

WHEREAS, Chief Gina Y. Sweat has dedicated more than three decades of exemplary service to the City of Memphis through her distinguished career with the Memphis Fire Department; and

WHEREAS, Chief Gina Y. Sweat began her service on May 26, 1992, and rose through the ranks of Driver, Lieutenant, Battalion Chief, Division Chief, and Deputy Chief through demonstrated professionalism, leadership, and commitment to public safety; and

WHEREAS, in 2014, **Chief Gina Y. Sweat** was appointed as the City of Memphis's first-ever female Fire Director, and in 2016 became the City's first female Fire Chief, breaking barriers and paving the way for future generations of women in public safety; and

WHEREAS, during her tenure as Fire Chief, the Memphis Fire Department achieved significant operational advancements, including improving the Insurance Services Office (ISO) Public Protection Classification from a Class 2 to the highest possible Class 1 rating; and

WHEREAS, under **Chief Gina Y. Sweat's** leadership, the department implemented innovative programs such as the Healthcare Navigator Program, expanded youth and workforce recruitment initiatives, and strengthened community-focused emergency response efforts; and

WHEREAS, Chief Gina Y. Sweat led transformative infrastructure and safety investments, including major facility renovations, new fire stations, enhanced firefighter health and wellness initiatives, and modernized emergency response equipment; and

WHEREAS, during the COVID-19 pandemic, the Memphis Fire Department served as the lead agency for vaccinations in Shelby County in 2021, facilitating the delivery of more than one million vaccine doses to protect the health and safety of the community; and

WHEREAS, Chief Gina Y. Sweat retired effective October 28, 2025, concluding a historic 33-year career marked by service, innovation, integrity, and lasting contributions to the City of Memphis and its residents.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council honors and commends

Chief Gina Y. Sweat

for her outstanding service, historic leadership, and lasting contributions to the Memphis Fire Department and the citizens of Memphis.

Adopted this 28th day of April 2026


Councilwoman Jerri Green
Memphis City Council

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

**Planning & Zoning COMMITTEE: 3/24/2026
DATE
PUBLIC SESSION: 4/14/2026
DATE**

ITEM (CHECK ONE)
 ORDINANCE RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located 3568 Lamar Avenue, known as case number SUP 26-002

CASE NUMBER: SUP 2026-002

LOCATION: 3568 Lamar Avenue

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

OWNER/APPLICANT: James J Skefos/ Curtis Calvin

REPRESENTATIVE: Raymond West, Ray West Designs

REQUEST: To allow vehicle sales

AREA: +/-33,193 square feet (0.76 acres)

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**
 Hearing – April 14, 2026

PRIOR ACTION ON ITEM:

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

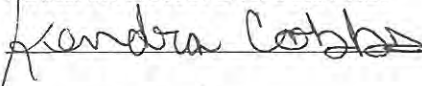
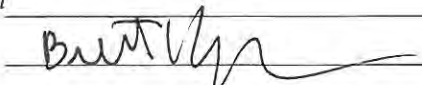
FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
	3/16/26	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
	3/16/26	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 2026-002

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 3568 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2026-002

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

LAND USE CONTROL BOARD RECOMMENDATION

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

CASE NUMBER: SUP 2026-002

LOCATION: 3568 Lamar Avenue

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

OWNER/APPLICANT: James J Skefos/ Curtis Calvin

REPRESENTATIVE: Raymond West, Ray West Designs

REQUEST: To allow vehicle sales

EXISTING ZONING: Commercial Mixed Use - 3 (CMU-3)

AREA: +/-33,193 square feet (0.76 acres)

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,
Kendra Cobbs

Kendra Cobbs, AICP
Planner III
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SUP 2026-002

CONDITIONS

1. Storage of impounded vehicles is not permitted.
2. No banners, flags, streamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
3. No outside speaker system shall be permitted, and automobile service doors shall be closed except for entry and exit of automobiles.
4. Used tire sales are not permitted.
5. An Administrative Site Plan Review (ASPR) application shall be submitted and approved by the Division of Planning and Development.

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 3568 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2026-002

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

WHEREAS, Curtis Calvin filed an application with the Memphis and Shelby County Division of Planning and Development to allow vehicle sales; and

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

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

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

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

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

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

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

CONDITIONS

1. Storage of impounded vehicles is not permitted.
2. No banners, flags, streamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
3. No outside speaker system shall be permitted, and automobile service doors shall be closed except for entry and exit of automobiles.
4. Used tire sales are not permitted.
5. An Administrative Site Plan Review (ASPR) application shall be submitted and approved by the Division of Planning and Development.

ATTEST:

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

AGENDA ITEM: 5 **L.U.C.B. MEETING:** March 12, 2026
CASE NUMBER: SUP 2026-0002
LOCATION: 3568 Lamar Avenue
COUNCIL DISTRICT: District 3 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT: James J Skefos/ Curtis Calvin
REPRESENTATIVE: Raymond West, Ray West Designs
REQUEST: Special use permit to allow vehicle sales
EXISTING ZONING: Commercial Mixed Use - 3 (CMU-3)

CONCLUSIONS

1. An application was received requesting a special use permit for vehicle sales at 3568 Lamar Avenue.
2. Request also includes continued use of southern driveway and asphalt paved area on adjacent lot to the south.
3. As the area is surrounded by heavy commercial and industrial uses, vehicle sales at this location are compatible with existing uses.
4. Furthermore, the Memphis 3.0 land use analysis found the request to be consistent with the future land use map.
5. Staff has not received any inquires or letters opposing the request and the required neighborhood meeting occurred without anyone from the general public attending.
6. Therefore, staff finds the request to be in harmony with the purpose and intent of the Unified Development Code and will not be injurious to the neighborhood or general welfare.

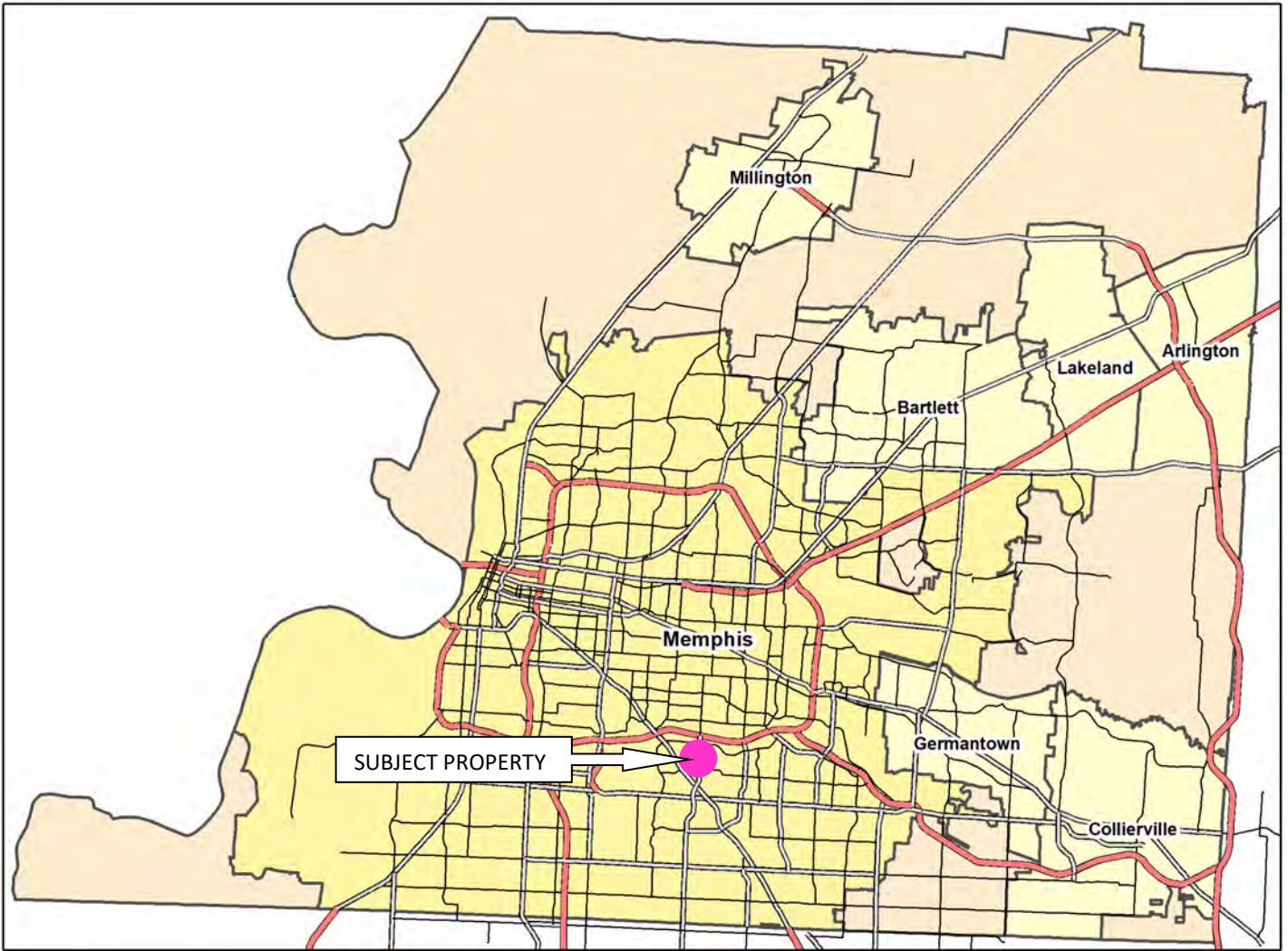
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 16 of this report.

RECOMMENDATION:

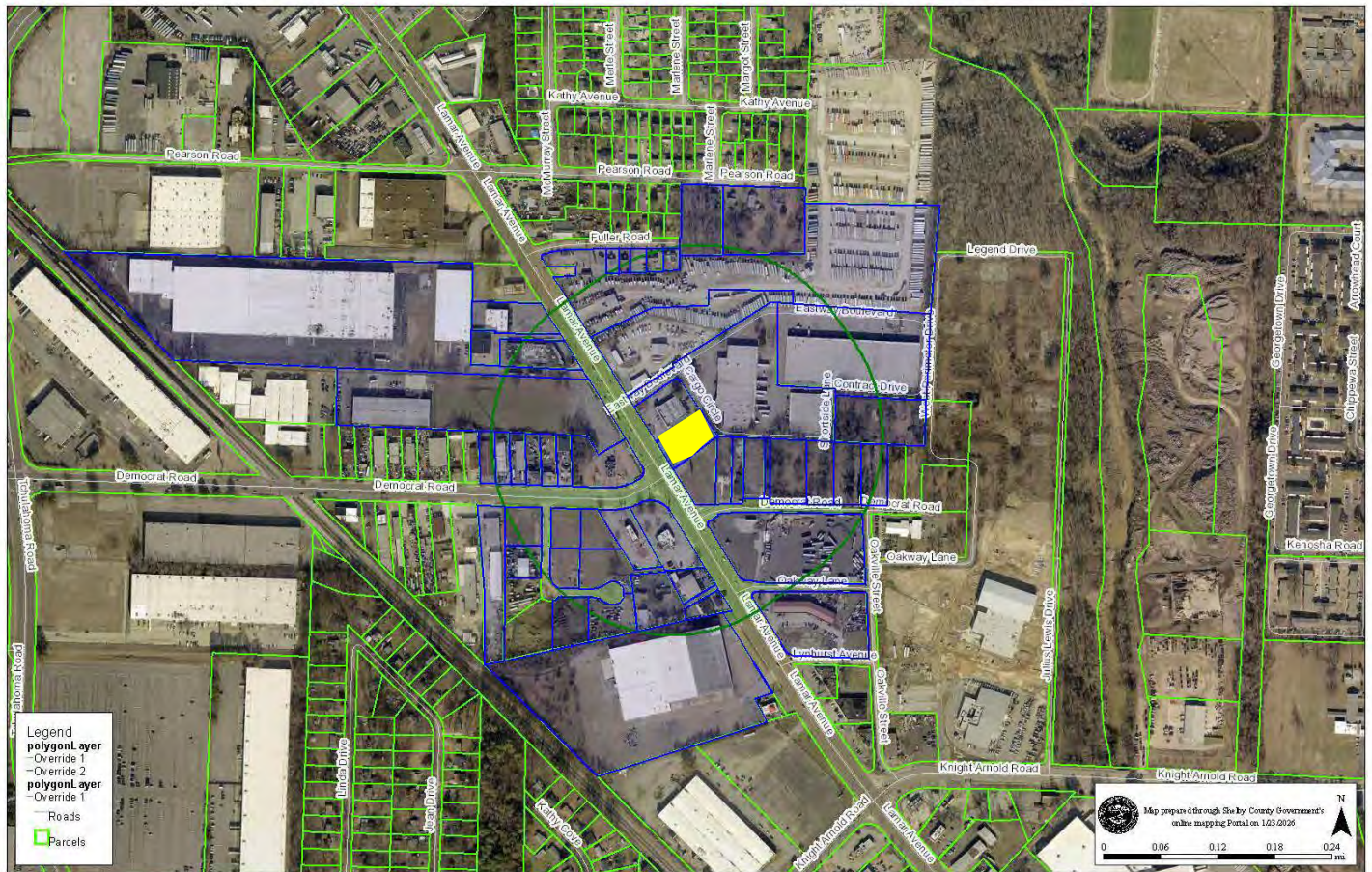
Approval with conditions

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 33 notices were mailed on January 23, 2026, see page 18 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 19 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 5:00 PM on Monday, February 23, 2026, at 3568 Lamar Avenue.

