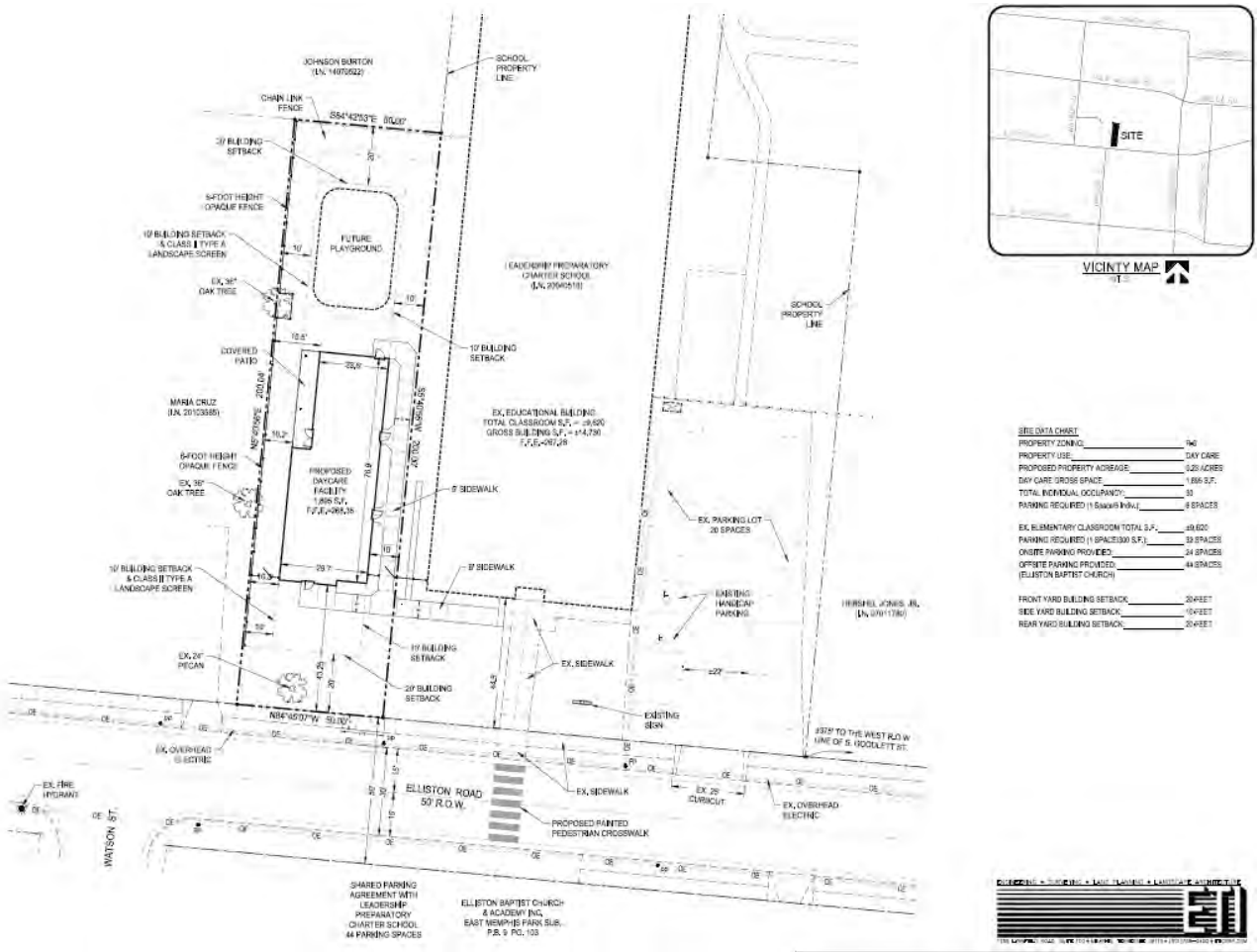
CONDITIONS

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 CHART

PROPERTY ZONING:	R-S
PROPERTY USE:	DAY CARE
PROPOSED PROPERTY ACREAGE:	0.23 ACRES
DAY CARE GROSS SPACE:	1,855 S.F.
TOTAL INDIVIDUAL OCCUPANCY:	33
PARKING REQUIRED (1 Space/4 Indiv.):	8 SPACES
EX. ELEMENTARY CLASSROOM TOTAL S.F.:	±9,620
PARKING REQUIRED (1 SPACE/300 S.F.):	33 SPACES
ONSITE PARKING PROVIDED:	24 SPACES
OFFSITE PARKING PROVIDED: (ELLISTON BAPTIST CHURCH)	44 SPACES
FRONT YARD BUILDING SETBACK:	20-FEET
SIDE YARD BUILDING SETBACK:	10-FEET
REAR YARD BUILDING SETBACK:	20-FEET

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

FINAL PLAT — **SITE PLAN**

LEADERSHIP PREPARATORY CHARTER SCHOOL

CASE NUMBER: SUP MEMPHIS, TENNESSEE	ZONING: R-S	
NUMBER OF LOTS: 01	ACREAGE: 0.2296 ACRES	WARD: 58 BLOCK: 101 PARCELS: 90
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: 47157C0043F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: JANUARY 2026	SCALE: 1" = 20'	SHEET 1 OF 3

ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

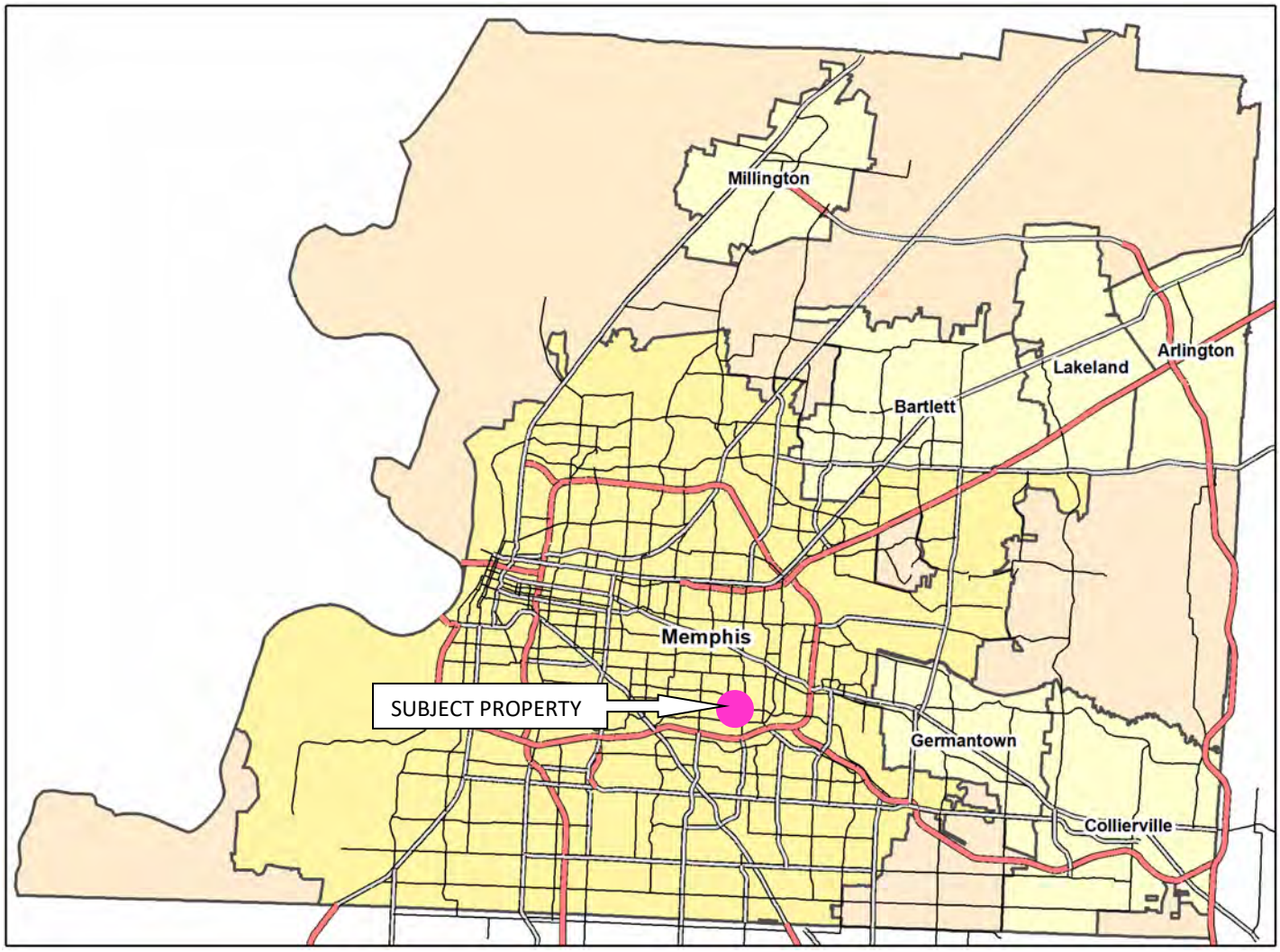
This proposal is not applicable with the Memphis 3.0 General Plan per the land use decision criteria.

RECOMMENDATION:

Approval with conditions

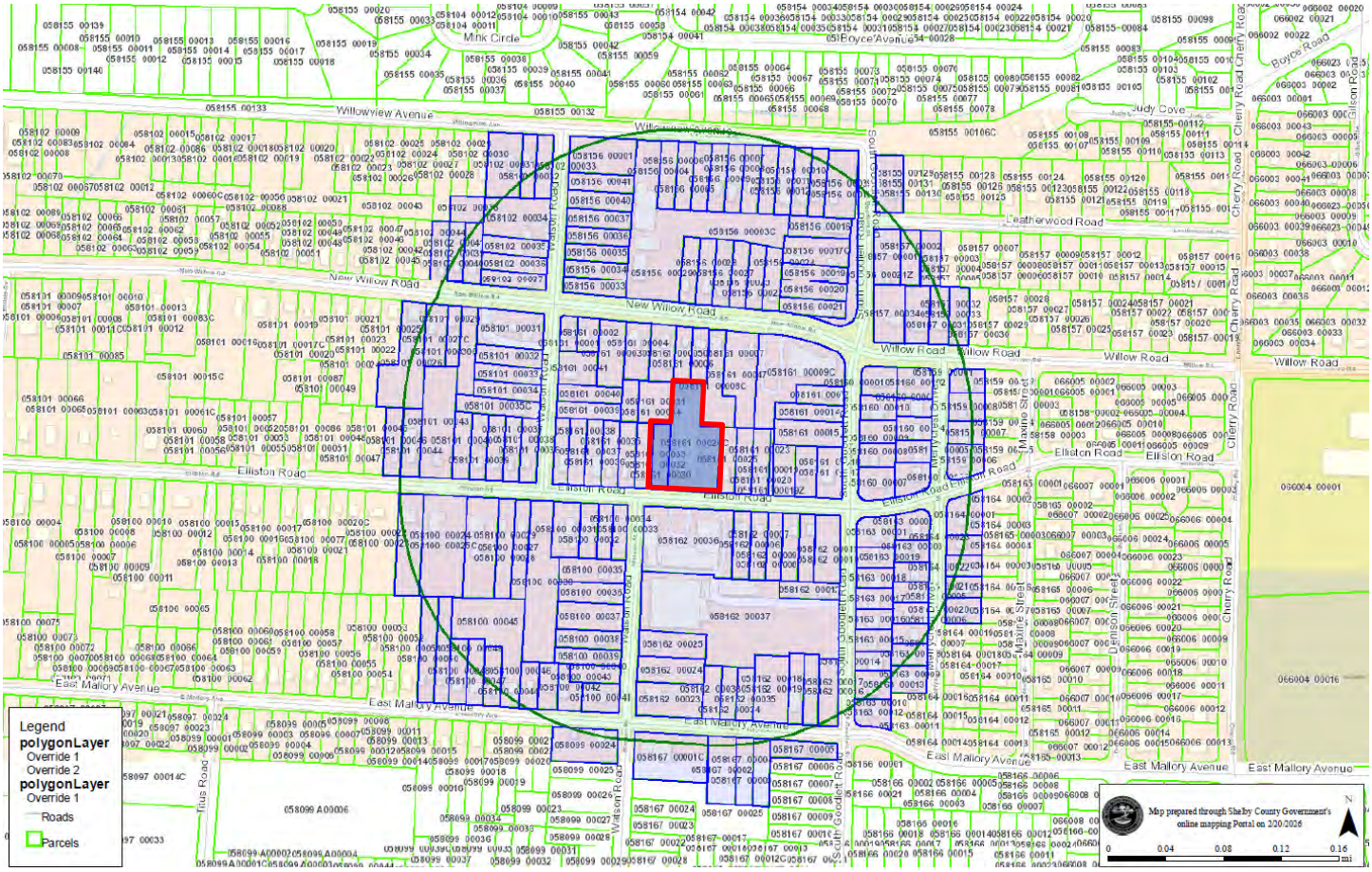
Staff Writer: ***Chloe Christion*** **E-mail:** ***chloe.christion@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property outlined in red