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Lamar Avenue looking east



View of subject property from Lamar Avenue looking northeast



View of subject property from Lamar Avenue looking east

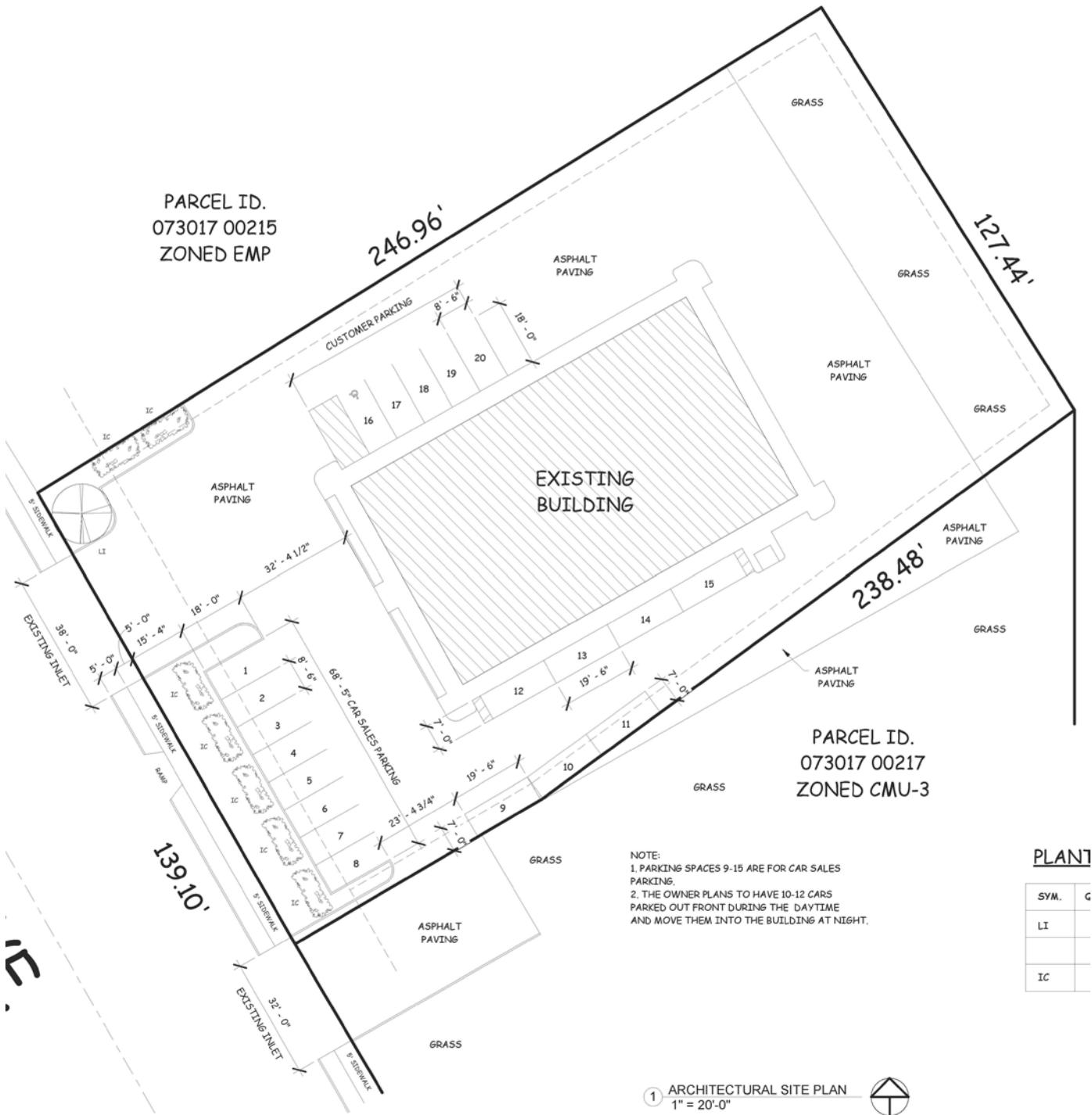


View of subject property from Circle Avenue looking northeast

SITE PLAN



SITE PLAN – MAGNIFIED



PARCEL ID.
 073017 00215
 ZONED EMP

PARCEL ID.
 073017 00217
 ZONED CMU-3

NOTE:
 1. PARKING SPACES 9-15 ARE FOR CAR SALES PARKING.
 2. THE OWNER PLANS TO HAVE 10-12 CARS PARKED OUT FRONT DURING THE DAYTIME AND MOVE THEM INTO THE BUILDING AT NIGHT.

PLAN 1

SYM.	C
LI	
IC	

1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"



CASE REVIEW

Request

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

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:

3568 Lamar Avenue

Parcel ID:

073017 00216

Area:

+/-33,193 square feet (0.76 acres)

Description:

The site is developed with one structure. Per the Assessor's website, the structure was built in 1960 and consists of 6,283 square feet. Other than the structure, the site is heavily paved with a strip of hedges lining the streetscape. There is also grassy area with a few hedges along the northern property line. One access point to the north is on the lot; however, there is another accessible access point to the south which serves the adjacent lot with the outdoor advertising sign.

Site Zoning History

On October 7, 1948, the Board of Adjustment approved Docket BOA 1948-097-CO for a variation to allow the existing building to be used as retail (jewelry shop).

On December 8, 1955, the Board of Adjustment approved Docket BOA 1955-114-CO for a variation to construct a butane appliance and gas sales plant.

Site Plan Review

- Existing 6,283 sf building
- 20 parking spaces including one accessible provided – 14 and one accessible spaces required
- Two terminal parking islands provided – should be landscaped
- 18 bushes and one street Type C tree (crepe myrtle) shown – one Type A tree required every 40 feet or one Type B tree required every 30 feet on center of street frontage

Analysis

The applicant has submitted a special use permit request to operate a business for vehicle sales at 3568 Lamar Avenue. Within the applicant's submittal, the applicant states that vehicle sales would be of pre-owned sedans and sport utility vehicles. Per the permitted use table in Section 2.5.2 of the Unified Development Code (UDC), vehicle sales are only permitted at this location with approval of a special use permit.

The intent is for the business to have an outdoor display area of vehicles in parking spaces, as marked on the site plan, during business hours, then to relocate the vehicles indoors at the end of the business day.

The request also includes continued use of the southern driveway and asphalt paving that exists on the adjacent lot to the south with the outdoor advertising sign. While not part of the lot for 3568 Lamar Avenue, it has been in use as additional access, and since the previous occupant identified as a church vacated the site less than 365 days ago, the additional access serves as an accessory to the principal use of used car sales and is legally nonconforming.

The segment of Lamar on which the use is requested, south of American Way and a mile from Interstate 240, is dominated by heavy commercial and industrial uses. A truck stop, convenience stores, vehicle repair shops, a drop yard and retailers exist within less than a mile of the site. Therefore, the request to operate vehicle sales in the vicinity is compatible with existing uses in the area.

As such, staff finds that the granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the UDC. Approval of the request will not be injurious to the neighborhood or the general welfare.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Storage of impounded vehicles is not permitted.
2. No banners, flags, streamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
3. No outside speaker system shall be permitted, and automobile service doors shall be closed except for entry and exit of automobiles.
4. Used tire sales are not permitted.
5. An Administrative Site Plan Review (ASPR) application shall be submitted and approved by the Division of Planning and Development.

DEPARTMENTAL COMMENTS

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

City Engineer:

See comments as follows:

NAME: 3568 Lamar Ave

Basin/Lot/CD: Oakville, 10-E/ .762ac/ 3

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

Sewers:

2. City sanitary sewer capacity is available to serve this development

Roads:

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

Traffic Control Provisions:

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

Curb Cuts/Access:

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

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

County Engineer: No comments received.

City Fire Division: See comments as follows:

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

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See comments as follows:

Site Address/Location: 3568 LAMAR AVE, MEMPHIS 38118
Overlay District/Historic District/Flood Zone: Not in an Overlay District, Historic District, or Flood Zone
Future Land Use Designation: High Intensity Commercial & Services (CSH)
Street Type: N/A

The applicant is seeking a special-use permit for the sale of vehicles. The existing building would be used as for offices, customer reception area, vehicle storage, and vehicles display. Outdoor display area will store about 15 vehicles only during business hours, all vehicles will be stored inside the building otherwise.

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

High Intensity Commercial and Service areas are typically not associated with anchors. These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions. Graphic portrayal of CSH is to the right.



“CSH” Form & Location Characteristics

Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map, 1-7 stories height

“CSH” Zoning Notes

Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed above.

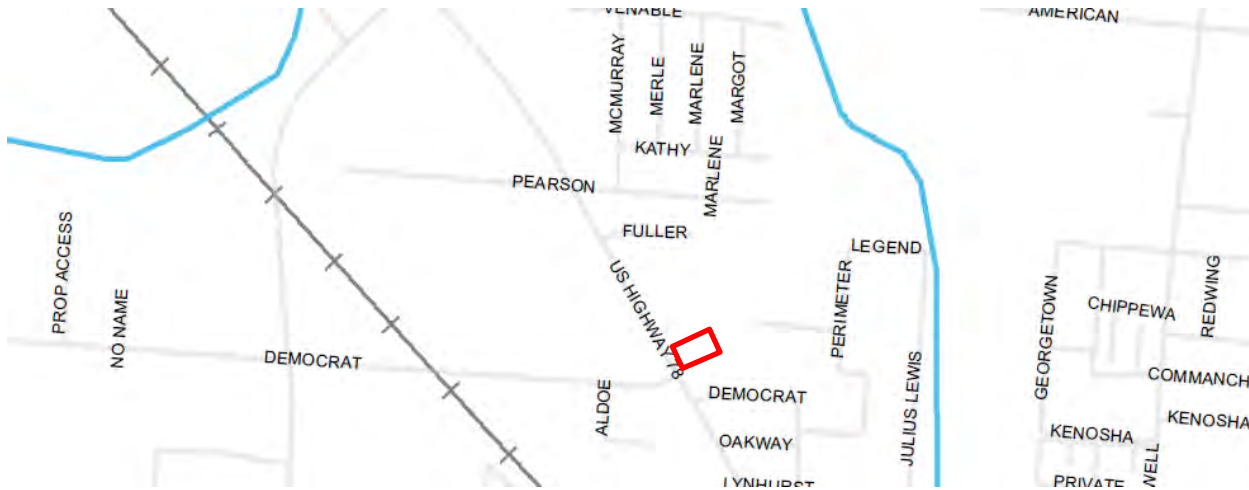
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial, CMU-3

Adjacent Land Use and Zoning: Commercial, Industrial, EMP, CMU-3, RU-3

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed use is vehicle sales, which is a commercial use mentioned in the Land Use Description.*

Degree of Change Map



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

3. Degree of Change Description

N/A

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

N/A

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

N/A

Consistency Analysis Summary

The applicant wants to use the property for vehicle sales and supporting services. This request is compatible with the description & intent for a High Intensity Commercial Services land use. This use is also compatible with nearby auto-oriented uses.

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

Summary Compiled by: Keiaron Randle , Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

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

CASE NUMBER: SUP 2026-002
ADDRESS: 3568 Lamar Avenue
REQUEST: Vehicle sales in the CMU-3 District
APPLICANT: Curtis Calvin

Meeting Details

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

Staff Planner Contact:

Kendra Cobbs
✉ Kendra.Cobbs@memphistn.gov
☎ (901) 636-7199



VICINITY MAP



Subject property highlighted in yellow

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



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Ray West, being duly sworn, depose and say that at _____ am/pm on the 13 day of February, 2026, I posted 1 Public Notice Sign(s) pertaining to Case No. SUP 2026-002 at 3568 Lamar Avenue, Memphis, Tn. 38118, providing notice of a Public Hearing before the (check one):

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

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

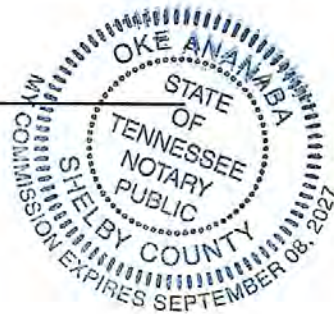
Ray West
Owner, Applicant or Representative

2/13/26
Date

Subscribed and sworn to before me this 13 day of February, 2026.

[Signature]
Notary Public

My commission expires:



APPLICATION



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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-002

Expiration Date:

Record Name: INTERNATIONAL AUTO SALES OF FLORIDA

Description of Work: USE INVOLVES THE SALES OF VEHICLES, LATE-MODEL PRE-OWNED, SEDANS AND SUV. THIS SITE INCLUDES AN EXISTING BUILDING OF 6,500 SQ FT WHICH SERVE AS THE PRIMARY OFFICE AND CUSTOMER RECEPTION AREA AND VEHICLES STORAGE AND VEHICLES DISPLAY. THE OUTDOOR DISPLAY AREA WILL ACCOMMODATE APPROXIMATELY 15 VEHICLES ONLY DURNING BUSINESS HOURS, ALL VEHICLES WILL BE STORED INSIDE THE BUILDING.

Parent Record Number:

Address:

3568 LAMAR AVE, MEMPHIS 38118

Owner Information

Primary	Owner Name
Y	SKEFOS JAMES J

Owner Address	Owner Phone
2884 WALNUT GROVE RD, MEMPHIS, TN 38111	

Parcel Information

073017 00216

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	CHLOE CHRISTION
Date of Meeting	12/31/2025
Pre-application Meeting Type	Phone

GENERAL PROJECT INFORMATION

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

GENERAL PROJECT INFORMATION

List any relevant former Docket / Case Number(s) related to previous applications on this site N/A

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

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

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare NO

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

UDC Sub-Section 9.6.9C YES

UDC Sub-Section 9.6.9D NO

UDC Sub-Section 9.6.9E YES

UDC Sub-Section 9.6.9F YES

GIS INFORMATION

Case Layer BOA1955-114-CO, BOA1948-097-CO

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use COMMERCIAL

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning CMU-3

State Route 1

Lot -

Subdivision -

Planned Development District -

Wellhead Protection Overlay District No

County Commission District -

City Council District -

City Council Super District -

Contact Information

Name
CURTIS CALVIN

Contact Type
APPLICANT

Address

Phone
(901)314-9142

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699242	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/02/2026
1699242	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount Method of Payment
\$513.00 Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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

of the property located at 3568 Lamar Memphis, TN 38118
and further identified by Assessor's Parcel Number 73-17214
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 2 day of January in the year of 2026

[Signature]
Signature of Notary Public



02/14/2029
My Commission Expires

My Commission Expires Feb. 14, 2029

Memphis, TN, from 1986 to 2003.

Professional Standards and Compliance

In our 32 years of operating auto sales businesses, we have maintained an exemplary record and have never had any complaints or citations. We intend to maintain this same level of excellence at our new location.

I respectfully request approval of this Special Use Permit and agree to comply with any reasonable conditions imposed by the planning commission. Thank you for your time and consideration of our relocation and this application.

Sincerely,

Curtis Calvin

Owner, International Auto Sales of Florida [901-314-9142](tel:901-314-9142)
ccalvin@gmail.com

LETTERS RECEIVED

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



Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-002

Expiration Date:

Record Name: INTERNATIONAL AUTO SALES OF FLORIDA

Description of Work: USE INVOLVES THE SALES OF VEHICLES, LATE-MODEL PRE-OWNED, SEDANS AND SUV. THIS SITE INCLUDES AN EXISTING BUILDING OF 6,500 SQ FT WHICH SERVE AS THE PRIMARY OFFICE AND CUSTOMER RECEPTION AREA AND VEHICLES STORAGE AND VEHICLES DISPLAY. THE OUTDOOR DISPLAY AREA WILL ACCOMMODATE APPROXIMATELY 15 VEHICLES ONLY DURNING BUSINESS HOURS, ALL VEHICLES WILL BE STORED INSIDE THE BUILDING.

Parent Record Number:

Address:

3568 LAMAR AVE, MEMPHIS 38118

Owner Information

Primary Owner Name
Y SKEFOS JAMES J

Owner Address
2884 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

Parcel Information

073017 00216

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner CHLOE CHRISTION
Date of Meeting 12/31/2025
Pre-application Meeting Type Phone

GENERAL PROJECT INFORMATION

Application Type New Special Use Permit (SUP)

GENERAL PROJECT INFORMATION

List any relevant former Docket / Case Number(s) related to previous applications on this site N/A

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

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

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare NO

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

UDC Sub-Section 9.6.9C YES

UDC Sub-Section 9.6.9D NO

UDC Sub-Section 9.6.9E YES

UDC Sub-Section 9.6.9F YES

GIS INFORMATION

Case Layer BOA1955-114-CO, BOA1948-097-CO

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use COMMERCIAL

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning CMU-3

State Route 1

Lot -

Subdivision -

Planned Development District -

Wellhead Protection Overlay District No

County Commission District -

City Council District -

City Council Super District -

Contact Information

Name
CURTIS CALVIN

Contact Type
APPLICANT

Address

Phone
(901)314-9142

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
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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

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

I, James Skefos (Print Name)

[Signature] (Sign Name)

state that I have read the definition of

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

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

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

of the property located at 3568 Lamar Memphis, TN 38118 and further identified by Assessor's Parcel Number 73-17214 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 2 day of January in the year of 2024

[Signature] Signature of Notary Public



02/14/2029 My Commission Expires

My Commission Expires Feb. 14, 2029

repair or salvage operations will be conducted on site. (THERE WILL BE NO REBUILT SOLD FROM THIS DEALERSHIP).

Ensuring our business remains a positive addition to the Lamar Avenue commercial corridor.

Respectfully,

Curtis Calvin

Owner

International Auto Sales Of Florida

From: Charlotte Burrows charb954@gmail.com
Subject: Letter Of Intent
Date: Jan 2, 2026 at 6:33:44 PM
To: ccalvinjr@icloud.com

Curtis Calvin International Auto Sales of Florida **3113**
Carrie Street. Memphis, TN 38116

January 2, 2026

To: Memphis and Shelby County Division of Planning and Development
City Hall, 125 N. Main Street, Suite 477 Memphis, TN 38103

RE: Letter of Intent for Special Use Permit – International Auto Sales of Florida

Property Address: 3568 Lamar Ave., Memphis, TN 38118

To the Members of the Land Use Control Board

I am writing to formally request a Special Use Permit to operate a pre-owned vehicle sales dealership located at 3568 Lamar Ave., Memphis, TN 38118. Our goal is to establish a professional, well-maintained automotive business that provides a valuable service to the Memphis community while strictly adhering to the standards set forth in the Unified Development Code (UDC).

Business History and Relocation

International Auto Sales of Florida is currently doing business at 3113 Carrie Street, Memphis, TN 38116, where we have operated for the past 2.5 years. We are now looking forward to relocating our successful operations to the 3568 Lamar Ave. location.

Our business brings a long history of professional experience and stability to this site:

- International Auto Sales (Florida): Operated in Hollywood, Florida, from 2018 to 2023.
- International Auto Sales (Memphis): Owned and operated at 675 Union Ave.,

Memphis, TN, from 1986 to 2003.

Professional Standards and Compliance

In our 32 years of operating auto sales businesses, we have maintained an exemplary record and have never had any complaints or citations. We intend to maintain this same level of excellence at our new location.

I respectfully request approval of this Special Use Permit and agree to comply with any reasonable conditions imposed by the planning commission. Thank you for your time and consideration of our relocation and this application.

Sincerely,

Curtis Calvin

Owner, International Auto Sales of Florida [901-314-9142](tel:901-314-9142)

ccalvin@gmail.com



Tom Leatherwood
Shelby County Register

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

	
03061306	
03/31/2003 - 03:53 PM	
2 PGS : R - QUIT CLAIM	
JERRY 121748-3061306	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	12.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

<u>This Instrument Prepared By and Return to :</u> J. Edward Peel, Esq. GLANKLER BROWN, PLLC 6000 Poplar Ave., Suite 100 Memphis, Tennessee 38119	<u>Name and Address of Property Owner:</u> James J. Skefos 2884 Walnut Grove Road Memphis, TN 38111	<u>Property Address:</u> 3568 Lamar Avenue Memphis, TN
	<u>Mail Tax Bills to:</u> James J. Skefos 2884 Walnut Grove Road Memphis, TN 38111	<u>Tax Parcel ID #:</u> 73-17-216
		<u>Fees and Taxes:</u>
		Recording 10.00
		Reg. Fee 2.00
		Transfer Tax 0.00
		TOTAL 12.00

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective the 31ST day of MARCH, 2013 by and between **HARRY J. SKEFOS** (hereinafter called "Grantor"), and **JAMES J. SKEFOS** (hereinafter called "Grantee"),

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, release, remise, quit claim, convey and confirm unto Grantee, the following described real estate, situated and being in the City of Memphis, Shelby County, Tennessee, to-wit:

Part of the Lewie R. Polk 4.95 acres of Lot 4, Subdivision of the Connell Estate, as described in Record Book 6046, Page 87, in the Shelby County Register's Office, being more particularly described as: BEGINNING at a P.K. Nail in the northeast line of Lamar Avenue (U.S. Highway No. 78), as widened, 189.6 feet northwestwardly from the north line of Democrat Road, said point being in the south line of said property; thence northwestwardly with the northeast line of Lamar Avenue 138.83 feet to a P.K. Nail; thence northeastwardly at right angles to the northeast line of Lamar Avenue 246.96 feet to an iron pin; thence southeastwardly parallel to the northeast line of Lamar Avenue 126.79 feet to the northwest corner of the Sam Savage property; thence southwardly with the west line of said Sam Savage property 14.72 feet; thence southwestwardly 238.48 feet to the point of beginning.

Being the same property conveyed to Harry J. Skefos, by Quit Claim Deed of record at Instrument Number LL 9124, in the Register's Office of Shelby County, Tennessee.

And Grantor does hereby quitclaim unto Grantee, his heirs, successors and assigns all of his interest in the property described above to which reference is hereby made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises including any unpaid taxes, rights and claims of parties in possession adverse to Grantor and any rights of way or easements, either recorded or unrecorded.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.


 HARRY J. SKEFOS

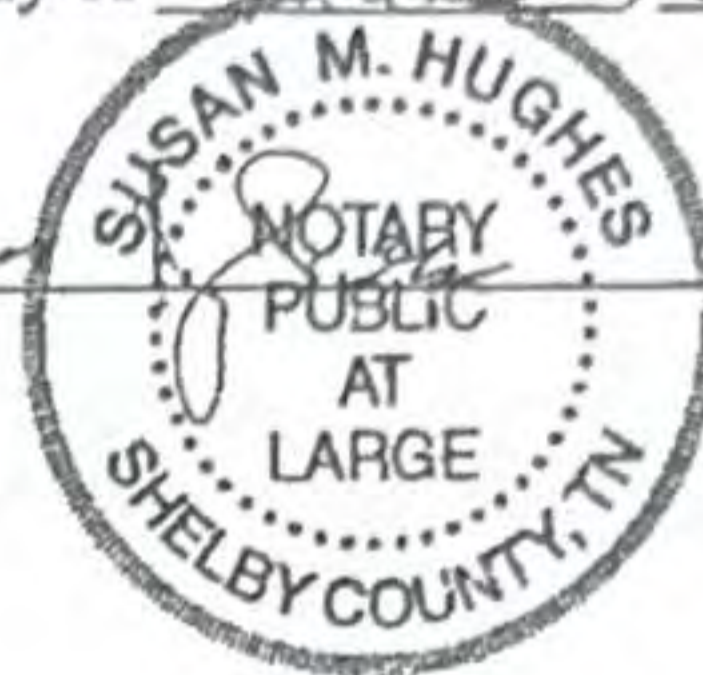
STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, a Notary Public, HARRY J. SKEFOS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of March, 2003

[Signature]
Notary Public



My Commission Expires:
6-28-03

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

[Signature]
Affiant

Subscribed and sworn to before me this 14th day of March, 2003

[Signature]
Notary Public



My Commission Expires:
12/31/2004

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

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:

	<u>DATE</u>	<u>POSITION</u>
<u>Mahsan Ostadinia</u>	<u>Feb 20, 2026</u>	STAFF PLANNER
<u>[Signature]</u>	<u>2/20/26</u>	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



CHELSEA AVENUE PROJECT
PLOT PLAN

December 22, 2025



PLOT PLAN LEGEND

- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINES
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED TRAIL

CONCEPT PLAN



CHELSEA AVENUE PROJECT | CONCEPT DESIGN

MEMPHIS, TENNESSEE



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

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



CHELSEA AVENUE PROJECT PLOT PLAN

December 22, 2005



PLOT PLAN LEGEND

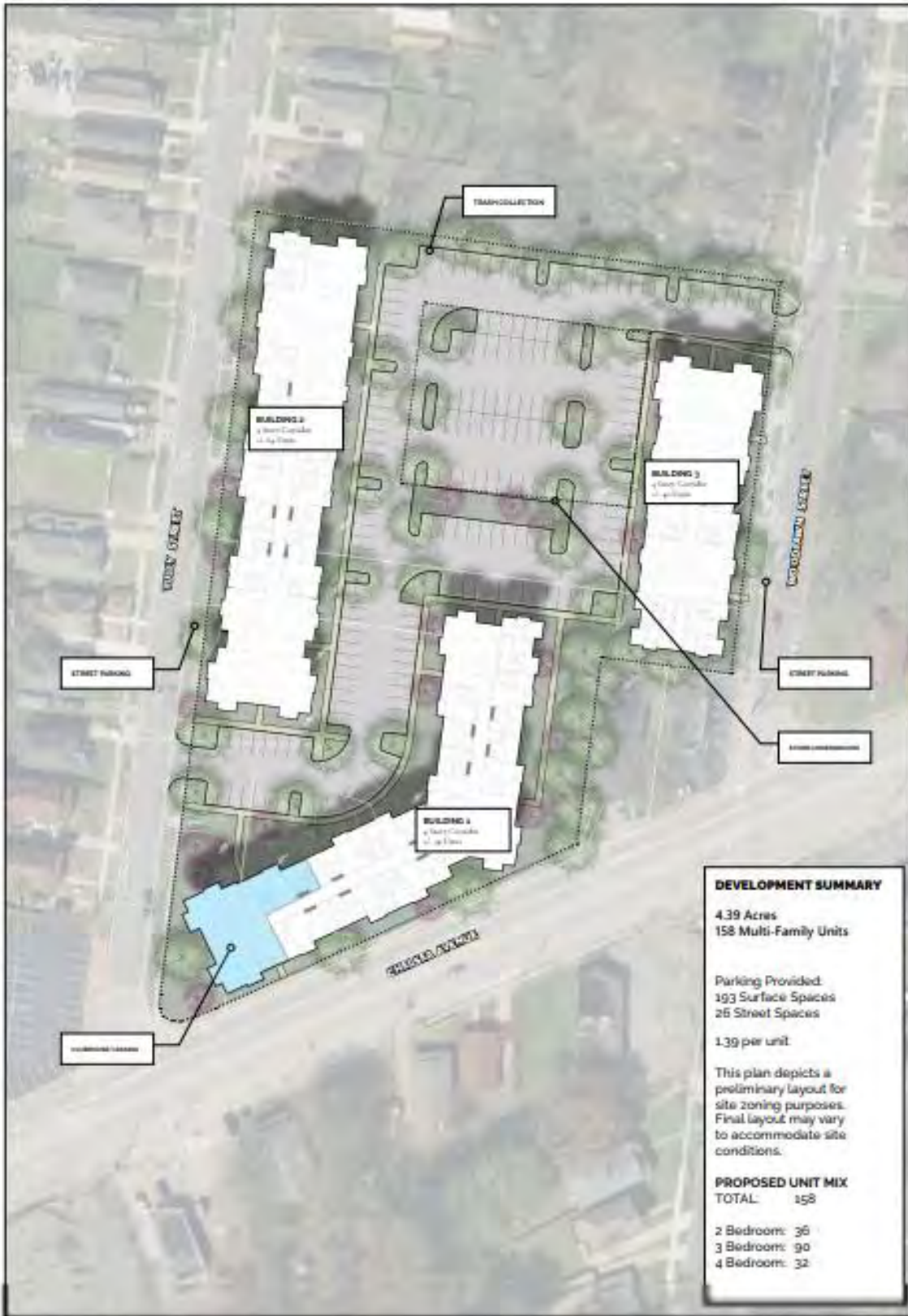
	AREA OF RECORD
	EXISTING PROPERTY BOUNDARIES
	PROPOSED PROPERTY BOUNDARIES
	PROPOSED DRIVE