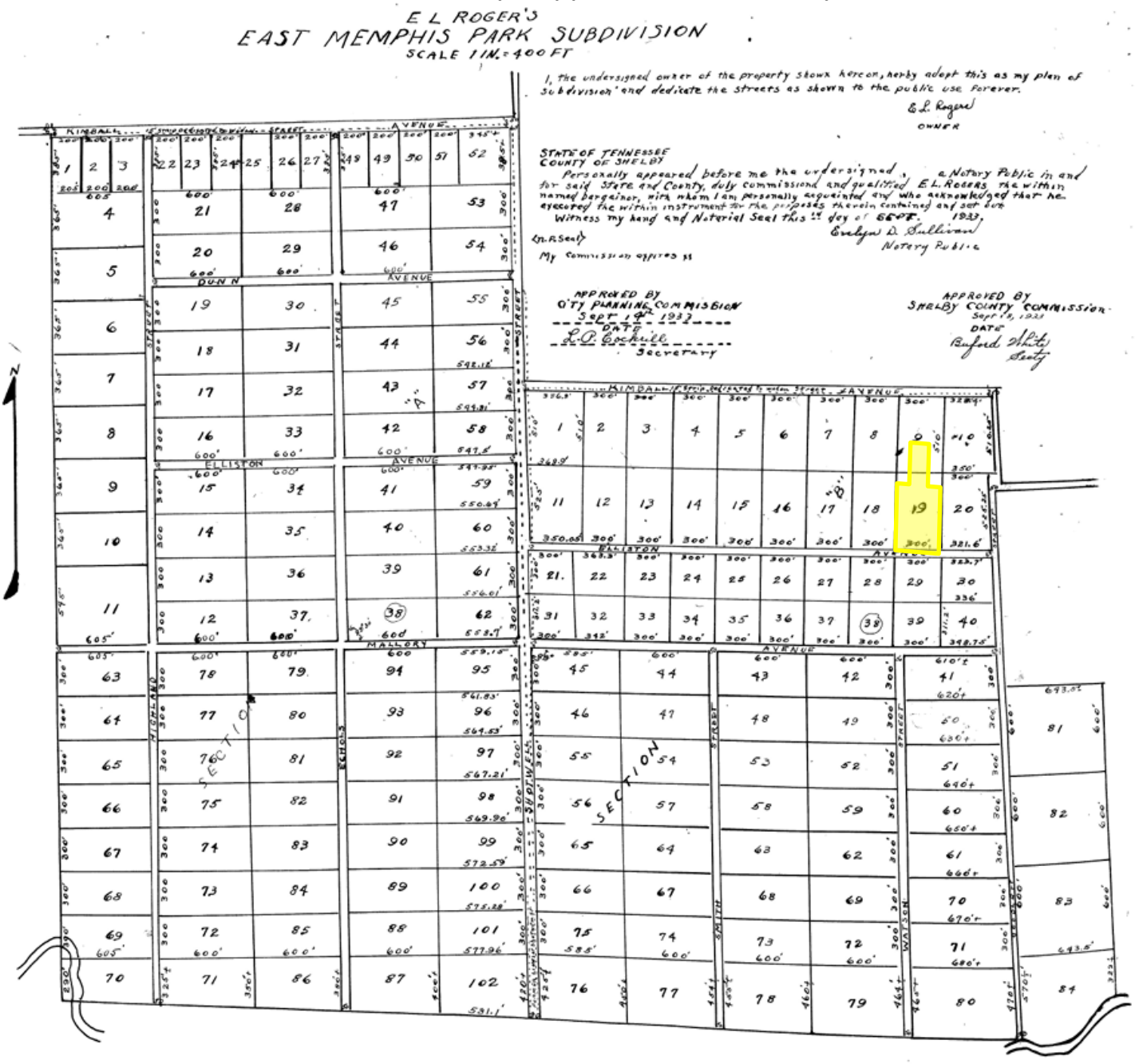
PUBLIC NOTICE DETAILS

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)



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

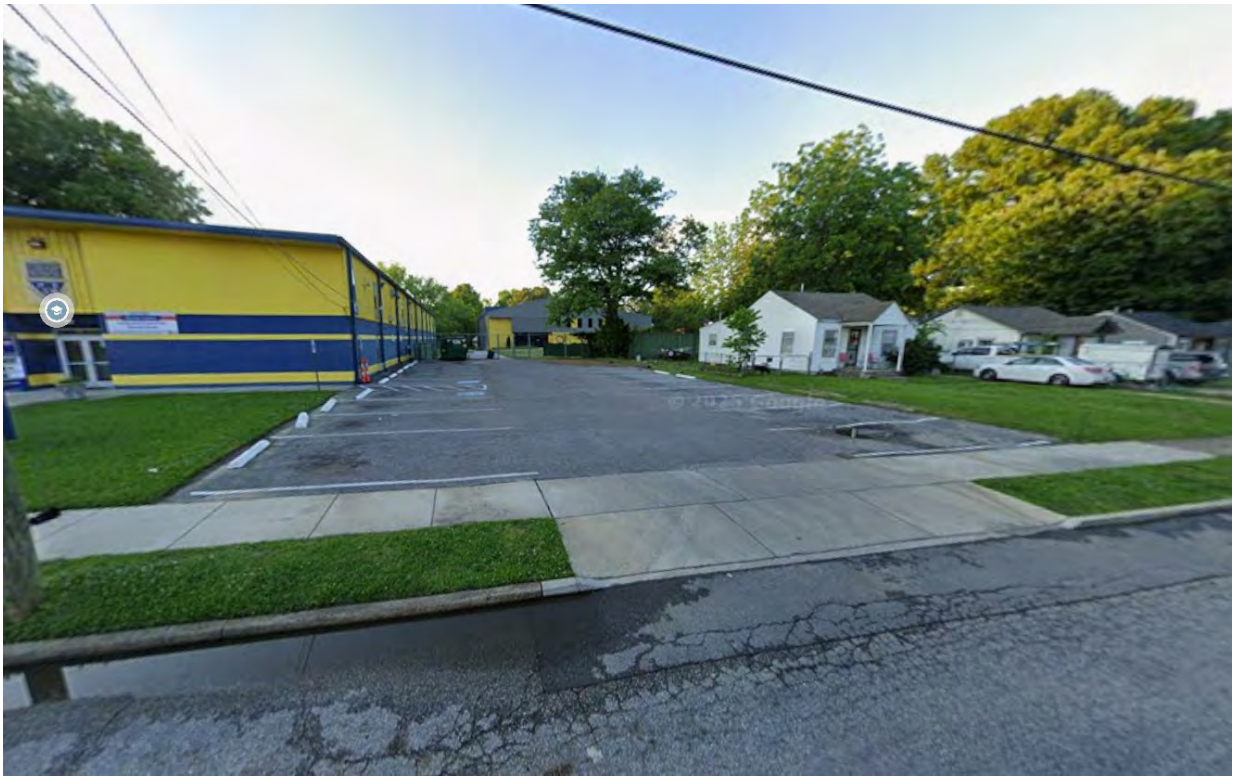
SITE PHOTOS



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

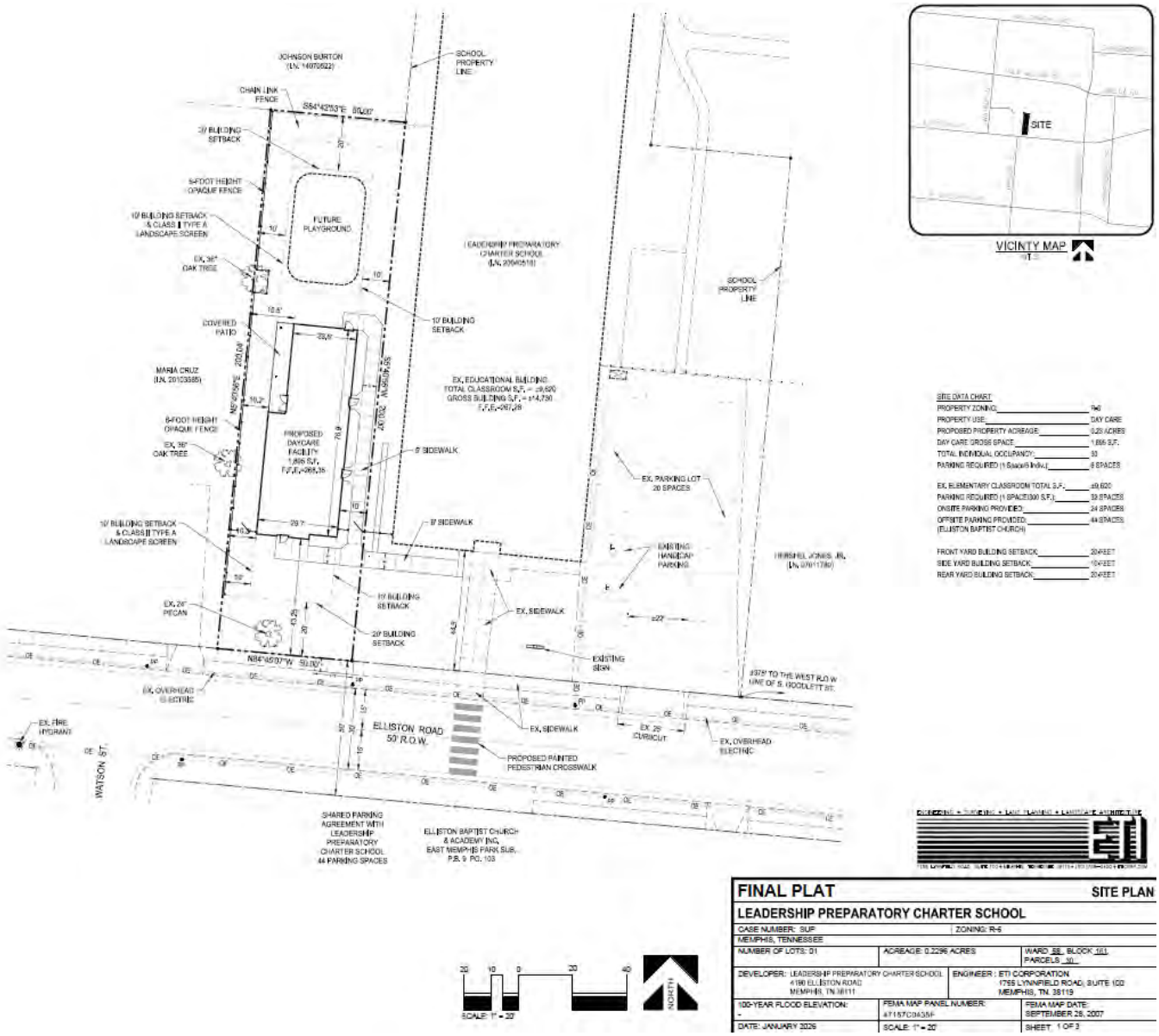


View of Leadership Prep Charter School from Elliston Road facing north.