CONCEPT PLAN



CHELSEA AVENUE PROJECT MEMPHIS, TENNESSEE

CONCEPT DESIGN



DEVELOPMENT SUMMARY

4.39 Acres
158 Multi-Family Units

Parking Provided:
193 Surface Spaces
26 Street Spaces

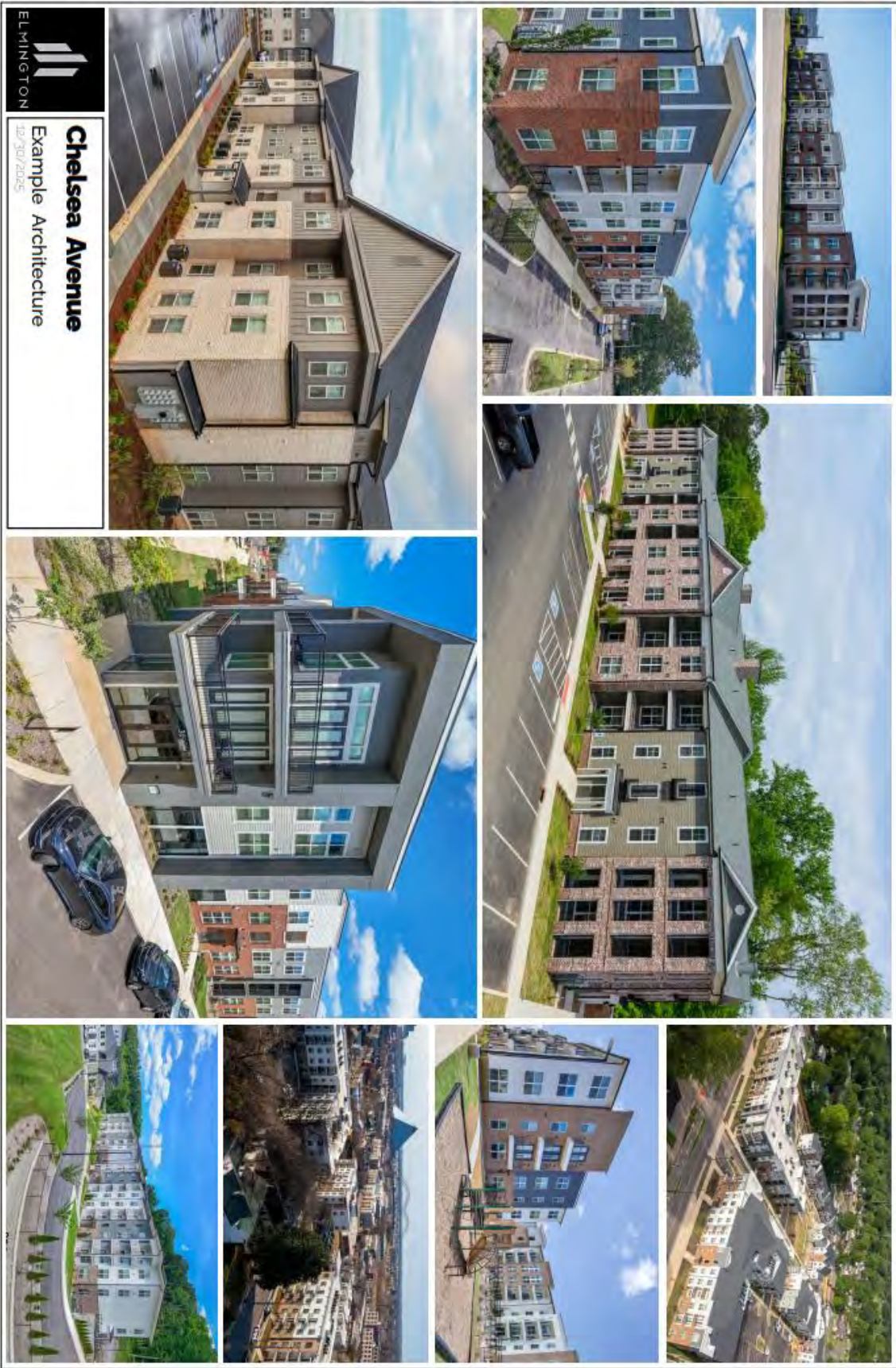
1.39 per unit

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

EXAMPLE ARCHITECTURE DESIGN



ATTEST:

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

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

CONCLUSIONS

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

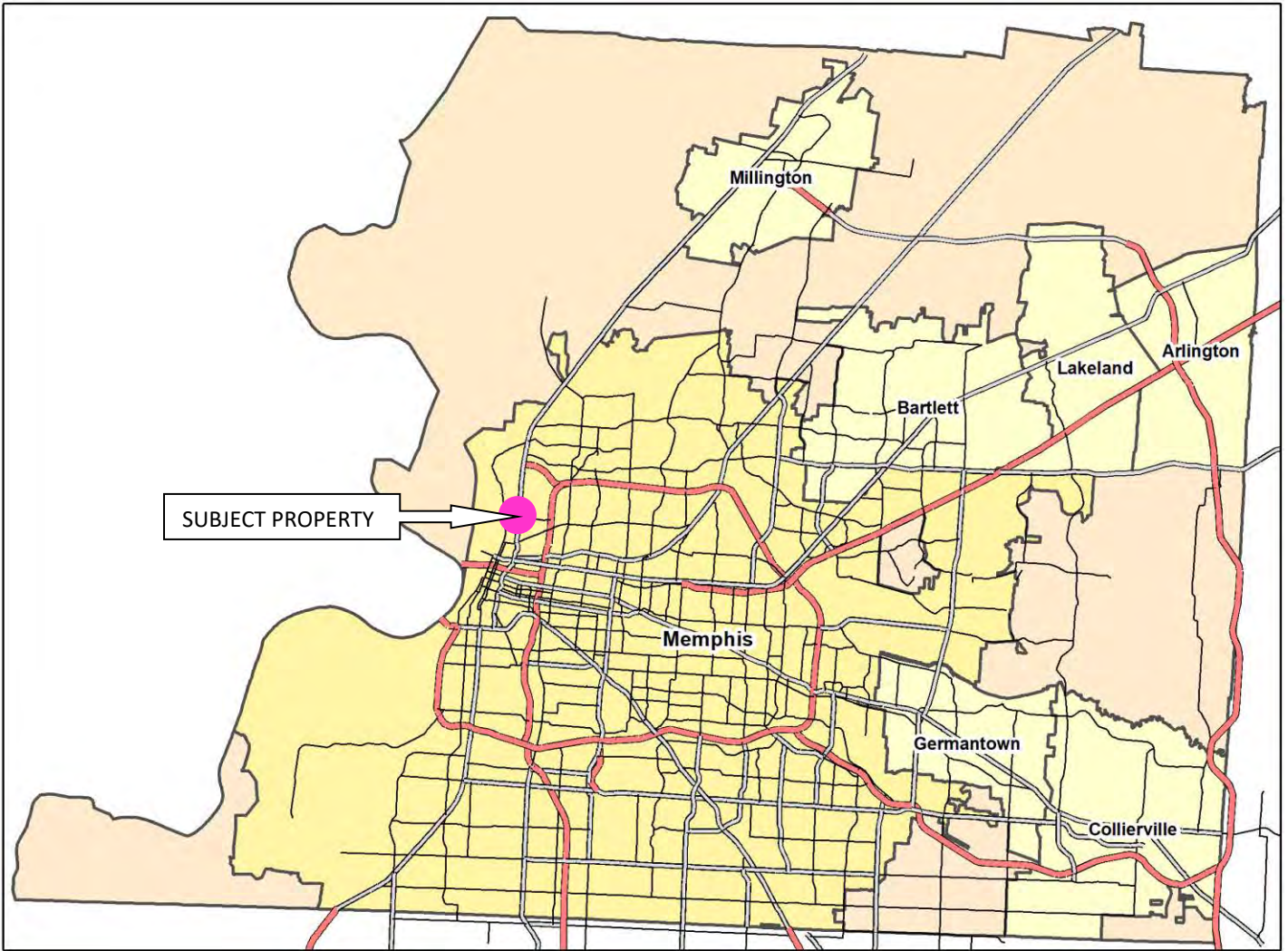
CONSISTENCY WITH MEMPHIS 3.0

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

RECOMMENDATION:

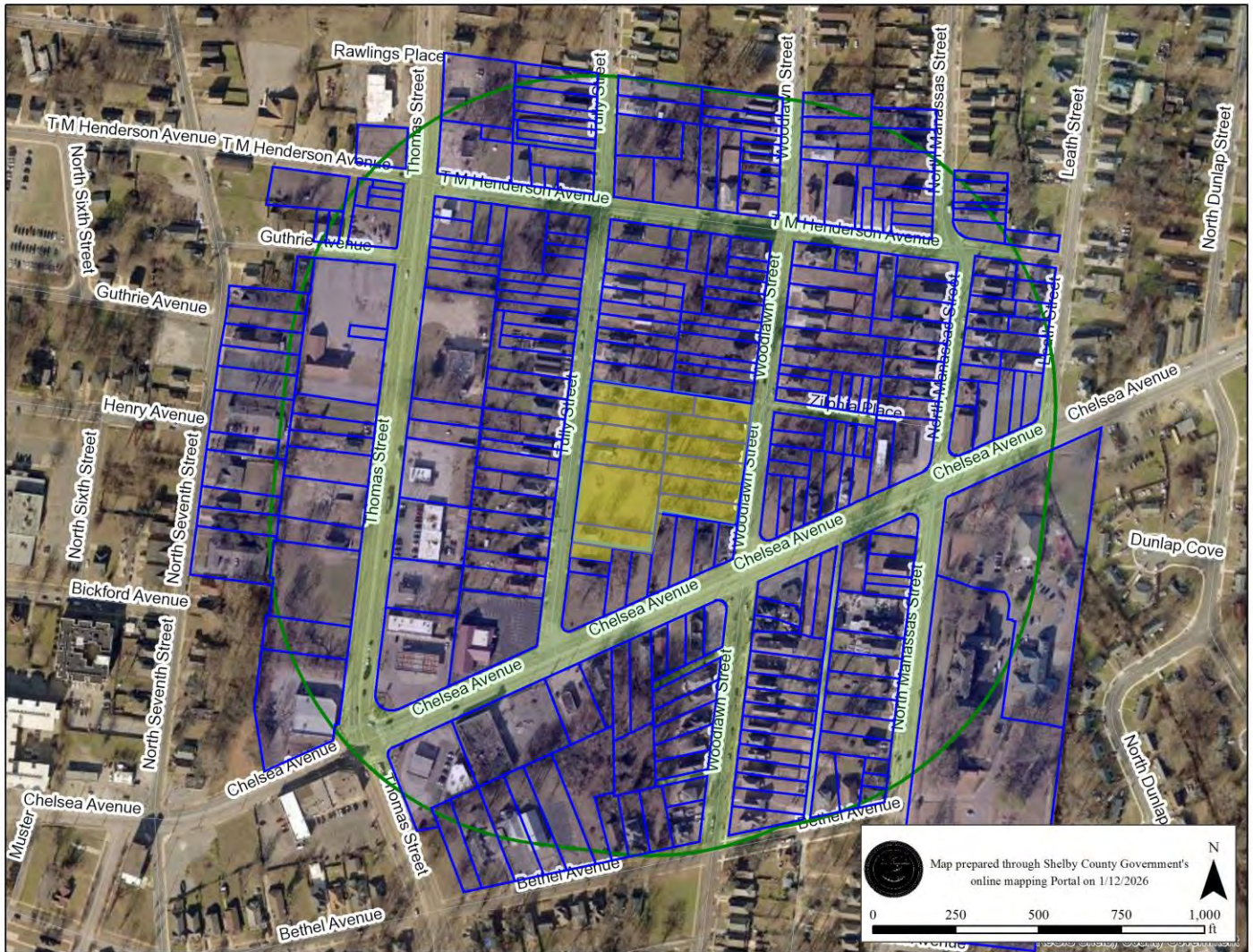
Approval

LOCATION MAP



Subject property located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 203 notices were mailed on January 12, 2026, see page 22 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see pages 23-24 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 5:00 PM on Monday, February 2, 2026, at Dave Well Community Center at 915 Chelsea Avenue, Memphis, TN 38107. See pages 32-33 of this report for a copy of the neighborhood meeting summary.

AERIAL



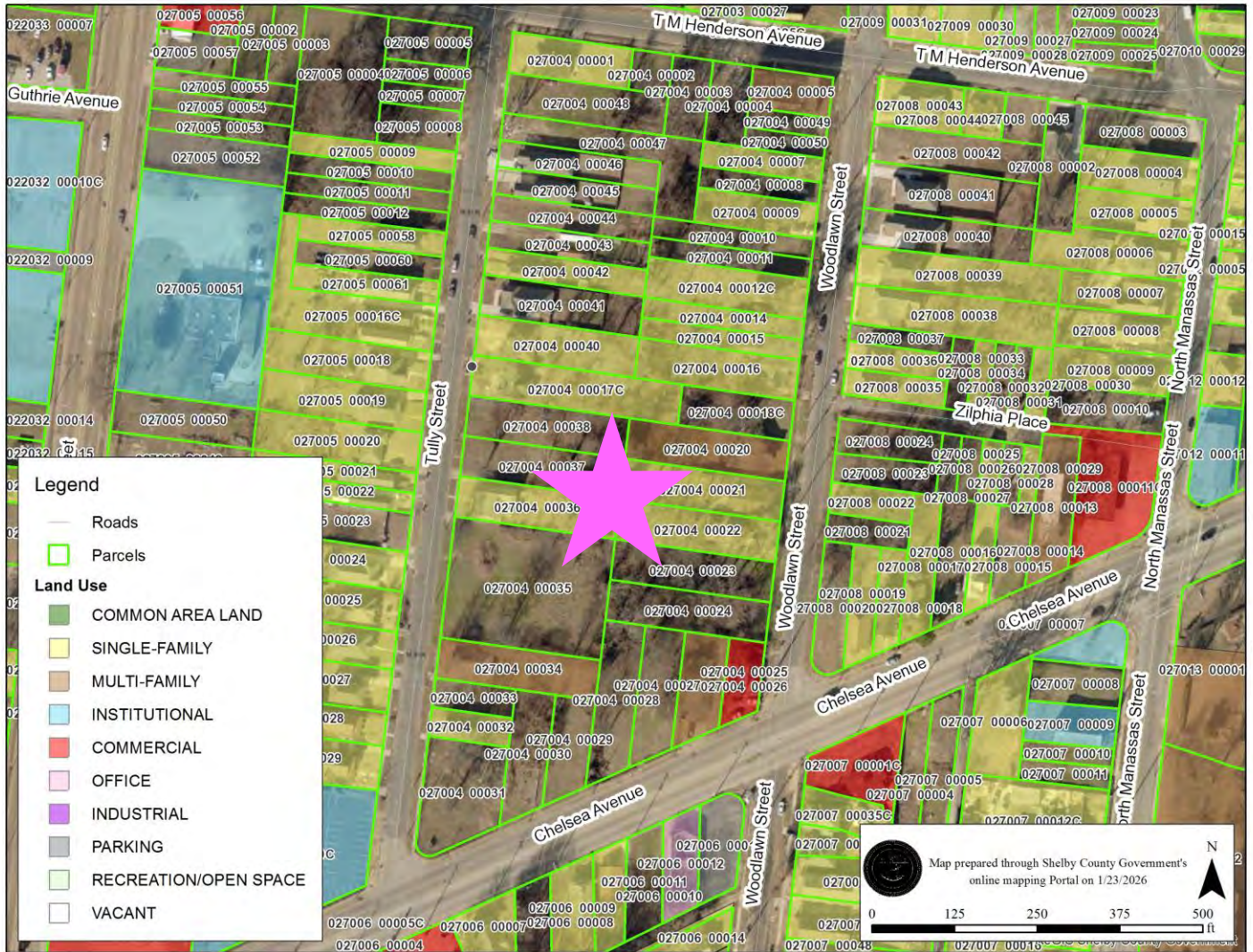
Subject property outlined in yellow.

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP



Subject property indicated by a pink star.

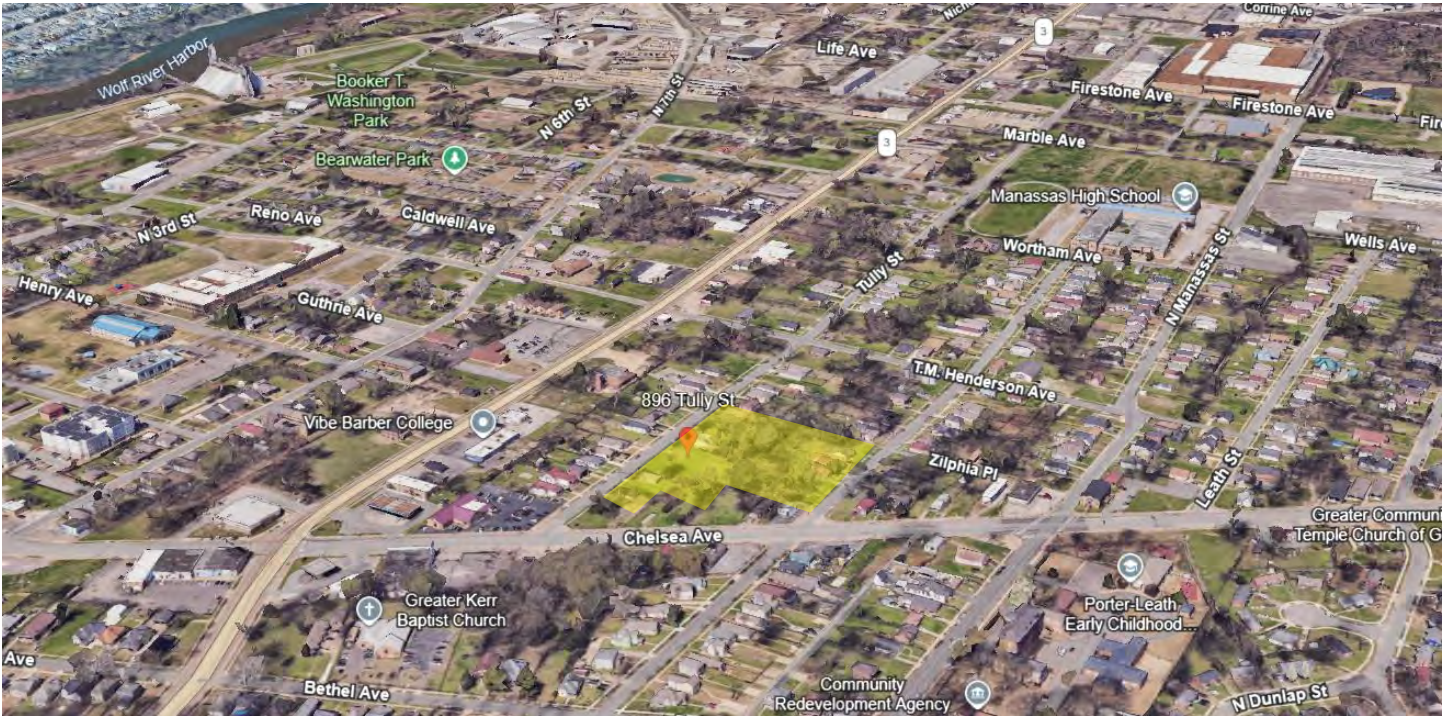
SITE PHOTOS



View of subject property from Tully Street.



View of subject property from Woodlawn Street.



View of subject property from above.



View of subject property from above.

PLOT PLAN



CHELSEA AVENUE PROJECT
PLOT PLAN

December 27, 2025



PLOT PLAN LEGEND	
	EASEMENT
	PROPERTY BOUNDARY
	STREET RIGHT-OF-WAY
	LOT BOUNDARY
	SURVEY BOUNDARY
	UTILITY
	OTHER

CONCEPT PLAN



EXAMPLE ARCHITECTURE DESIGN



LEGAL DESCRIPTION



January 02, 2026

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

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

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

CASE REVIEW

Request

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

Review Criteria

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

9.5.7B Review Criteria

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

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

Site Details

Address:

Tully Street and Woodlawn Street

Parcel ID:

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

Area:

+/- 4.39 acres

Description:

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

Analysis

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

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

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

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

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

RECOMMENDATION

Staff recommends approval.

DEPARTMENTAL COMMENTS

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

City Engineer:	See page 16.
County Engineer:	No comments received.
City Fire Division:	See page 17.
County Fire Division:	No comments received.
City Real Estate:	No comments received.
County Health Department:	No comments received.
Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Office of Sustainability and Resilience:	No comments received.
Office of Comprehensive Planning:	See pages 18-21.

City Engineer:

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

Sewers:

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

Roads:

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

Traffic Control Provisions:

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

Curb Cuts/Access:

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

City Fire Division:

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

Office of Comprehensive Planning:

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: Z 2026-001

Site Address/Location: 896 Tully.

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

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

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

Street Type: Avenue, Local Neighborhood Streets

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

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

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



“AN-M” Form & Location Characteristics

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

“AN-M” Zoning Notes

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

Existing, Adjacent Land Use and Zoning

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

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

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

3. Degree of Change Map



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

4. Degree of Change Description

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

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

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

The proposed development is consistent with Objective 1.1 – *Focus future growth and density in and around Community and Citywide Anchors* Action 1.1.30 – *Incentivise housing and employment growth to occur 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

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

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

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

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

MEMPHIS AND
SHELBY COUNTY
DIVISION OF PLANNING
AND DEVELOPMENT

VICINITY MAP



203 Notices Mailed 01/12/2026

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



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

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

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

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

[Signature]
Owner, Applicant or Representative

2/2/26
Date

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

[Signature]
Notary Public

My commission expires: 08-28-29





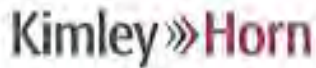
894 TULLY STREET



897 WOODLAWN STREET



PROJECT MEMORANDUM



MEMORANDUM

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

PROJECT INTRODUCTION

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

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

Figure 1: Vicinity Map



Figure 2: Preliminary Site Plan





TRIP GENERATION

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

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

Table 1: Trip Generation Summary Table

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

ADJACENT ROAD INFORMATION

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

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EVALUATION

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

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

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

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

Table 2: ECG Chelsea Trip Generation Analysis

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

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



January 02, 2026

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

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

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

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY



Case Number: Z 2026-001

Meeting Information

Location: Dave Wells Community Center

Date: 02/03/26

Address: 915 Chelsea Ave Memphis, TN 38107

Time: 17:00

Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

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

Number of Invitations Mailed: 304

Approx. Neighborhood Attendees: 1

Proceedings

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

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

NEIGHBORHOOD MEETING SUMMARY



Case Number: Z 2026-001

Attachments

Also included in this submission are the following:

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

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

Attestation

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

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

Owen Harris

Print Name



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

Signature

02/03/26

Date

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

APPLICATION



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

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

website: www.develop901.com

Record Summary for Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: January 2, 2026

Record Number: Z 2026-001

Expiration Date:

Record Name: Chelsea Avenue Project

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

Parent Record Number:

Address:

896 TULLY ST, MEMPHIS 38107

Owner Information

Primary	Owner Name
Y	DAVIS KARLEN AND DICKERSON WELLS AND

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

Parcel Information

027004 00035

Data Fields

PREAPPLICATION MEETING

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

GENERAL INFORMATION

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

GENERAL INFORMATION

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

Data Tables

ADDRESS AND PARCEL LIST

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

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

Property Address: 894 TULLY
Property Parcel Number: 027004 00035

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

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

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

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

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

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

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

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

Property Address: 897 WOODLAWN
Property Parcel Number: 027004 00023

Property Address: 889 WOODLAWN
Property Parcel Number: 027004 00024

Contact Information

Name
LC WALLACE

Contact Type
APPLICANT

Address

Phone
-

Name
OWEN HARRIS

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)245-4482

Name
OWEN HARRIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)245-4482

Fee Information

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

Total Fee Invoiced: \$1,026.00 Total Balance: \$0.00

Payment Information

Payment Amount 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 parcels along Chelsea Avenue (part of the total project area) are already zoned Mixed-Use (MU). The request to rezone the subject parcels will provide the bulk regulations necessary for a multi-family development to be constructed, as well as provide requirements for buildings to front Tully Street and Woodlawn Street, as emphasized by DPD planners in our pre-application meeting.
- 4) **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County:** The proposed zoning change will provide a compatible land use transition from the commercial and desired mixed-use oriented land use along Chelsea Avenue to the existing residential areas to the north of Chelsea Avenue. In addition, the rezoning will positively require enhanced streetscapes, pedestrian areas, and building frontages along Chelsea Avenue, Tully Street and Woodlawn Street. New development will also promote activity in an area that currently has a lot of vacant/unoccupied parcels. In turn, more activity means more eyes within the community to deter undesirable activities.

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

LAND USE CONTROL BOARD REZONING APPLICATION GUIDE

OWNER AFFIDAVIT



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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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

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

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

[Signature]
Signature of Notary Public



8/14/29
My Commission Expires



MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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

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

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires



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

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

Property Owner's Affidavit

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

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

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

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

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

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

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

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires


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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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

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

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

[Signature]
Signature of Notary Public



8/14/2028
My Commission Expires

LETTER OF INTENT



January 02, 2025

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

RE: Rezoning Application - Chelsea Avenue Project

Mr. Penzes and Ms. Ostadnia:

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

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

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

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

Sincerely,

Kimley-Horn & Associates, Inc.

Owen Harris, PLA, ASLA

LETTERS RECEIVED

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



Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

Record Summary for Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: January 2, 2026

Record Number: Z 2026-001

Expiration Date:

Record Name: Chelsea Avenue Project

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

Parent Record Number:

Address:

896 TULLY ST, MEMPHIS 38107

Owner Information

Primary	Owner Name
Y	DAVIS KARLEN AND DICKERSON WELLS AND

Owner Address	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: _____

Previous Case/Docket #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: _____ Phone #: _____

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

Property Owner Email Address: _____

Applicant: _____ Phone #: _____

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

Applicant Email Address: _____

Representative: _____ Phone #: _____

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

Representative Email Address: _____

Architect/Engineer/Surveyor: _____ Phone #: _____

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

Architect/Engineer/Surveyor Email Address: _____

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

Parcel ID: _____

Project Name: _____

Project Description: _____

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

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

Area A

Area B

Area C

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

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

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

REVIEW CRITERIA (UDC Sub-Section 9.5.7B)

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

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

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

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

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

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

LAND USE CONTROL BOARD REZONING APPLICATION GUIDE

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

GENERAL INFORMATION

UNIFIED DEVELOPMENT CODE (UDC) REFERENCES FOR REZONINGS:

- a) Zoning Change – UDC Chapter 9.5

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

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

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

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

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

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

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

ZONING CHANGE REQUIREMENTS

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

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

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

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

REQUIRED DOCUMENTS

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

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

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

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

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

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

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

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

Additional documents may be required prior to approval.

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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


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

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

[Signature]
Signature of Notary Public



8/14/29
My Commission Expires

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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

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

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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


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

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

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

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

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

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires



January 02, 2025

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

RE: Rezoning Application - Chelsea Avenue Project

Mr. Penzes and Ms. Ostadnia:

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

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

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

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

Sincerely,

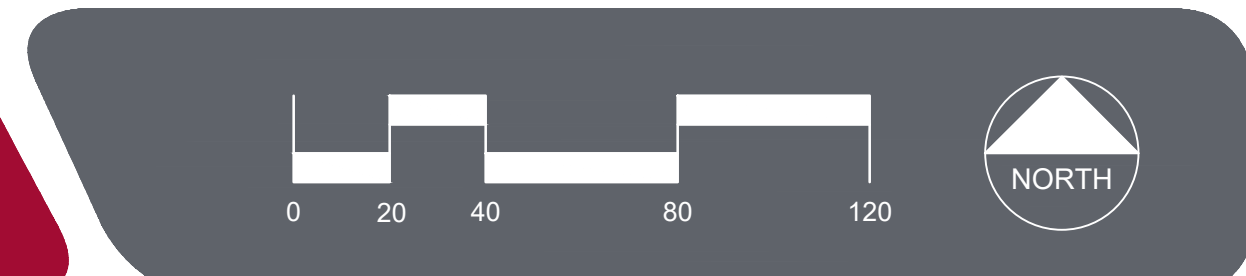
Kimley-Horn & Associates, Inc.

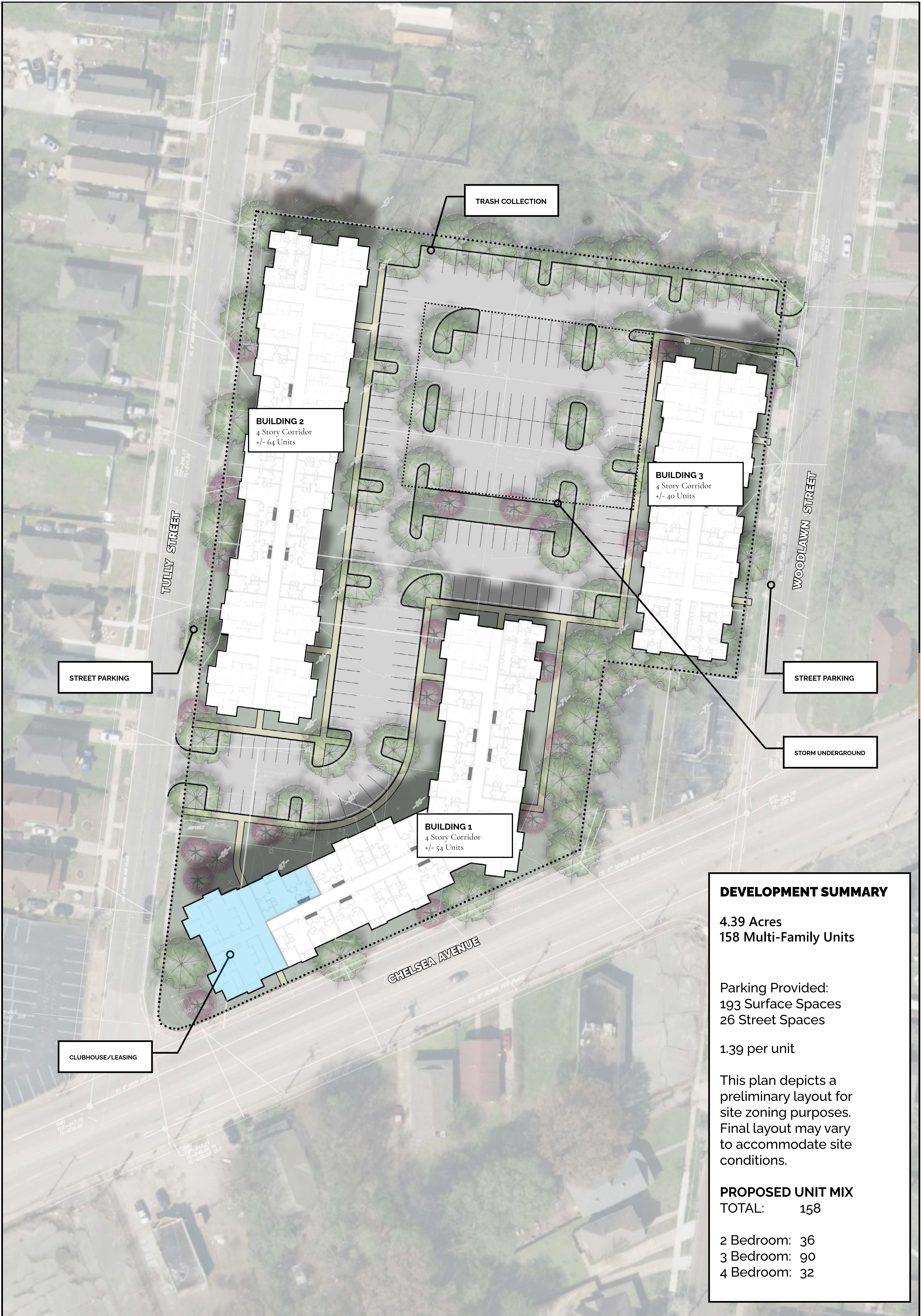
A handwritten signature in black ink, appearing to read "Owen Harris".