View of Leadership Prep Charter School parking lot.

SITE PLAN

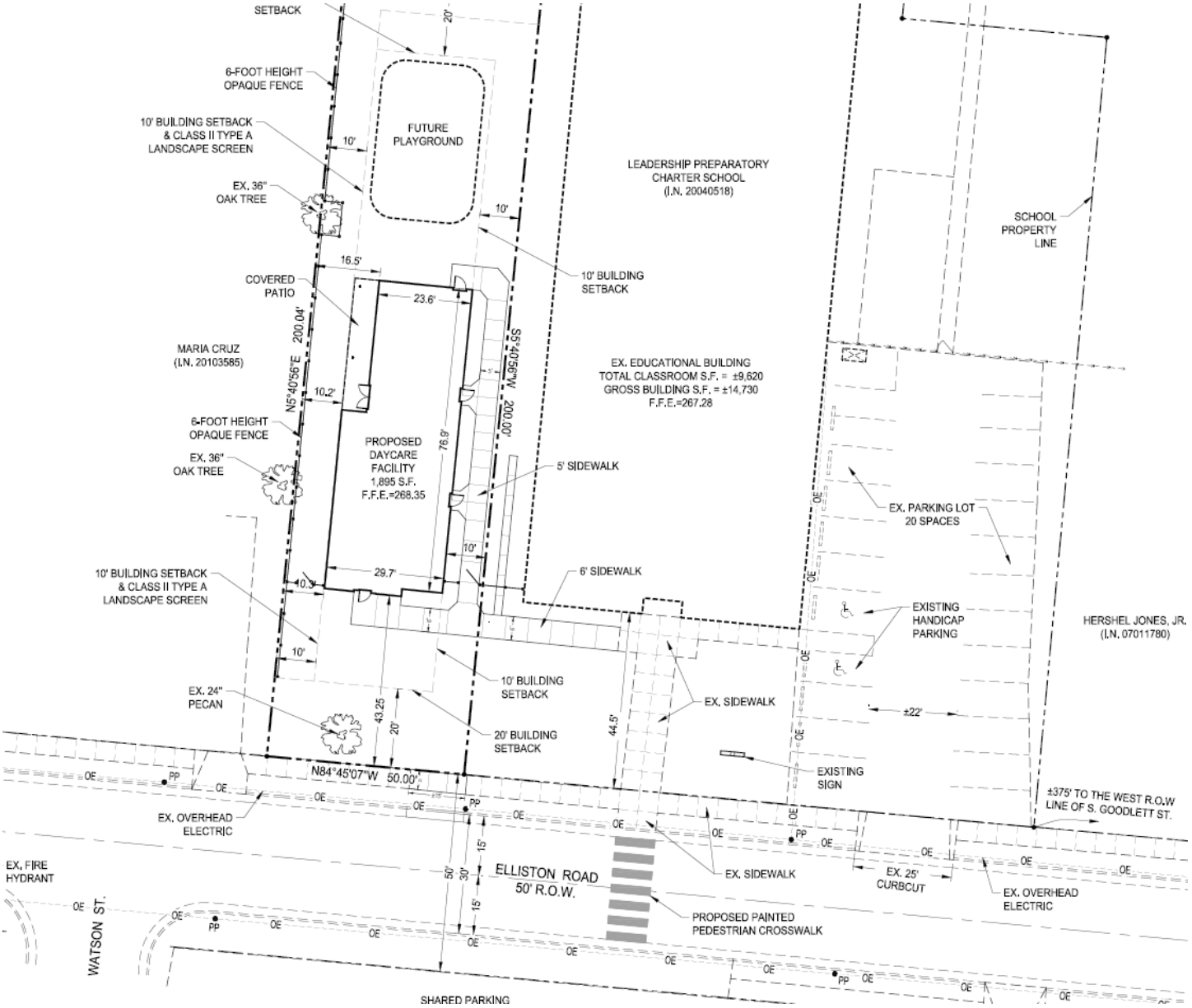


FINAL PLAT — **SITE PLAN**

LEADERSHIP PREPARATORY CHARTER SCHOOL

CASE NUMBER: SUP MEMPHIS, TENNESSEE		ZONING: R-6
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

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

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

VICINITY MAP



Staff Planner Contact:
Chloe Christion
chloe.christion@memphistn.gov
(901) 636-7494

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 *, 20* 26 *, 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

JANET M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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

Page 1 of 8

SUP 2026-005

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 Number(s) related to previous applications on this site	n/a
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

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. 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.
UDC Sub-Section 9.6.9E	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)363-3250

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	Method of Payment
$769.50	Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Terrisa Hicks-Sweeney (Print Name) Terrisa Hicks-Sweeney (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 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 Moore
Signature of Notary Public

Sept 06 2026
My Commission Expires

LETTER OF INTENT

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.

ETI CORPORATION ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE
1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TN 38119 • OFFICE (901) 758-0400 • FAX (901 754-5135 • ETICORP.COM

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,



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.

Outlook

SUP 2026-005

From Glenn Little <oldsouthproperties@gmail.com>
Date Mon 3/2/2026 12:16 PM
To Christion, 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 | **Owner Phone**

4190 ELLISTON RD, MEMPHIS, TN 38111

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 Number(s) related to previous applications on this site	n/a
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

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

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. 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.
UDC Sub-Section 9.6.9E	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	Method of Payment
$769.50	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, Terisia Hicks-Sweeney (Terisia 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

KENNETH MEREDITH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
My Commission Expires September 6, 2026

Sept 06, 2026
My Commission Expires

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHTECTURE

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.

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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.

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.

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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.

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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.

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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.

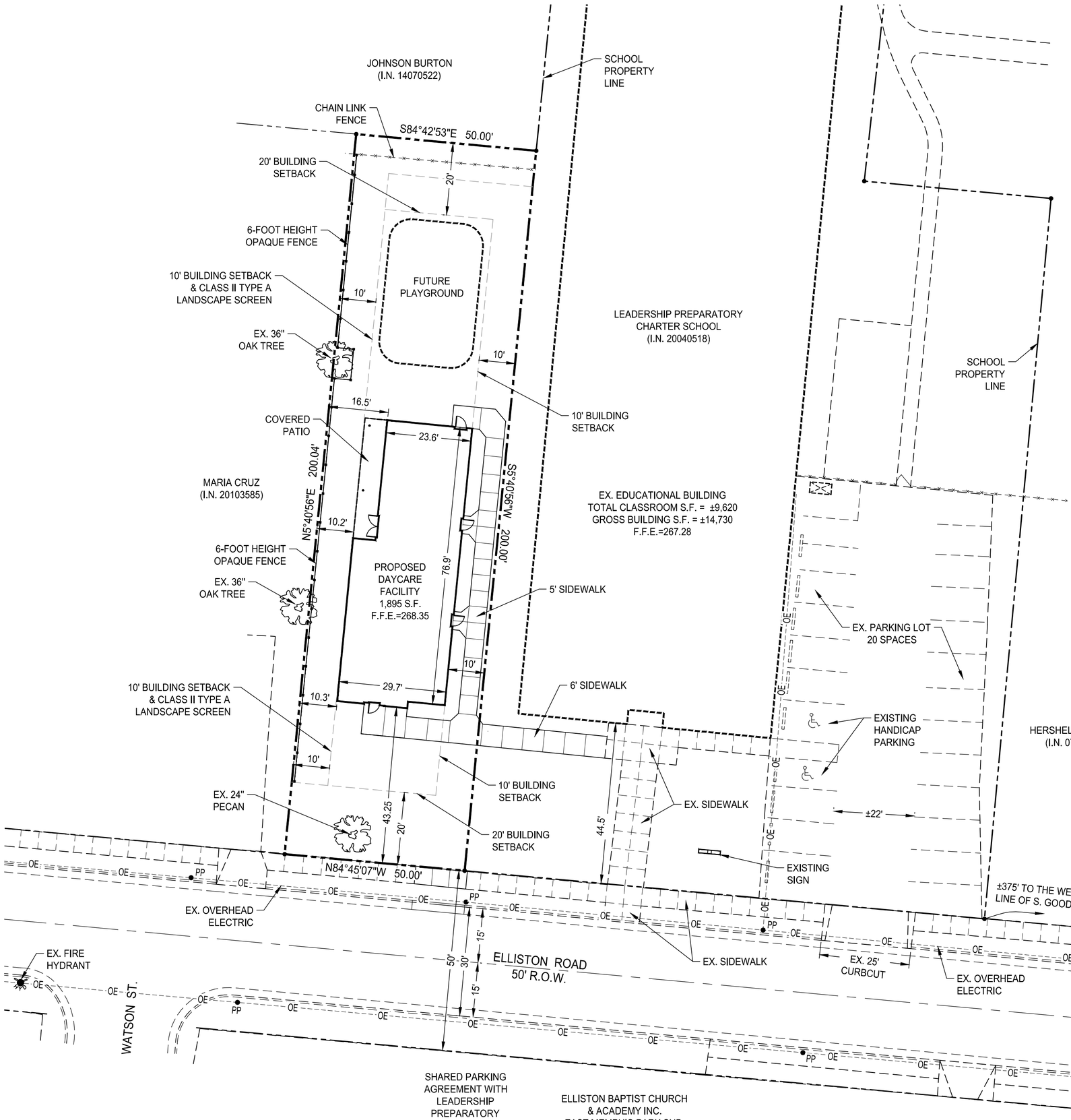
Respectfully submitted,

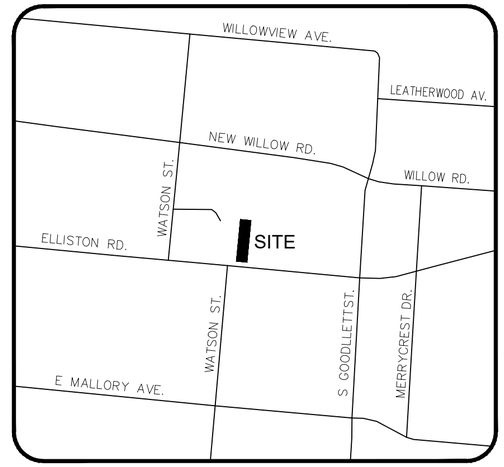


Anita Archambeau, DPA, AICP

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

Attachments:





VICINITY MAP
N.T.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: (ELLISTON BAPTIST CHURCH)	44 SPACES
FRONT YARD BUILDING SETBACK:	20-FEET
SIDE YARD BUILDING SETBACK:	10-FEET
REAR YARD BUILDING SETBACK:	20-FEET

SCALE: 1" = 20'

NORTH

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE
1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.COM

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

XREF FILENAME:
M:\25\2026\25026000801.dwg

© Copyright 2026: ETI Corporation

File Name: 2503610F01

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

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 Cofer 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 Cofer 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 STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 10-21-2028

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 statue 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 STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 10-21-2028

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.

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 Christion

Chloe Christion
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

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning **COMMITTEE:** **03/03/2026**
DATE

PUBLIC SESSION: **03/24/2026**
DATE

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

ITEM CAPTION: 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

CASE NUMBER: Z 17-10

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

REPRESENTATIVES: Owen Harris – Kimley-Horn Associates

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

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Required**
Set date for first reading – March 24, 2026
Second reading – April 14, 2026
Third reading – April 28, 2026

PRIOR ACTION ON ITEM:
(1) — APPROVAL - (1) APPROVED (2) DENIED
02/12/2026 — DATE
(1) Land Use Control Board — ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:
(2) — REQUIRES CITY EXPENDITURE - (1) YES (2) NO
$ — AMOUNT OF EXPENDITURE
$ — REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS
$ — OPERATING BUDGET
$ — CIP PROJECT #
$ — FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
Mahsan Ostadrahimi	Feb 20, 2026	STAFF PLANNER
	2/20/26	DEPUTY ADMINISTRATOR
		ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

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.