Owen Harris, PLA, ASLA



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





TRASH COLLECTION

BUILDING 2
4 Story Corridor
+/- 64 Units

BUILDING 3
4 Story Corridor
+/- 40 Units

STREET PARKING

STREET PARKING

STORM UNDERGROUND

BUILDING 1
4 Story Corridor
+/- 54 Units

CLUBHOUSE/LEASING

DEVELOPMENT SUMMARY

4.39 Acres
158 Multi-Family Units

Parking Provided:
193 Surface Spaces
26 Street Spaces

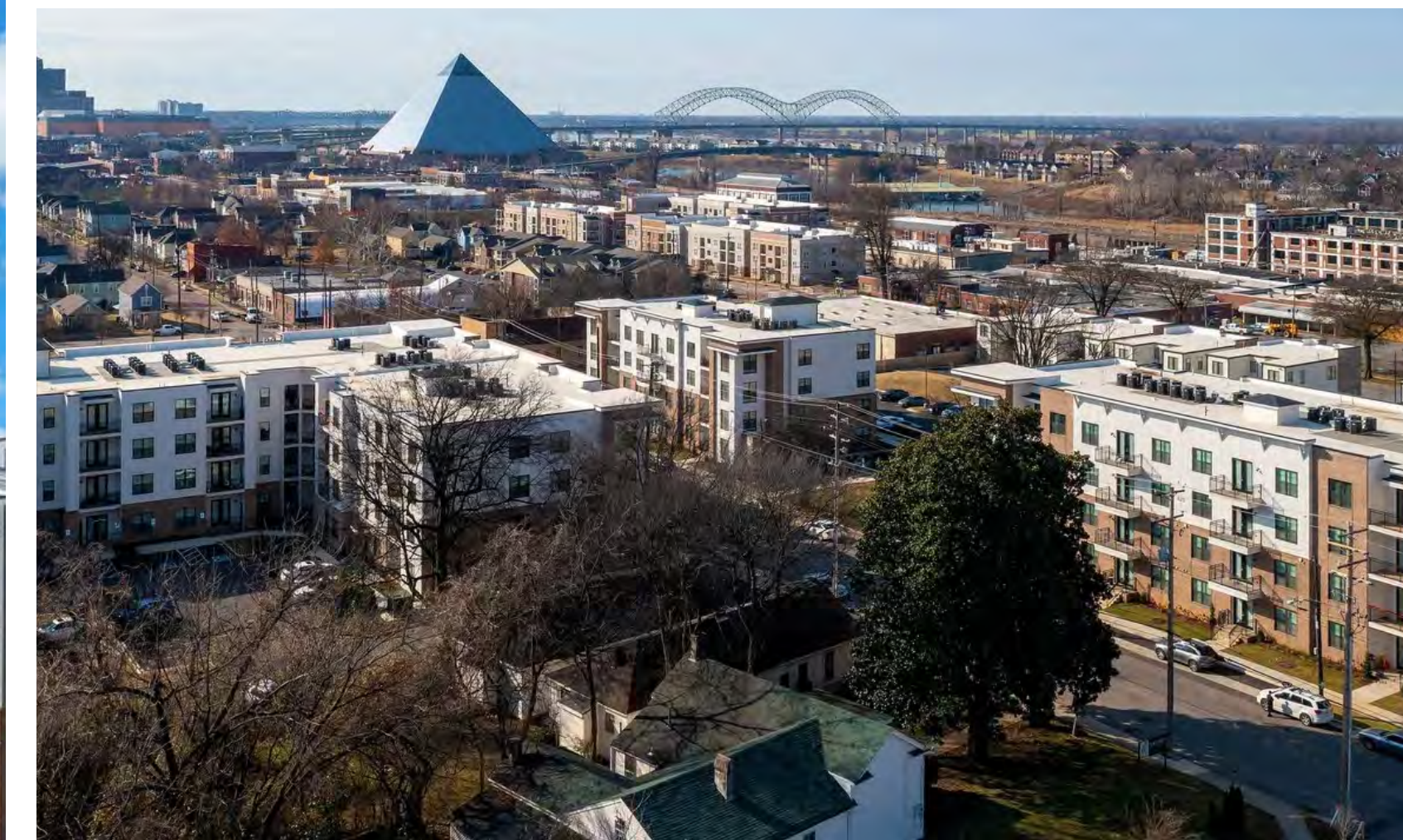
1.39 per unit

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

PROPOSED UNIT MIX

TOTAL: 158

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



Chelsea Avenue

Example Architecture

12/30/2025



MEMORANDUM

To: City of Memphis Traffic Engineering

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

Date: December 18, 2025

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

PROJECT INTRODUCTION

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

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

Figure 1: Vicinity Map



Figure 2: Preliminary Site Plan



TRIP GENERATION

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

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

Table 1: Trip Generation Summary Table

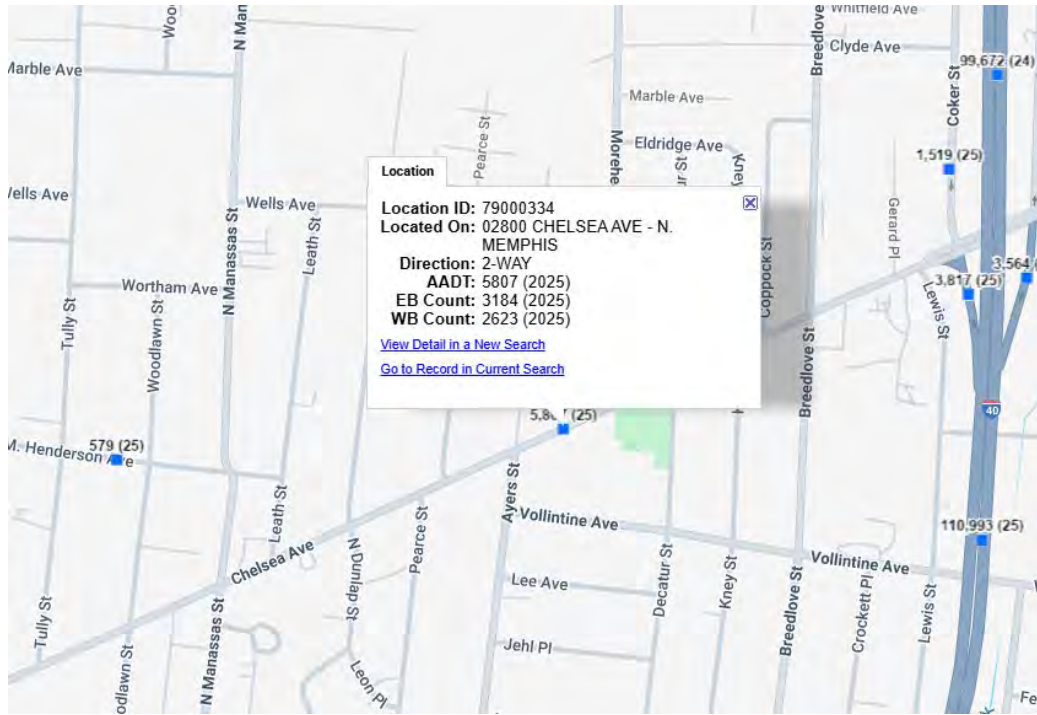
Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				705	59	14	45	60	38	22

ADJACENT ROAD INFORMATION

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

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Figure 3: Chelsea Avenue TDOT Traffic History



EVALUATION

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

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

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

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

Table 2: ECG Chelsea Trip Generation Analysis

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

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



January 02, 2026

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

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

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



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

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

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

4 PGS

ABRIA 2514730-22125049

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

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

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

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

Warranty Deed

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

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

Land situated in Shelby County, Tennessee:

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

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

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

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

WARRANTY DEED

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

Hubert Sargeant
Hubert Sargeant

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

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

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

Miyanna Vasquez Sharree
Vice Consul
of the United States of America

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

Notary Signature
My commission expires:

COMMISSION:
Indefinite 22 USC Sec 110

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

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

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

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

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

Hubert Sargeant
Affiant

2nd day of November, 2022

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

Miyanna Vasquez Sharree

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

COMMISSION:
Indefinite 22 USC Sec 110

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

WARRANTY DEED

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

[Handwritten Signature]

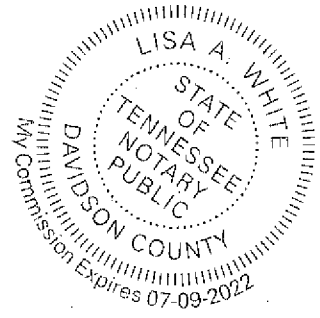
State of TN
County of Shelby

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

[Handwritten Signature]
Notary's Signature

MY COMMISSION EXPIRES: 07-09-2022

Notary's Seal (If on paper)





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



20103229

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

QUIT CLAIM DEED

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

LEGAL DESCRIPTION

See Attached Exhibit A

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

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

Trustee Common People's Temple Church

By Board Members:
Nicole Love Macklin
Nicole Love Macklin

Cornelius Love
Cornelius Love

Thelma Fulton
Thelma Fulton

Alice Williams
Alice Williams

Josephine Wilbourne
Josephine Wilbourne

Debbra Fulton
Debbra Fulton

Deborah Burrell
Deborah Burrell

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Notary Signature

Printed Name: Lisa A White

My commission expires: 7/9/22



Property Address: 915 Woodlawn, Memphis, TN.

Parcel Number: 0270040000018C

Property Address: 915 Woodlawn, Memphis, TN

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

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

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

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

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

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

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

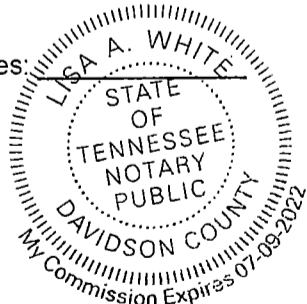
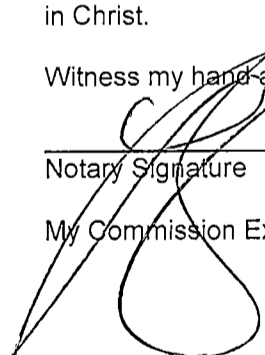
Before me, Lisa A. White of the state and county mentioned, personally appeared Debra Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ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

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

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

Notary Signature

My Commission Expires:





Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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



23043339

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

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

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

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

Entered
D | APR 12 2023

M.B. _____

Complainants,
vs.

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

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

Respondents,

Michael McGhee on behalf of
SOUTH CITY MEMPHIS LLC,

Movant,

Steve Herrington,

Respondent.

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

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

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

Parcel No.: 02700400000200

Address: 909 Woodlawn Street, Memphis, TN 38107

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

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

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

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

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

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

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

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

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

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

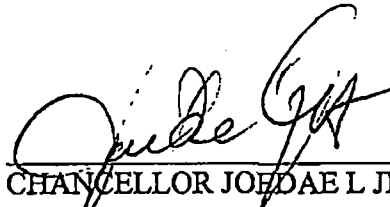
3. That any and all liens and encumbrances on the property at the time of the Tax Sale are restored to the property.

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

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

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

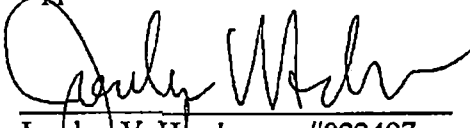
Nunc Pro Tunc April 7, 2022.



CHANCELLOR JOE DAE L JENKINS
Chancellor Part III


Date: 04-12-2023

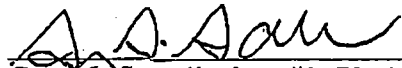
Approved:



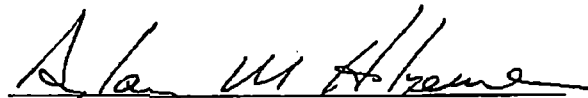
Jocelyn V. Henderson, #022497
ATTORNEY FOR MOVANT
200 Jefferson Avenue, Suite 1375
Memphis, Tennessee 38103
(901) 522-0119
jvhlaw@me.com

A TRUE COPY-ATTEST

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



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




Office of the Shelby County Clerk & Master



Tom Leatherwood
Shelby County Register

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

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

QUIT CLAIM DEED

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

SEVEN THOUSAND AND NO/100

\$7,000.00 Dollars,

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

TRINETTE JACKSON

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

(SEE ATTACHED EXHIBIT "A")

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

Property Address: 905 WOODLAWN

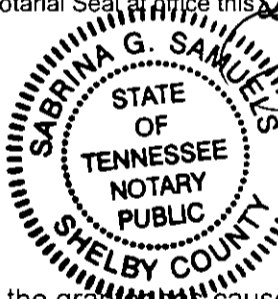
Parcel # 02700400000210

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

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

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

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



Sabrina G. Samuels
NOTARY PUBLIC

My Commission Expires:

**My Commission Expires
April 17, 2013**

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

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

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

Mattie James
NOTARY PUBLIC

My Commission Expires:



APPROVED AS TO FORM:

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

RECORDING DATA ONLY

Return Address:

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

ATTENTION: SABRINA SAMUELS

Property Address:

905 WOODLAWN
02700400000210

Mail Tax Bills To:

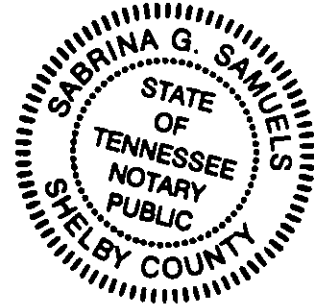
TRINETTE JACKSON
847 WOODLAWN ST.
MEMPHIS, TN 38107

Property Owner:

TRINETTE JACKSON
847 WOODLAWN ST.
MEMPHIS, TN 38107

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

Wendie Blanton
AFFIANT



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

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

Sabrina S Samuels
NOTARY

My Commission expires:

**My Commission Expires
April 17, 2013**

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

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

SIGNATURE

STATE OF TENNESSEE)
COUNTY OF SHELBY)

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

“Exhibit A”

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

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

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

Parcel: 02700400000210
Exhibit: 2239

027004 00021



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21016675

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

PARCEL ID: 061-029-003

QUIT CLAIM DEED

-THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH-

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

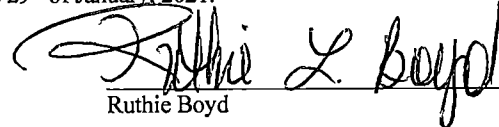
Lot 76, Snowden and Brinkely Subdivision, in Memphis, Tennessee as recorded in Plat Book 3, Page 38, to which Plat reference is hereby made for a more particular description of the property.

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

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

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


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


Ruthie Boyd

STATE OF TENNESSEE
COUNTY OF SHELBY

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

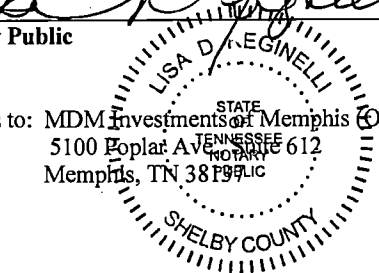
Witness my hand and Notarial Seal at office this day the 29th of January, 2021.


Notary Public

My Commission Expires: 2.28.23

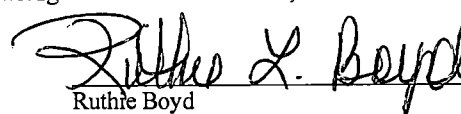
Property Known As: 899 Woodlawn Street
Memphis, TN 38107

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

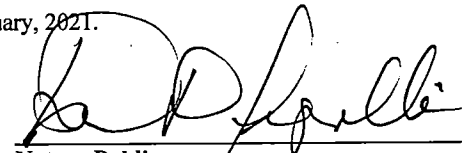


STATE OF TENNESSEE
COUNTY OF SHELBY

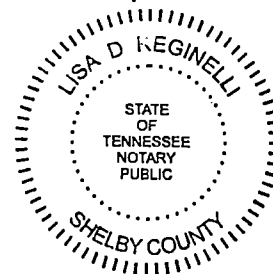
I, or we hereby swear or affirm that to the best of affiant's knowledge information and belief, the actual consideration for this transfer is \$10.


Ruthie Boyd

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


Notary Public

My Commission Expires: 2.28.23





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



20103232

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

QUIT CLAIM DEED

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

LEGAL DESCRIPTION

See Attached Exhibit A

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

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

Trustee Common People's Temple Church

By Board Members:

Nicole Love Macklin

Cornelius Love

Thelma Fulton

Alice Williams

Josephine Wilbourne

Debra Fulton

Deborah Burrell

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Notary Signature

Printed Name: Lisa A. White

My commission expires: 7/9/22



Property Address: 897 Woodlawn, Memphis, TN.

Parcel Number: 027004 00023

Property Address: 897 Woodlawn, Memphis, TN

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

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES:



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

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

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

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

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

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

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

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

Notary Signature

My Commission Expires: 7/9/22





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

20122637

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

3 PGS

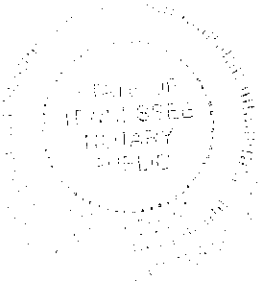
CHRISTINAM 2118080-20122637

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

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

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

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

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

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

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

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

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

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

Lot 74 of the Snowden and Brinkley Subdivision, as shown on plat of record in Plat Book 3, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor in Muniment of Title, recorded on 8/4/2017 in Cause No. PR-9353, said Register's Office.

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

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

027004 00024

Unimproved ()

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

Witness our hand this 30 October 2020.

Mary Frances Ross
Mary Frances Ross

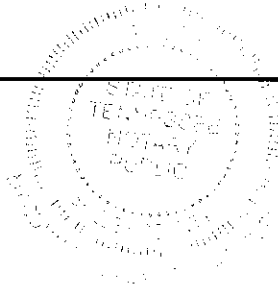
STATE OF Tennessee
COUNTY OF Shelby

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

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

Commission Expires: _____

[Signature]
Notary Public



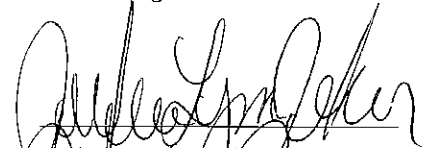
I, Tammie Boop, do hereby make oath that I am a licensed attorney and/or the custodian of the paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic copy of the electronic record executed pursuant to 47-10-112 and other provisions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



Signature

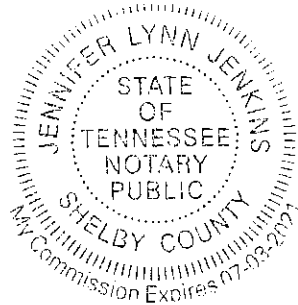
State of Tennessee
County of Shelby

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



Notary Signature

My Commission Expires: _____





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21093097

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

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

Know all men by these premises:

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

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

PARCEL IDENTIFICATION NUMBER: 027004 00033

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

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

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

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

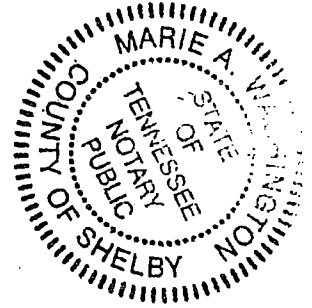
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

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

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

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

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

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

Marie A. Washington
Notary Public My Commission Expires

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



State of Tennessee:
County of Shelby:

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

Nicole Macklin
Affiant

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

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

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

- 0 - VACANT LAND
874 Jolly
QID#
027004 00033

PARCEL NUMBER "Exhibit A"
[Redacted]

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

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



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21093098

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

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

Know all men by these premises:

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

ADDRESS: 880 TULLY STREET, MEMPHIS, TN. 38107

PARCEL IDENTIFICATION NUMBER: 027004 00034 -0- VACANT LAND

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

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

20102212, AND 21093046

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

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

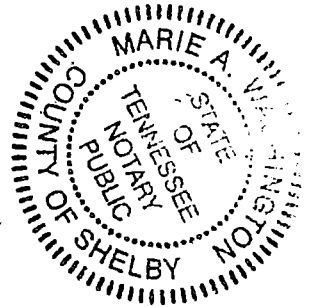
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

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

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

Nicole Macklin

NICOLE MACKLIN - GRANTOR



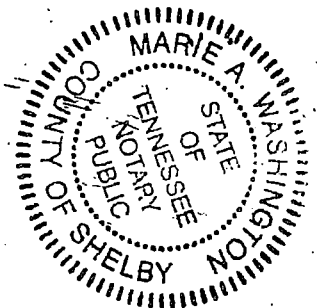
State of Tennessee:
County of Shelby:

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

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

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

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



State of Tennessee:
County of Shelby:

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

Nicole Macklin
Affiant

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

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

"A"

14 04 6 594
VACANT LAND
880 TALLY

PARCEL
NUMBER

"Exhibit A"

L/D #
027004-00034

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

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

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



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21093099

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

Know all men by these premises:

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

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

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

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

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

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

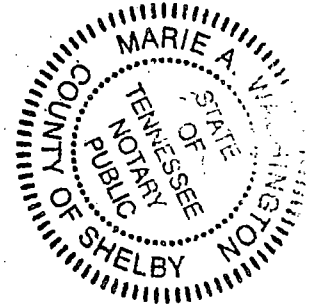
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

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

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

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

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

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

Marie A. Washington
Notary Public

February 23, 2025
My Commission Expires

Address Of Owner (s)
Mail Tax Notices:

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



State of Tennessee:
County of Shelby:

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

Nicole Macklin
Affiant

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

Marie A. Washington
Marie A. Washington, Notary Public

February 23, 2025
My Commission Expires

EXHIBIT

"A"
~~XXXXXXXXXX~~

-0-VACANT
LAND

PARCEL

~~XXXXXXXXXX~~

894 TULLY ST.

027004-00035

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



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

22090622

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

3 PGS

BRANDON 2473084-22090622

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

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

WARRANTY DEED

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

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

Lot 61, Snowden and Brinkley Subdivision, as shown on plat of record in Plat Book 3, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Willie E. Pettis and Barbara J, Pettis as joint tenants with right of survivorship herein by Quit Claim Deed recorded at Instrument No. HM 1599 in the Register's Office of Shelby County, Tennessee. Willie E. Pettis died on or about September 9, 2000 in this county. The Grantor herein conveys her interest as surviving tenant by the entirety.

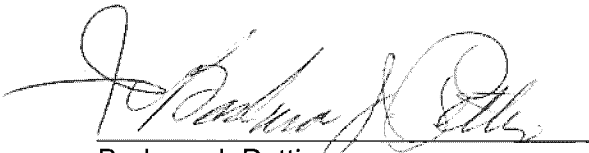
TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

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

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

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


027004 00036


Barbara J. Pettis

STATE OF TENNESSEE
COUNTY OF SHELBY

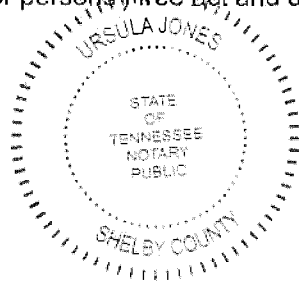
On this 14th day of July, 2022, before me personally appeared Barbara J. Pettis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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



Notary Signature
My commission expires:

My Commission Expires
February 13, 2024



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

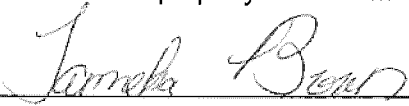
Property Address:
902 Tully Street
Memphis, TN 38107

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

Parcel#: 02-7004-0-0036

State of Tennessee
County of Shelby

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



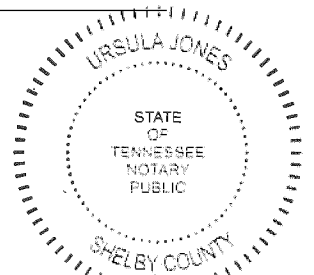
AFFIANT

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



NOTARY

MY COMMISSION EXPIRES: My Commission Expires
February 13, 2024



027004 00036

Certificate of Authenticity

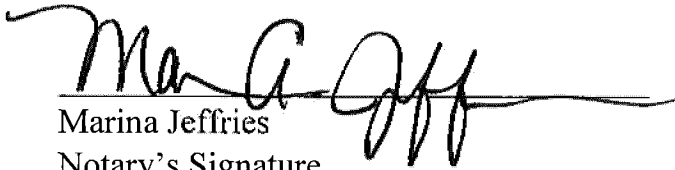
I, Ursula Jones do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law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


Ursula Jones

State of Tennessee

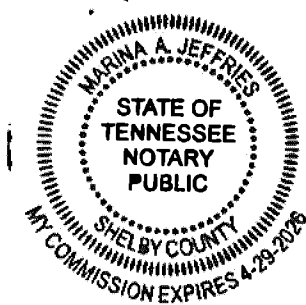
County of Shelby

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



Marina Jeffries
Notary's Signature

My Commission Expires:





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



22019127

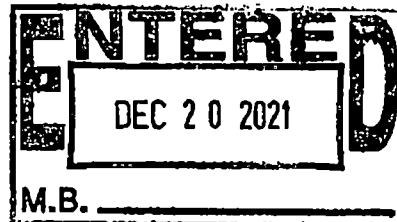
02/17/2022 - 12:32:54 PM

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

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



Plaintiffs

v.

TX-2020-1
Tax Sale 1801

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

Defendants

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

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

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

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

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

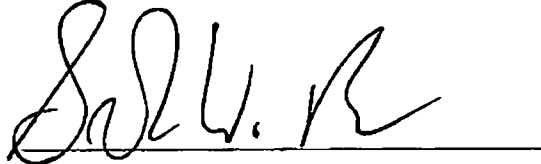
Further described as:

Lot 60, of the Snowden and Brinkley Subdivision of Country Lot 524, as per plat recorded in Plat Book 3, Page 38, of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as described in Instrument No. CL 9786. The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

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

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



Gadson W. Perry, Chancellor

Date: 20 December 2021

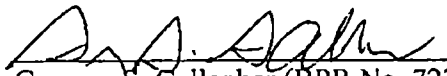
A TRUE COPY-ATTEST

W. Aaron Hall, Clerk & Master

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

Prepared and Approved for Entry

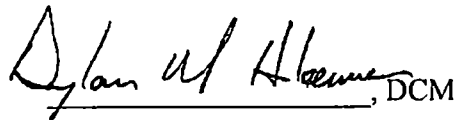
Reviewed by Shelby County Chancery Court
Clerk and Master


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

Certificate of Service

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

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


Dylan W. Holzemer, DCM

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



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



21027145

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

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

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

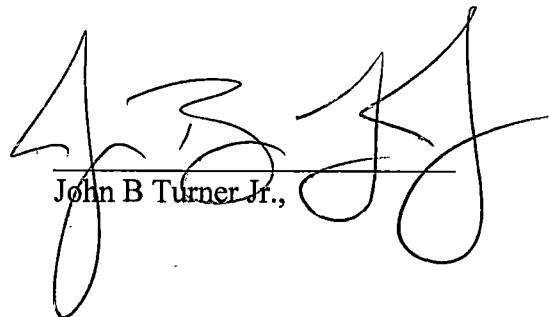
On December 28th, 2020, a Quit Claim Deed was prepared and executed by the Shelby County Trustee and the Shelby County Mayor conveying property known as Parcel ID 02700400000380, owned by SHELBY COUNTY to SOUTH CITY MEMPHIS, LLC which is recorded under Instrument No. 21002048 in the Register's Office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

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

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

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

Executed this 22nd day of February, 2021.