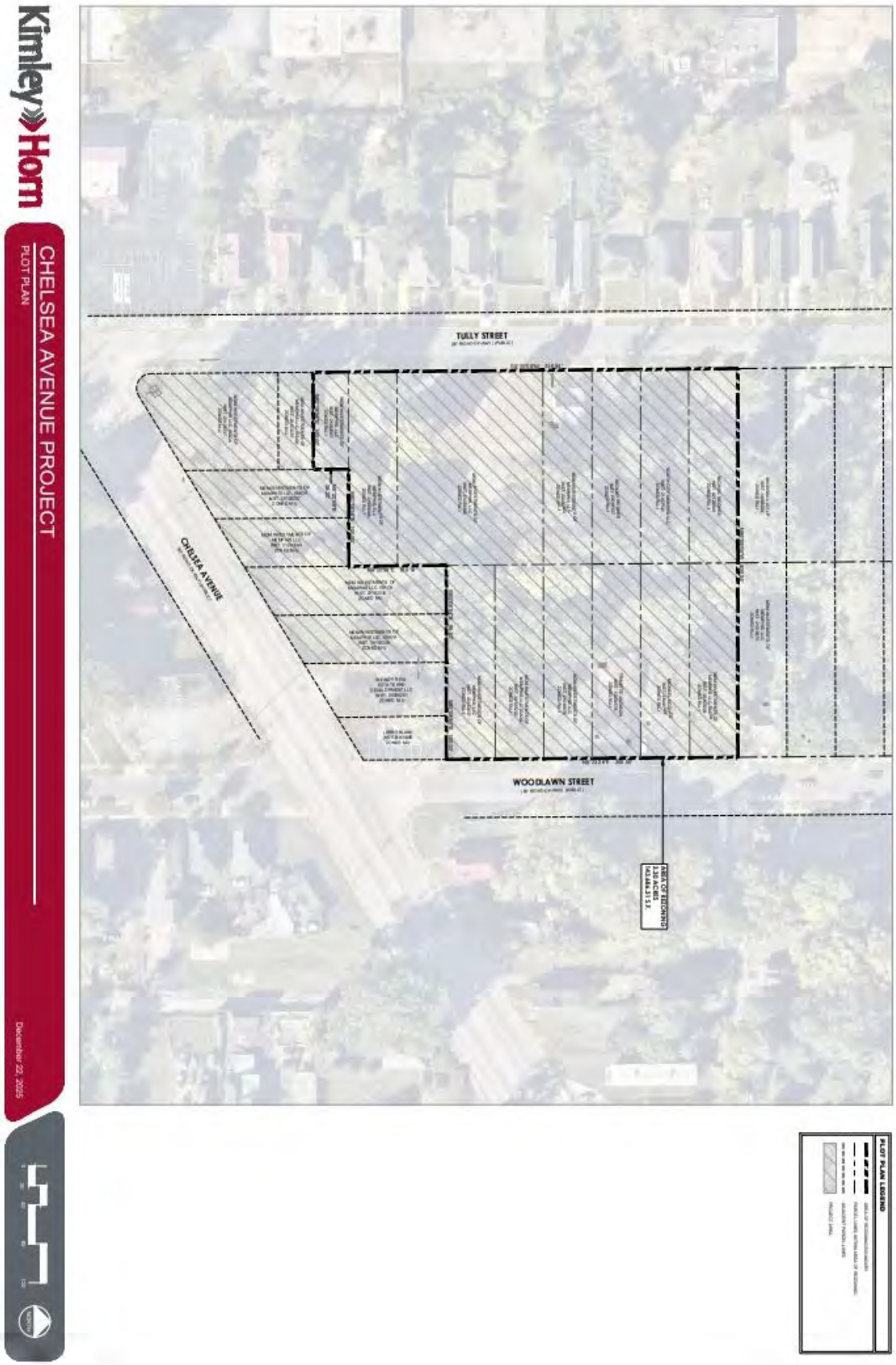
The motion passed by a unanimous vote of 9-0 on the consent agenda.

Respectfully,

Mahsan Ostadnia

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

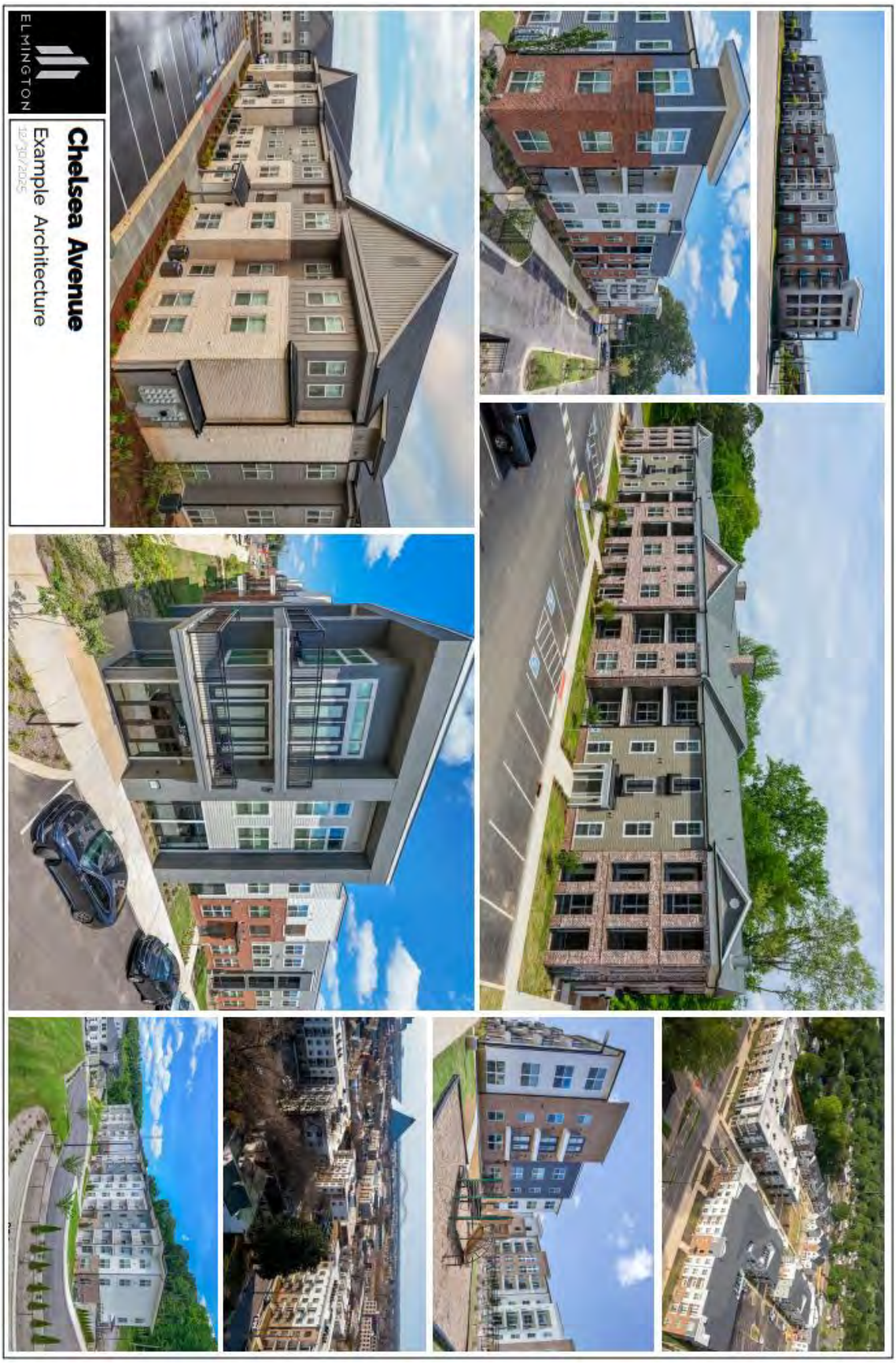
PLOT PLAN


Kimley»Horn
CHELSEA AVENUE PROJECT
PLOT PLAN
December 22, 2025
TULLY STREET
CHELSEA AVENUE
WOODLAWN STREET
PLOT PLAN LEGEND

CONCEPT PLAN



EXAMPLE ARCHITECTURE DESIGN



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.

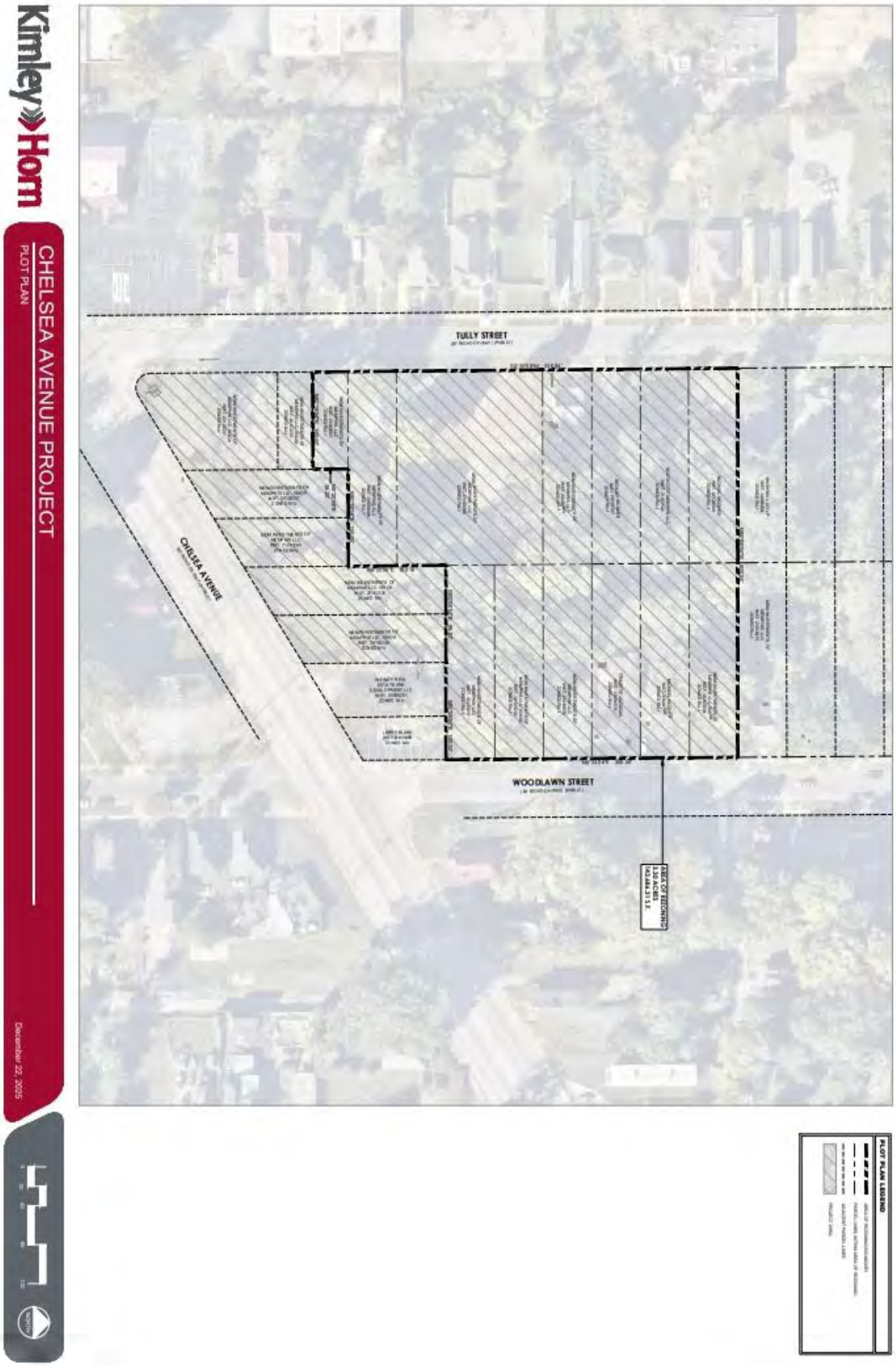
SECTION 2:

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


Kimley»Horn
CHELSEA AVENUE PROJECT
PLOT PLAN
December 22, 2025
TULLY STREET
CHELSEA AVENUE
WOODLAWN STREET
PLOT PLAN LEGEND

CONCEPT PLAN



EXAMPLE ARCHITECTURE DESIGN



ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

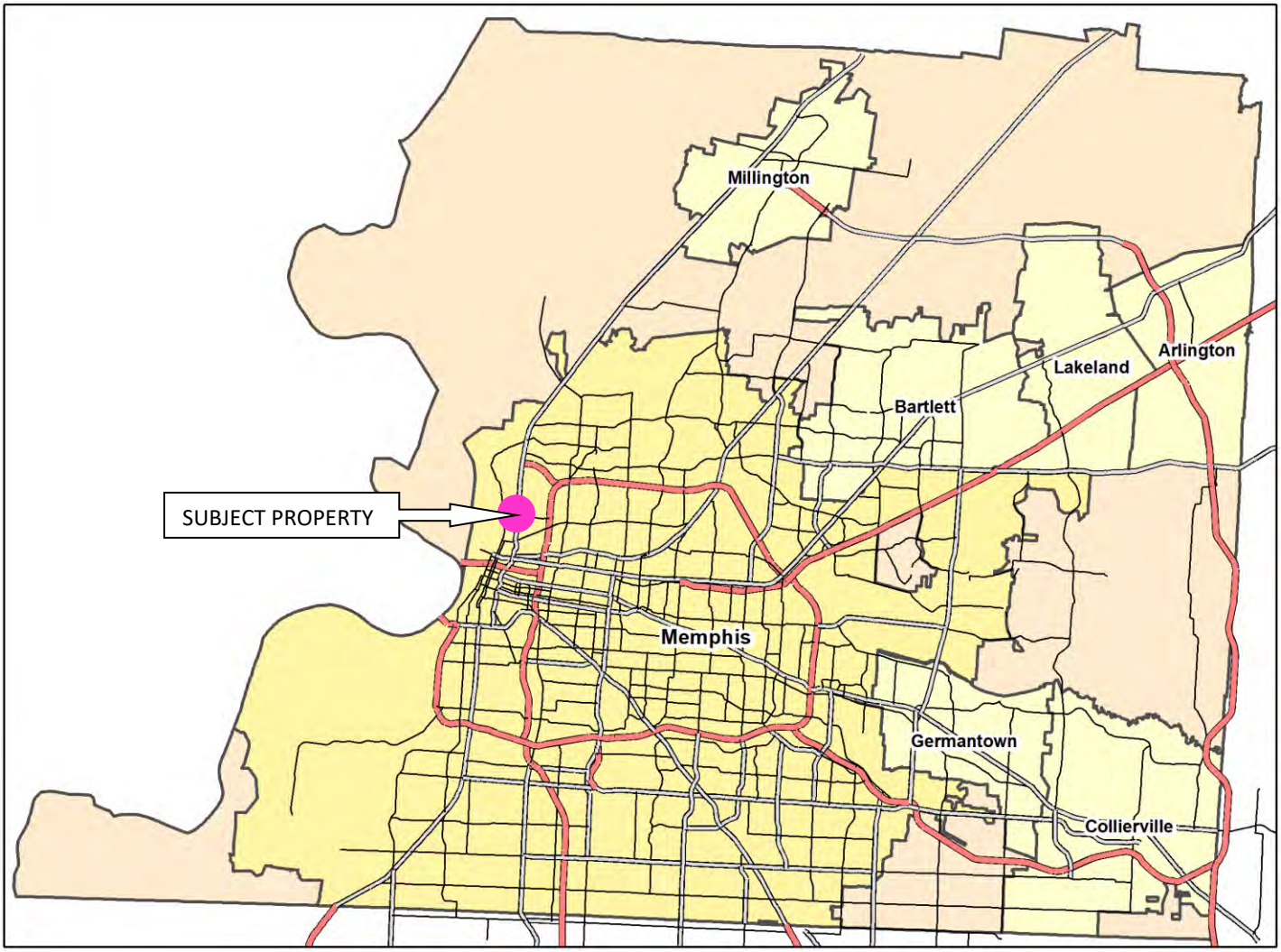
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 18-21 of this report.

RECOMMENDATION:

Approval

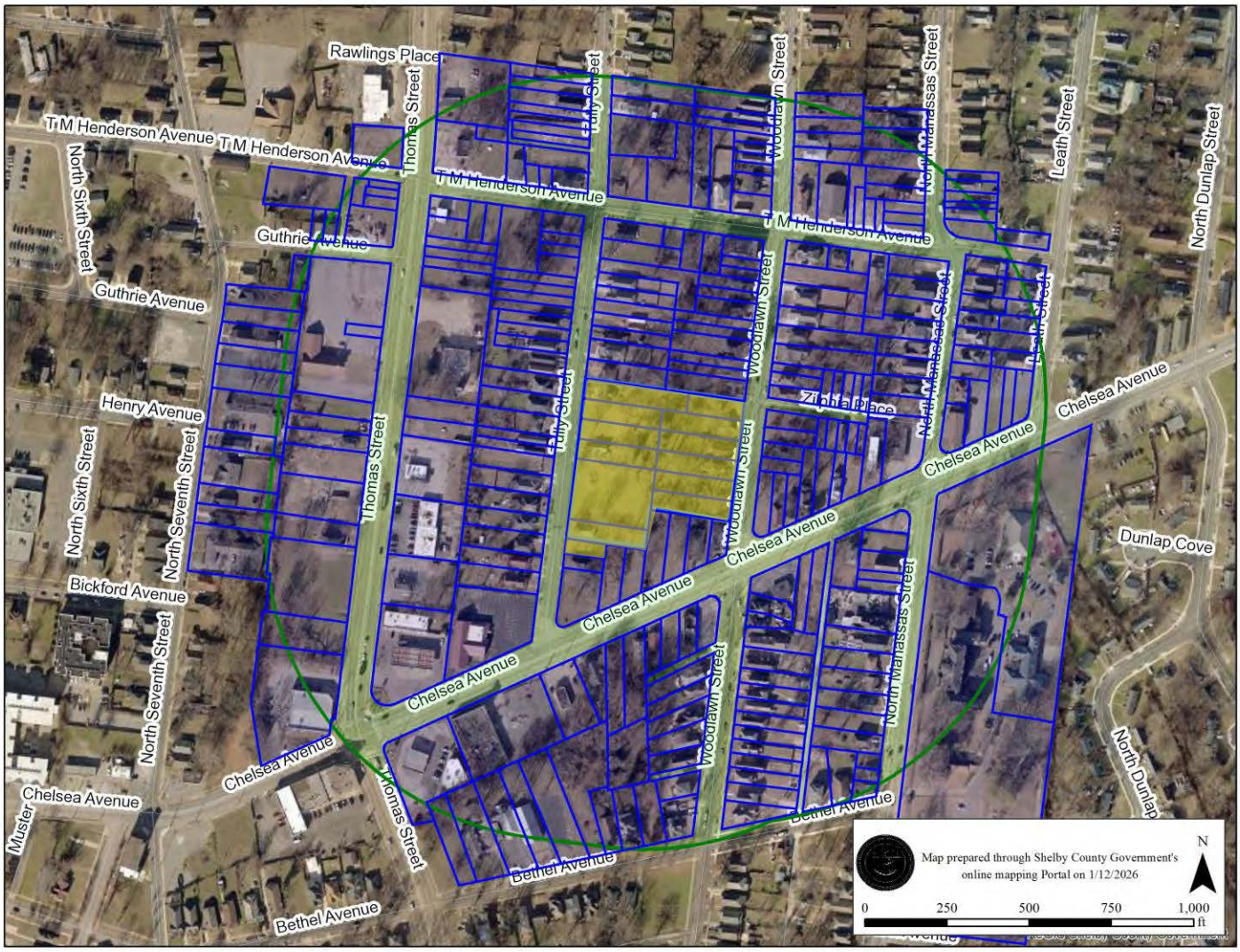
Staff Writer: ***Mahsan Ostadnia*** **E-mail:** ***mahsan.ostadnia@memphistn.gov***

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

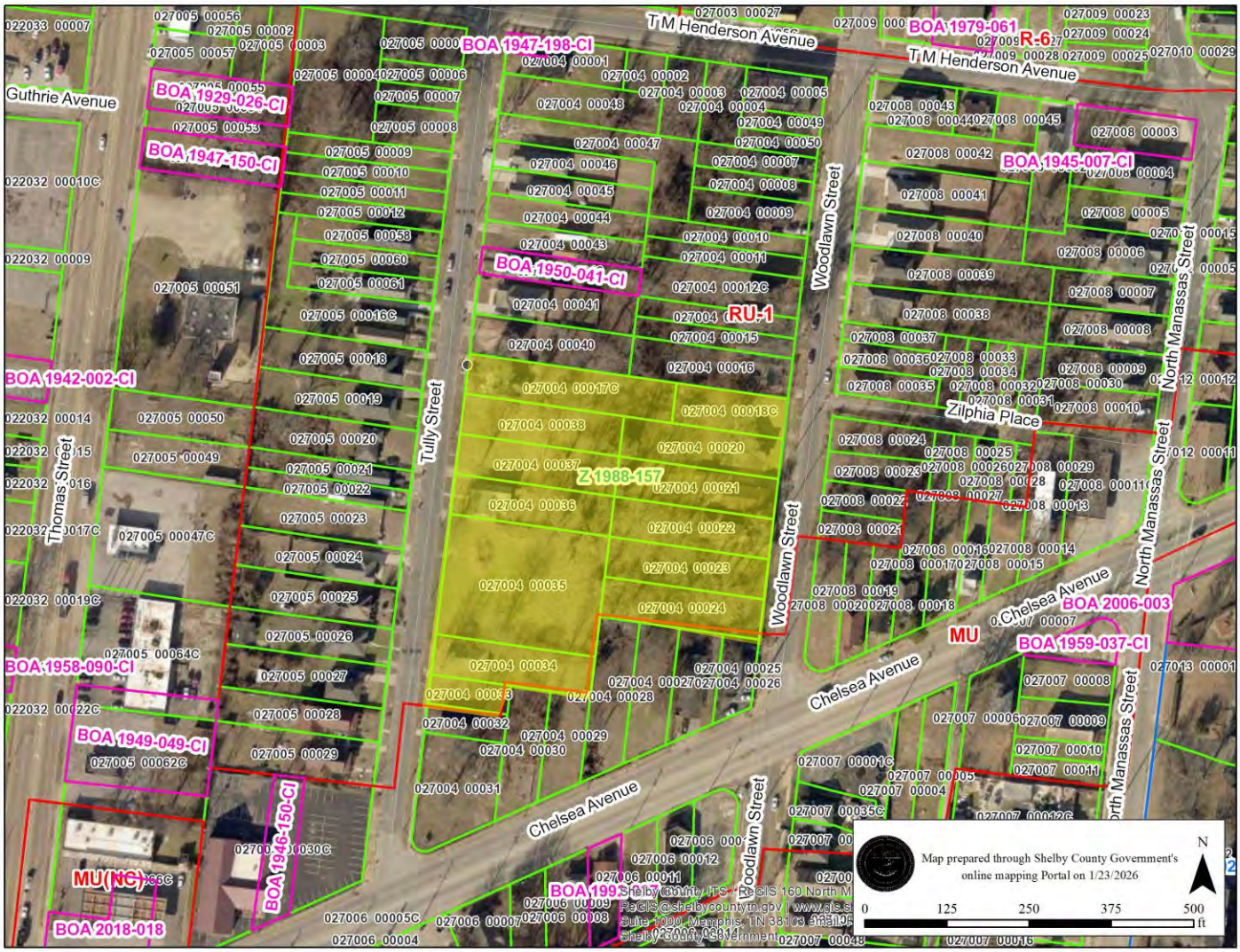
The meeting was held at 5:00 PM on Monday, February 2, 2026, at Dave Well Community Center at 915 Chelsea Avenue, Memphis, TN 38107. See pages 32-33 of this report for a copy of the neighborhood meeting summary.

AERIAL



Subject property outlined in yellow.

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP



Subject property indicated by a pink star.

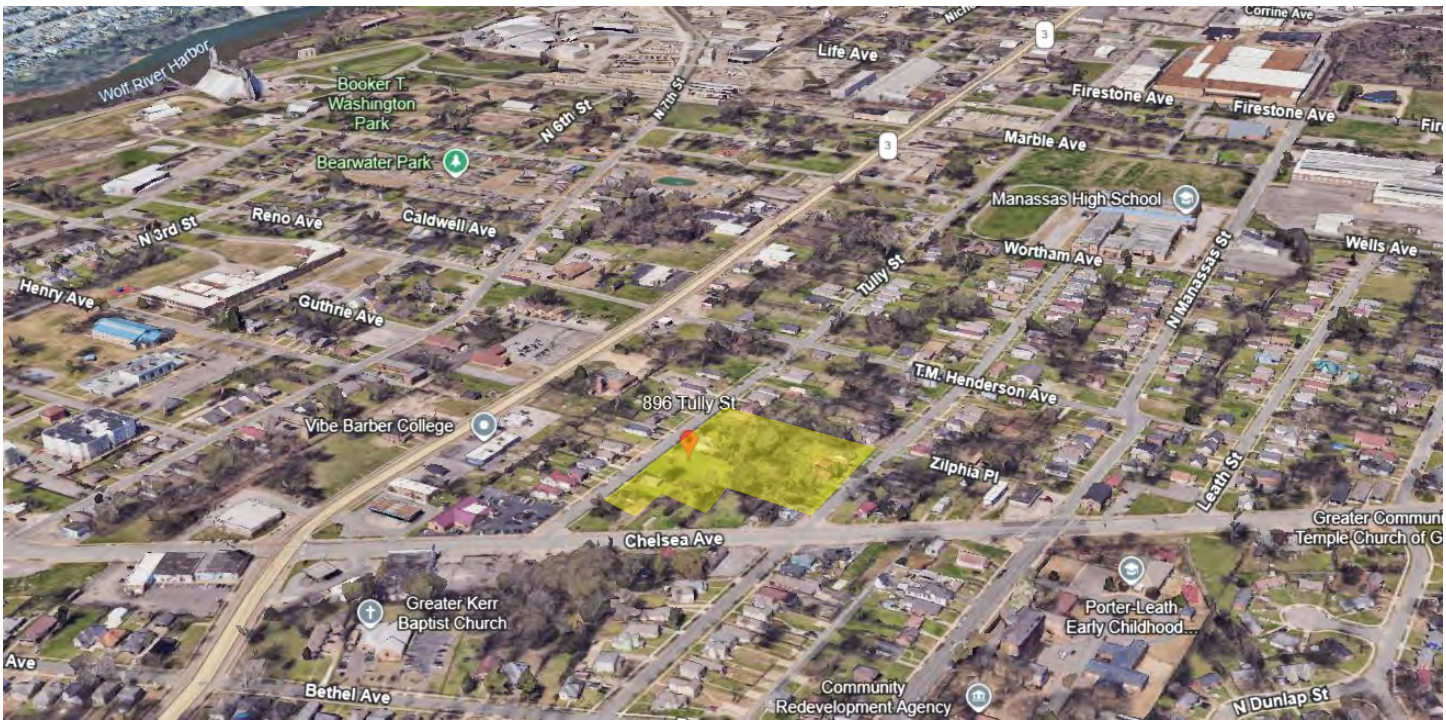
SITE PHOTOS



View of subject property from Tully Street.



View of subject property from Woodlawn Street.

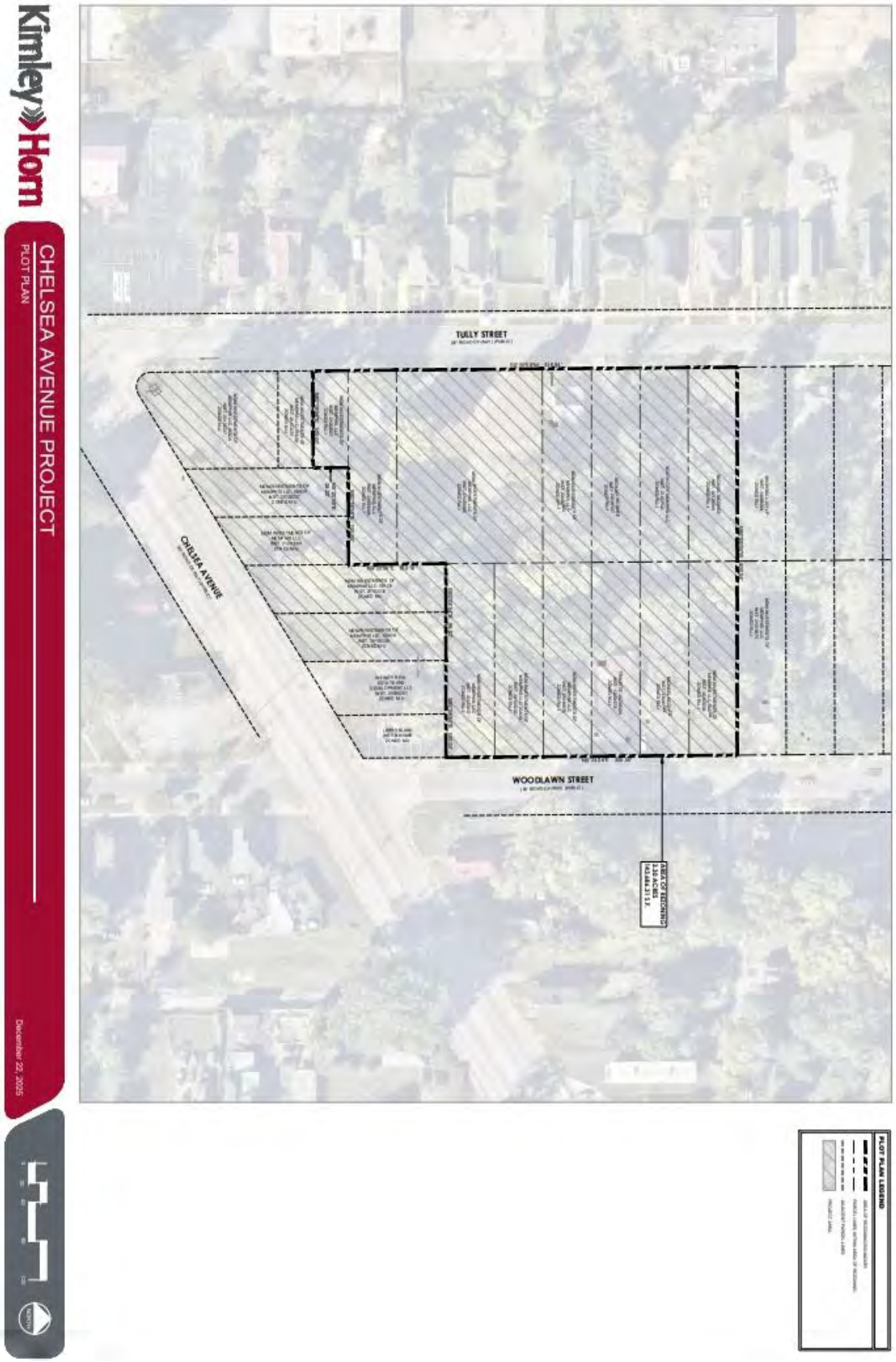


View of subject property from above.



View of subject property from above.

PLOT PLAN


Kimley»Horn
CHELSEA AVENUE PROJECT
PLOT PLAN
December 22, 2025
TULLY STREET
CHELSEA AVENUE
WOODLAWN STREET
PLOT PLAN LEGEND

CONCEPT PLAN



EXAMPLE ARCHITECTURE DESIGN



LEGAL DESCRIPTION

Kimley»Horn

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.

kimley-horn.com | 6750 Poplar Avenue, Suite 600, Memphis, Tennessee 38138 | 901-374-9109

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 arounding 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 arounding 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

MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT

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

VICINITY MAP

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

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):

X 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.

Owner, Applicant or Representative — *Date* 2/2/26

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

Notary Public

My commission expires: 08-28-29

KIERSTEN GREEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-28-2029
SHELBY COUNTY



894 TULLY STREET



897 WOODLAWN STREET



PROJECT MEMORANDUM

Kimley»Horn



MEMORANDUM

To: City of Memphis Traffic Engineering

From: Mike Pritti, 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**.

kimley-horn.com | 6750 Poplar Avenue, Suite 600, Memphis, TN 38138 | 901 374-9100

Kimley»Horn

Figure 1: Vicinity Map



Kimley»Horn

Figure 2: Preliminary Site Plan



Kimley»Horn

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

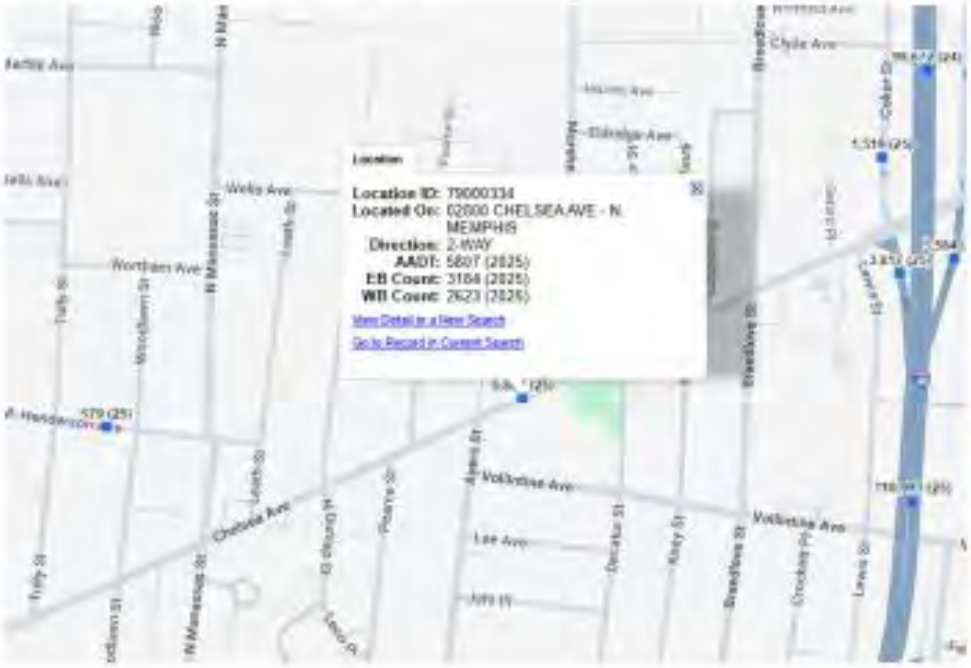
Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				**705**	**59**	**14**	**45**	**60**	**38**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



Kimley»Horn

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.

Kimley»Horn

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.

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NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: Z 2026-001

Meeting Information

Location: Dave Wells Community Center

Address: 915 Chelsea Ave Memphis, TN 38107

Date: 02/03/26

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.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: Z 2026-001

Attachments

Also included in this submission are the following:

- [ ] Mailed Invitation
- [ ] Handouts Provided
- [ ] Invitation Mailing List
- [x] Sign-in Sheet(s)
- [x] Applicant's Presentation
- [ ] Photographs of Meeting
- [ ] Other:

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

Attestation

This meeting was:

- [x] 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	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: 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

Revised 10.09.2023 1

	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 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

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 _____, 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

BRIA BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

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

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I, Trinette Jackson (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 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 of Notary Public

BRIA BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

My Commission Expires 8/14/2029

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 McAfee (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

BRIA BUTLER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-14-2029

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 McAhee (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 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.

BRIA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

Signature of Notary Public

8/14/2029
My Commission Expires

LETTER OF INTENT

Kimley»Horn

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

kimley-horn.com | 6750 Poplar Avenue, Suite 600, Memphis, Tennessee 38138 | 901-374-9109

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 | **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	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: 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 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

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.

NEIGHBOORHOOD 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

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I, Michael McAfee (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 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 of Notary Public

BRIA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

8/14/29
My Commission Expires

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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I, Trinette Jackson (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 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 of Notary Public

BRIA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

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 McAfee (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

BRIA BUTLER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-14-2029

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 McAfee _____, 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.

BRIA BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

Signature of Notary Public

8/14/2029
My Commission Expires

Kimley»Horn

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



PLOT PLAN LEGEND

- AREA OF REZONING BOUNDARY
- PARCEL LINES WITHIN AREA OF REZONING
- ADJACENT PARCEL LINES
- PROJECT AREA

Kimley»Horn

CHELSEA AVENUE PROJECT

PLOT PLAN

December 22, 2025

0 20 40 80 120

NORTH

ELMINGTON

CHELSEA AVENUE PROJECT

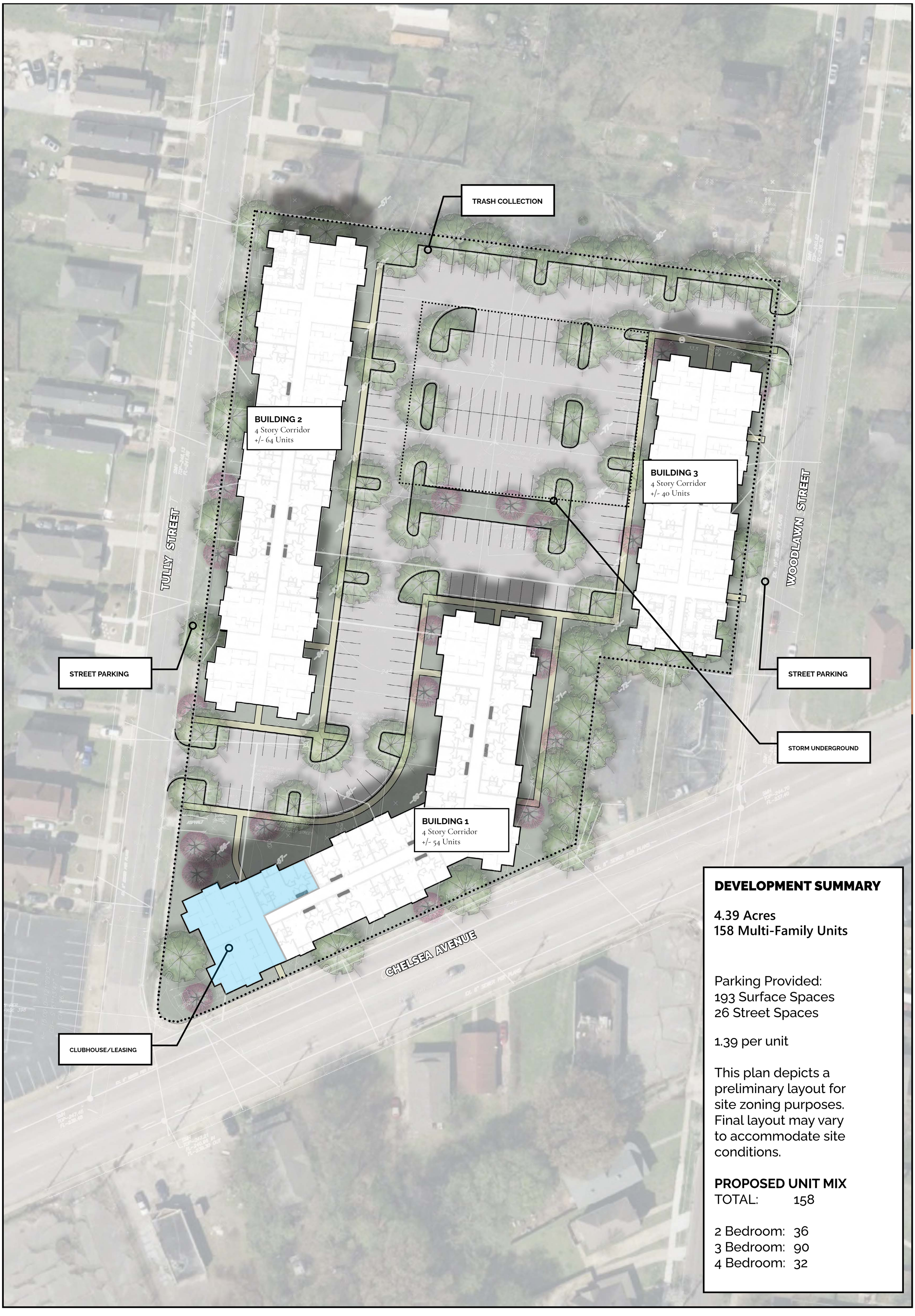
MEMPHIS, TENNESSEE

CONCEPT DESIGN

SCALE: 1”=30’

0’ 15’ 30’ 60’

N



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





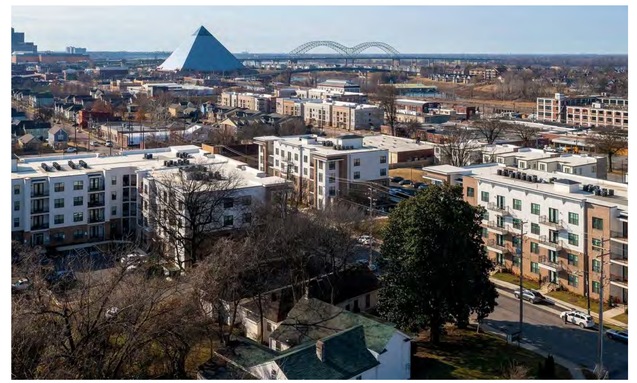














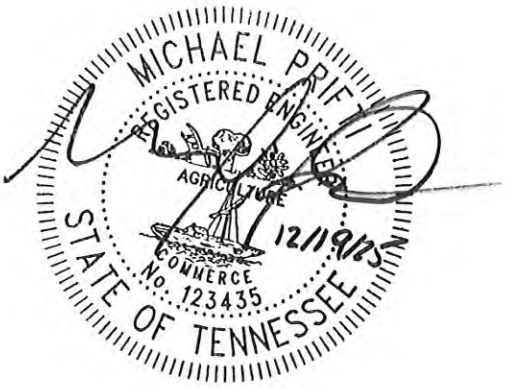
ELMINGTON

Chelsea Avenue

Example Architecture

12/30/2025

Kimley»Horn



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

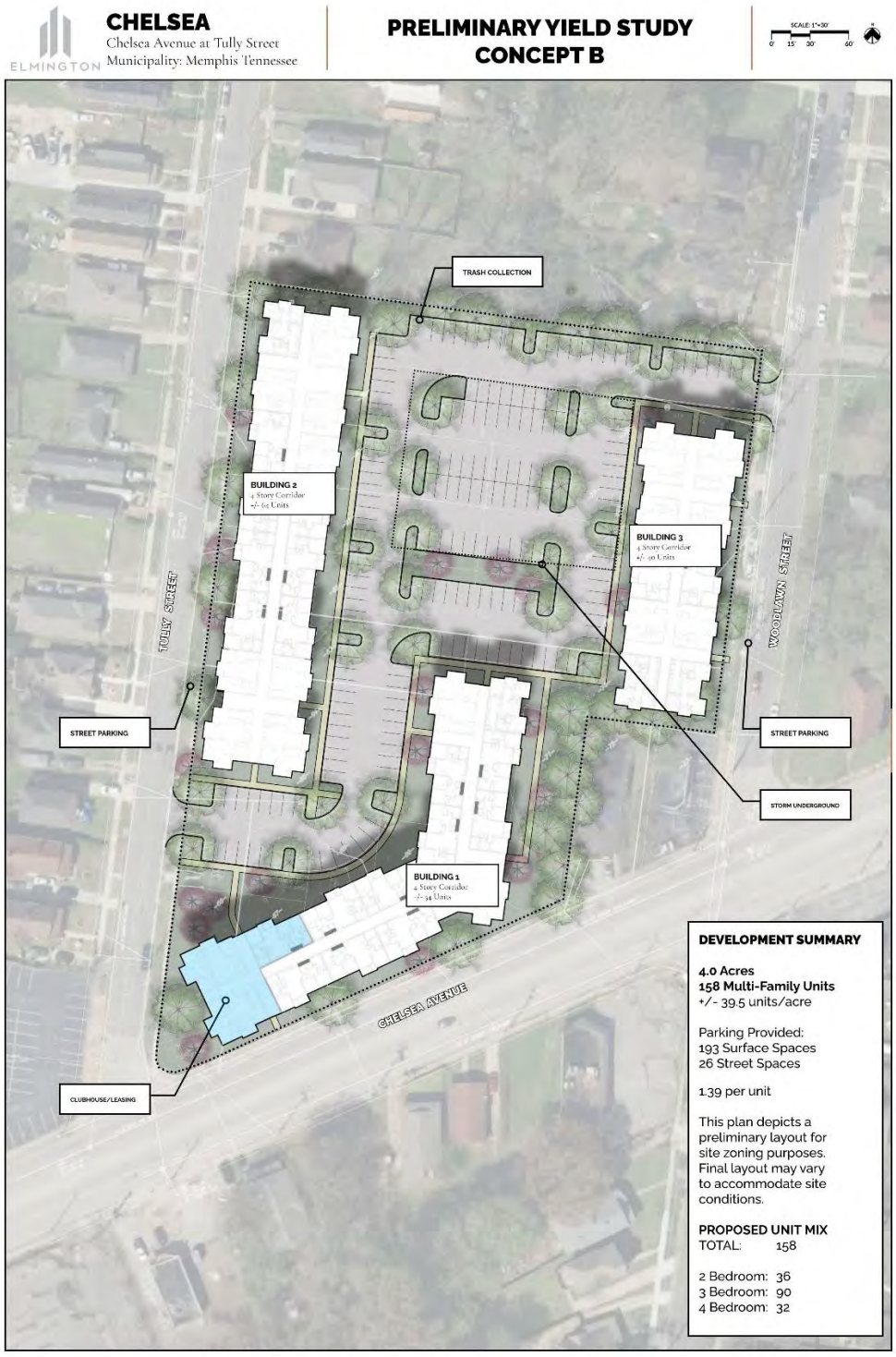
Elmington Capital Group intends to develop property north of Chelsea Avenue, east of Tully Street, and west of Woodlawn Street in Memphis, TN. The property currently consists of single-family residential lots that will be redeveloped into multifamily residential space consisting of approximately 158 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 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

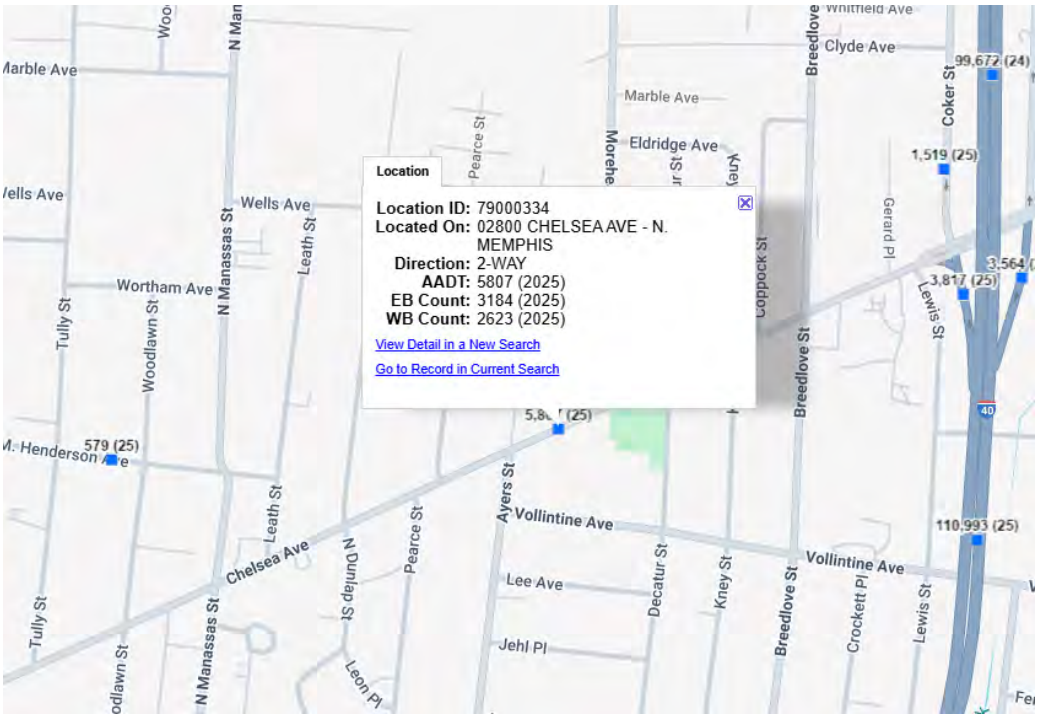
Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				**705**	**59**	**14**	**45**	**60**	**38**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

(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.

Kimley»Horn

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00017C

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 ~~21st day of October, 2022~~ 3rd Day of November, 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 aforedescribed 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.

027004 00017C

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

027004 00017C

Hubert Sargeant

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

On this ~~21st day of October, 2022,~~ 2nd day of November, 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

Miyaunna 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: **COMMISION: 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.

Affiant

SUBSCRIBED AND SWORN TO before me this ~~21st day of October, 2022~~ 2nd day of November, 2022.

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

COMMISION: Indefinite 22 USC Sec 110

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

027004 00017C

I, Veronica Fair-Miller, 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.

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.

Notary's Signature

MY COMMISSION EXPIRES: 07-09-2022

Notary's Seal (If on paper)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

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	
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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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00018C

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

Cornelius Love

Thelma Fulton

Alice Williams

Josephine Wilbourne

Debbra 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 bargainor, 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 Mphis. TN, this 19th, of August, 2020.

Notary Signature

Printed Name: Lisa A White

My commission expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

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.

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

027004 00018C

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 Church 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 Wilbourne, 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 Wilbourne 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 Debora 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 Debora 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 Mphs, TN, this 19th day of August, 2020.

Notary Signature

My Commission Expires:

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

027004 00018C

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

027004 00020

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

THE STATE OF TENNESEE, 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,

Complainants,

vs.

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.

Entered
APR 12 2023

M.B.

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

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:

027004 00020

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

027004 00020

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	73.69
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,

027004 00020

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 JOEDAE 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

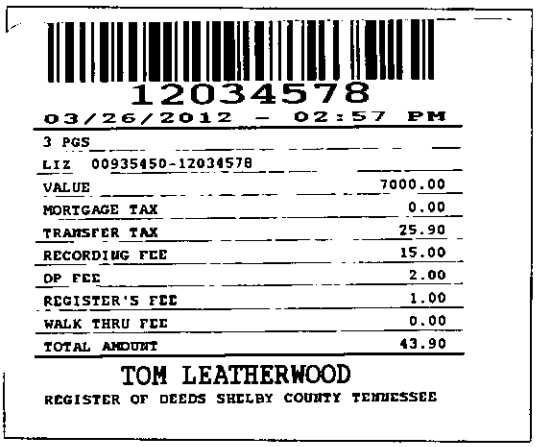
Office of the Shelby County Clerk & Master

027004 00020

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

1075 Mullins Station, Suite W 165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the County of Shelby, a political subdivison 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, Tennesee, 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, 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

_____
NOTARY PUBLIC

SABRINA G. SAMUELS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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. 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.

_____
NOTARY PUBLIC

My Commission Expires:

_____

MATTIE JAMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. NOV. 17, 2014

APPROVED AS TO FORM:

BY _____
(ROBERTA KUSTOFF BPR#019519)
DELINQUENT TAX ATTORNEY

027004 00021

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

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

STATE TAX_____

REGISTER'S FEE_____

RECORDING FEE_____

TOTAL_____

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

SABRINA G. SAMUELS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

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

Sabrina G Samuels
NOTARY

My Commission expires:

My Commission Expires
April 17, 2013

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.

027004 00021

"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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00022

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 L. Boyd
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.

Lisa D Reginelli
Notary Public

My Commission Expires: 2.28.23

LISA D REGINELLI STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Property Known As: 899 Woodlawn Street
Memphis, TN 38107

Mail Tax Notices to: MDM Investments of Memphis (Owner)
5100 Poplar Ave, Suite 612
Memphis, TN 38137

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 L. Boyd
Ruthie Boyd

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

Lisa D Reginelli
Notary Public

My Commission Expires: 2.28.23

LISA D REGINELLI STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

027004 00022

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00023

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

Debbra 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 bargainor, 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

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

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:

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

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

027004 00023

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

027004 00023

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 Church 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 Debbra 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 Debbra 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 Ughs, TN, this 19th day of August, 2020.

Notary Signature

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

027004 00023

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100

Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00024

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

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$0.00

Affiant/BUYER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30 day of October 2020

Notary Public

MY COMMISSION EXPIRES:_____

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

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

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)

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:_____

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

JENNIFER LYNN JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 07-03-2021

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00033

3

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 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

MARIE A. WASHINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

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 ____ Day

Marie A. Washington — February 23rd, 2025

Notary Public — My Commission Expires

Address Of Owner (s)
Mail Tax Notices:

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

MARIE A. WASHINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

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 — February 23rd, 2025

Marie A. Washington, Notary Public — My Commission Expires

027004 00033

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

-0- VACANT LAND
874 Tully
Q12H
027004 00033

PARCEL NUMBER

"Exhibit A"

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.

[redacted] 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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00034

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

MARIE A. WASHINGTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

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 July, 2021

Marie A. Washington — February 23rd 2025

Notary Public — My Commission Expires

Address Of Owner (s)
Mail Tax Notices:

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

MARIE A. WASHINGTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

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 — February 23rd 2025

Marie A. Washington, Notary Public — My Commission Expires

"A" 14046594
VACANT LAND
880 TULLY
L/O #
027004-00034

PARCEL NUMBER [redacted]

"Exhibit A"

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.

[redacted] 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.

027004 00034

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00035

5

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 LA ND
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

MARIE A. WASHINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

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 July, 2021

Marie A. Washington — February 23rd, 2025

Notary Public — My Commission Expires

Address Of Owner (s)
Mail Tax Notices:

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

MARIE A. WASHINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

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 — February 23rd, 2025

Marie A. Washington, Notary Public — My Commission Expires

027004 00035

EXHIBIT "A"

PARCEL [redacted]

027004-00035

-0- VACANT LAND

894 TULLY St.

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 Tulley Street (formerly Park Str.) 600 ft. south of the south line of Vollentine 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 Vollentine Avenue (formerly Brinkley Str.) 200 ft.; thence northwardly parallel with Tulley 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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100

Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00036

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 aforedescribed 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.

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.

URSULA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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

URSULA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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:

MARINA A. JEFFRIES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-29-2026

027004 00036

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00037

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.

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

Defendants

ENTERED
DEC 20 2021
M.B.

TX-2020-1
Tax Sale 1801

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 1 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.

027004 00037

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.

A TRUE COPY-ATTEST
W. Aaron Hall, Clerk & Master
By _____ D.C. & M.

Gadson W. Perry, Chancellor
Date: 20 December 2021

Prepared and Approved for Entry

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

Reviewed by Shelby County Chancery Court Clerk and Master

027004 00037

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

, DCM

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

027004 00037

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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

027004 00038

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.

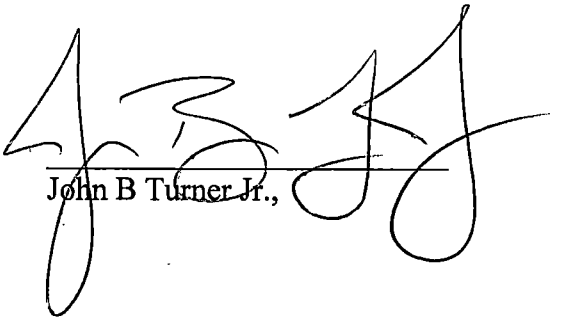
On December 28th, 2020, a Quit Claim Deed was prepared and executed by the Shelby County Trustee and the Shelby County Mayor conveying property known as Parcel ID 02700400000380, owned by SHELBY COUNTY to SOUTH CIITY MEMPHIS, LLC which is recorded under Instrument No. 21002048 in the Register's Office 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.,

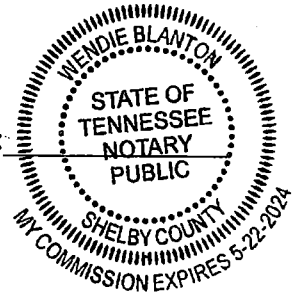
Notary Page to follow

027004 00038

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

027004 00038


Cedar Avenue
Cedar Avenue
Cedar Avenue
Cedar
Cedar
Cedar
Waterworks Avenue
North Third Street
Third
Justice
Peaceful
Unity Lane
Open
Grace Manor Cove
Fleming Avenue
Thomas Street
Wortham Avenue
Wortham Avenue
North Seventh Street
Caldwell Avenue
Caldwell Avenue
Faithful
Caldwell Avenue
Reno Avenue
Reno Avenue
Rawlings Place
Tully Street
Woodlawn Street
North Manassas Street
Leath Street
North Dunlap Street
Pearce Street
Ayers Street
Morehead Street
Decatur Street
T M Henderson Avenue
T M Henderson Avenue
Hickory Avenue
Hickory Avenue
Chelsea Avenue
Chelsea Avenue
Guthrie Avenue
Guthrie Avenue
North Main Street
North Third Street
North Fifth Street
Henry Avenue
Henry Avenue
Henry Avenue
Chelsea Avenue
Vollintine Avenue
Decatur Street
Ayers Street
Lee Avenue
Bickford Avenue
Bickford Avenue
North Second Street
North Sixth Street
North Seventh Street
Dunlap Cove
Pearce Street
Jehl Place
Chelsea Avenue
Chelsea Avenue
Chelsea Avenue
Leon Place
Joseph Place
Bethel Avenue
Bethel Avenue
Bethel Avenue
Keel Avenue
Keel Avenue
Keel Avenue
Keel Avenue
Keel Avenue
Griffith Place
Looney Avenue
Looney Avenue
Looney Avenue
Looney Avenue
Legend
polygonLayer
Override 1
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 TM 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 TALIIAFERRO
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

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

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

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH 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

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

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

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
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:


Cedar Avenue
Cedar Avenue
Cedar Avenue
Cedar
Cedar
Cedar
Waterworks Avenue
North Third Street
Third
Justice
Peaceful
Unity Lane
Open
Grace Manor Cove
Fleming Avenue
Thomas Street
Wortham Avenue
Wortham Avenue
North Seventh Street
Caldwell Avenue
Caldwell Avenue
Faithful
Caldwell Avenue
Reno Avenue
Reno Avenue
Rawlings Place
Tully Street
Woodlawn Street
North Manassas Street
Leath Street
North Dunlap Street
Pearce Street
Ayers Street
Morehead Street
Decatur Street
T M Henderson Avenue
T M Henderson Avenue
Hickory Avenue
Hickory Avenue
Chelsea Avenue
Chelsea Avenue
Guthrie Avenue
Guthrie Avenue
North Main Street
North Third Street
North Fifth Street
Henry Avenue
Henry Avenue
Henry Avenue
Chelsea Avenue
Vollintine Avenue
Decatur Street
Ayers Street
Lee Avenue
Bickford Avenue
Bickford Avenue
North Second Street
North Sixth Street
North Seventh Street
Dunlap Cove
Pearce Street
Jehl Place
Chelsea Avenue
Chelsea Avenue
Chelsea Avenue
Leon Place
Joseph Place
Bethel Avenue
Bethel Avenue
Bethel Avenue
Keel Avenue
Keel Avenue
Keel Avenue
Keel Avenue
Keel Avenue
Griffith Place
Looney Avenue
Looney Avenue
Looney Avenue
Looney Avenue
Legend
polygonLayer
Override 1
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 TM 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 TALIIAFERRO
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

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

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

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH 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

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

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

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
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