John B Turner Jr.,

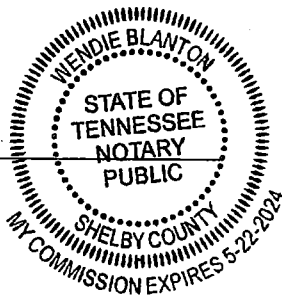
Notary Page to follow

STATE OF TENNESSEE
COUNTY OF SHELBY

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

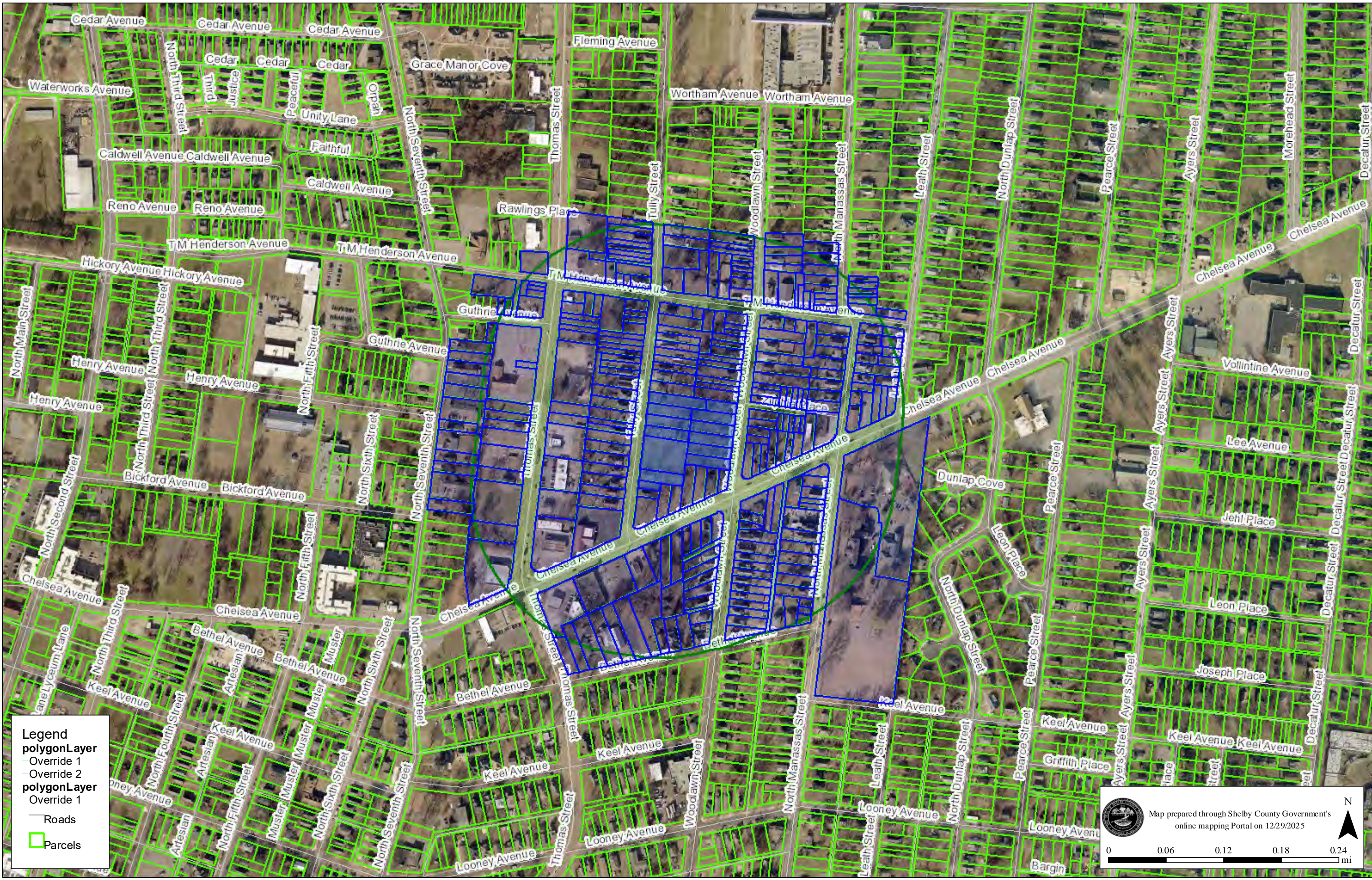
Witness my hand and official seal this 22nd day of February, 2021.

My Commission Expires:




Wendie Blanton

Notary Public



Legend

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


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

N

0 0.06 0.12 0.18 0.24 mi

PARTEE TOMEKA C
2750 CUBA MILLINGTON RD #
MILLINGTON TN 38053

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

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

TURNER SHERRELL N
989 TULLY ST #
MEMPHIS TN 38107

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

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

WILLIAMS SHELIA M
982 TULLY ST #
MEMPHIS TN 38107

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

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

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

YANCEY JACQUELYN
PO BOX 770562 #
MEMPHIS TN 38117

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

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

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

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

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

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

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

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

COLE TASHA L
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

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

CUNNINGHAM GLENN
6785 RICK RD #
ARLINGTON TN 38002

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

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38104

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

BREAKING GROUND LLC
4207 BOEINGSHIRE DR #
MEMPHIS TN 38116

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

PLEASANT GREEN BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

GIPSON CALVIN C
3280 MCCORKLE RD #
MEMPHIS TN 38116

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

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

BROOKS SADIE M
PO BOX 70002 #
MEMPHIS TN 38107

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

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

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

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

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

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

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

JEA REALTY COMPANY LLC
7539 KOHLER RD #
PASCO WA 99301

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

HEMPHILL REALTY LLC
2247 SHANNON AVE #
MEMPHIS TN 38108

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

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

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

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

MACK ROBERTA W
873 N MANASSAS ST #
MEMPHIS TN 38107

THOMAS COSA
P O BOX 42163 #
MEMPHIS TN 38174

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

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

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

WOODS LOUISE
PO BOX 70442 #
MEMPHIS TN 38107

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

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

HOPSON KEITH A SR
712 BETHEL AVE #
MEMPHIS TN 38107

WELLS DAVID
3460 KNIGHT DR #
WHITES CREEK TN 37189

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

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

ALEXANDER YVONNE
820 WOODLAWN ST #
MEMPHIS TN 38107

JONES JENNIFER M
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

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

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

HAMLETT MARY E
828 WOODLAWN ST #
MEMPHIS TN 38107

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

GORDON WILLIE AND BRENDA
923 TULLY ST #
MEMPHIS TN 38107

MANGRUM EKEENA
836 WOODLAWN ST #
MEMPHIS TN 38107

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

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

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

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

MOORE GREGORY
678 T M HENDERSON AVE #
MEMPHIS TN 38107

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

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

TOLBERT BENNIE AND ANNIE P THOMPSON
909 TULLY ST #
MEMPHIS TN 38107

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

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

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

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

JACKSON TRINETTE
905 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

WILSON ROOSEVELT JR
873 N MANASSAS ST #
MEMPHIS TN 38107

NORTH MEMPHIS COMMUNITY DEV CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

MICHAEL MCGHEE
PO BOX 751536 #
MEMPHIS TN 38175

RAY CLARA
899 TULLY ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

DOTSON ALONZO & HARRIETT
915 TULLY ST #
MEMPHIS TN 38107

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

FULTON LEONARD
2101 CREEK TRL #
MILLERSVILLE TN 37072

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

STRONG EVERETT J
5683 RUST RD #
MEMPHIS TN 38127

BENTZ WILLIAM
117 SCENIC DR #
LEWISVILLE TX 75077

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

WILLIAMS ADRIAN L
5055 NEELY RD #
MEMPHIS TN 38109

GIBSON CALVIN C & SHIRLEY B
956 N 7TH ST #
MEMPHIS TN 38107

ANDERSON FREDERICK D AND SONJA STARKS
868 WOODLAWN #
MEMPHIS TN 38107

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

BRUNT FRANK III
975 WOODLAWN ST #
MEMPHIS TN 38107

MONROE REGINALD O
959 W BIRCH ST #
MEMPHIS TN 38108

MCGHEE MAKALE
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

AUSTIN STEPHANIE
986 TULLY ST #
MEMPHIS TN 38107

WEST JANICE H AND RONISHA WEST
706 T M HENDERSON AVE #
MEMPHIS TN 38107

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
BARTLETT TN 38133

MONROE REGINALD O
12 W FAIRWAY AVE #325
MEMPHIS TN 38109

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
MEMPHIS TN 38133

MCGHEE KAMESHIA
1215 TUTWILER AVE #
MEMPHIS TN 38107

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

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

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

KOONS DAVID L & KERRY L
PO BOX 1733 #
DUVALL WA 98019

GREATER FAITH BAPTIST CHURCH OF MEMPHIS
738 T M HENDERSON #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

FREDDRICK LUTHER & HENRITTA
603 GUTHRIE AVE #
MEMPHIS TN 38107

BREWER L C
857 CYPRESS DR #
MEMPHIS TN 38112

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

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

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

BROWN SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

OWENS ERROL
954 WOODLAWN ST #
MEMPHIS TN 38107

TURNER RUSSELL D
1536 DOTTIE AVE #
MEMPHIS TN 38106

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

WILSON CARLA
3190 MADEWELL ST #E
MEMPHIS TN 38127

BELL RETHA AND SEAN C BELL
293 FLEETS HILL CV #
CORDOVA TN 38018

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

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

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

GREATER FAITH BAPT CH
738 T M HENDERSON AVE #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

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

PERES MURILO
PO BOX 26291 #
SANTA ANA CA 92799

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

SHIELDS VERRINA
971 N MANASSAS #
MEMPHIS TN 38107

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

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

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

ANDREA TALIAFERRO
964 MANASSAS #
MEMPHIS TN 38107

YANCEY JACQUELYN
1099 N DUNLAP ST #
MEMPHIS TN 38107

JACKSON CURTIS & MYRTLEON
PO BOX 70516 #
MEMPHIS TN 38107

TALIAFERRO ANDREA
21014 WILD SPRING DR #
SAN ANTONIO TX 78258

WILLIAMS ANDREW AND
937 N 7TH ST #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

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

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

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

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

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

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

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

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

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

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

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

SANGARE BAKARY & SALIMATA SY
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLLEGE VIBE B
623 CHELSEA AVE #
MEMPHIS TN 38107

MORSHED IBRAHIM A A
3450 N THOMAS #
MEMPHIS TN 38127

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

BARTON JOHN P & LUCILLE H
747 CHELSEA AVE #
MEMPHIS TN 38107

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

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

DANIELS JIMMIE L
869 TULLY ST #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

NHO MANGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

ERBY MONALISHA
4477 LOCKWOOD CV #
MEMPHIS TN 38128

FIFER CALON D AND JAMESE COUCH
723 BRISTON LN #
COLLIERVILLE TN 38017

SHABAZZ YUSEF
10176 EVENING HILL DR #
CORDOVA TN 38016

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

RICHARDSON SONJA AND FREDERICK ANDERSON
728 CHELSEA AVE #
MEMPHIS TN 38107

DANIELS JIMMY L & DOROTHY A
863 TULLY ST #
MEMPHIS TN 38107

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

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

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

MCFERRIN ANNIE T
2351 W 20TH AVE #
GARY IN 46404

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

CUSTOM RIMS LLC
2138 CHELSEA AVE #
MEMPHIS TN 38108

ROYSTON BARBARA J
5022 YALE RD #3
MEMPHIS TN 38128

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

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

MACK ROBERTA
873 N MANASSAS ST #
MEMPHIS TN 38107

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

LEACH HENRY
752 BETHEL AVE #
MEMPHIS TN 38107

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

POLK THELMA D
855 N MANASSAS ST #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

JERAE ENTERPRISES LLC
PO BOX 81515 #
CONYERS GA 30013

MICKEY ALBERTA
851 N MANASSAS ST #
MEMPHIS TN 38107

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

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

ARN INVESTMENT LLC
3264 W SAREZENS CL #
MEMPHIS TN 38125

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

ANDERSON FREDERICK & SONIA
864 WOODLAWN ST #
MEMPHIS TN 38107

OPTIMAL PROPERTY GROUP LLC
3835 VISCOUNT AVE #12
MEMPHIS TN 38118

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

CARPENTER LIZZIE J
703 CHELSEA AVE #
MEMPHIS TN 38107

MOORE JENNIFER
1372 OAK RIDGE DR #
MEMPHIS TN 38111

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

LAY ERIC
865 N MANASSAS ST #
MEMPHIS TN 38107

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

BOSHWIT BROS MORTGAGE CORP
2595 BROAD AVE #
MEMPHIS TN 38112

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

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

GREATHER KERR BAPTIST CHURCH (TRS)
P.O. BOX 70431 #
MEMPHIS TN 38107

FOLSON LEROY JR & VERA D
854 WOODLAWN ST #
MEMPHIS TN 38107

JONES ROOSEVELT JR
4038 GLENDALE #
MEMPHIS TN 38128

AUGUSTUS ANGELA L
829 N MANASSAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

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

HAUSER LOREN J AND MELINDA R HAUSER (RS)
10000 SHADY VIEW LN #
KNOXVILLE TN 37922

INFINITY REAL ESTATE AND DEVELOPMENT LLC
240 BURGUNDY HILL RD #
NASHVILLE TN 37211

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

LOFTON TARA
844 WOODLAWN #
MEMPHIS TN 38107

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

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

VICK LAURESSA
169 SCOTT ST #
MEMPHIS TN 38112

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38157

MULL LILLIAN D
1758 ELDRIDGE #
MEMPHIS TN 38108

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

NORTH MEMPHIS COMMUNITY DEVELOPMENT CORP
40 S MAIN ST #2560
MEMPHIS TN 38103

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

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

GEORGE GARY
1726 WESTWOOD PL #
POMONA CA 91768

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

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

PHILLIPS BRITTANY R
7136 WINCHESTER RD #
MEMPHIS TN 38125

PARKER FRANK
4881 LANLEE DR #
MEMPHIS TN 38125

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

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

OASIS OF HOPE INC
8500 WALNUT GROVE RD #
CORDOVA TN 38018

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

POINDEXTER PHELESIA M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

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

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

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

BLAND LARRY
714 CHELSEA AVE #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

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

TUGGLE ANTHONY
2809 KIRBY RD #116-105
MEMPHIS TN 38119

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

TRUE HOLINESS LIGHTHOUSE CHURCH INC
654 CHELSEA AVE #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

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

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

REDMOND GEORGE III
1718 S BARKSDALE ST #
MEMPHIS TN 38114

KAZANJIAN SANDRA TRUST AND SANDRA N
PO BOX 1150 #
POINT REYES STATION CA 94956

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

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

LOVE JAMES JR
7270 RYAN HILL DR #
MILLINGTON TN 38053

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

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

HUDSPETH E LEWIS
3721 HUNTINGDON LN #
MEMPHIS TN 38111

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

ALLEN EARLIE
929 TULLY #
MEMPHIS TN 38107

GOUTO LINA AND EKRAM IBRAHIM (RS)
557 S SANGA RD #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MCINTOSH EUREKA D
4033 SUNSET LAKE LN #
BARTLETT TN 38135

GIPSON DEZMOND
853 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON BRENDA AND WILLIE GORDON
4783 APPLESTONE ST #
MEMPHIS TN 38109

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38107

CARTER ALAN
845 WOODLAWN ST #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

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

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

ELMINGTON CAPITAL GROUP
1030 16TH AVE S #500
NASHVILLE TN 37212

KIMLEY-HORN AND ASSOCIATES
6750 POPLAR AVE #600
MEMPHIS TN 38138

PORTER-LEATH
3400 PRESCOTT RD #
MEMPHIS TN 38118

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT
TO THE ZONING MAP OF THE CITY OF MEMPHIS**

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Memphis in the Council Chambers, First Floor, City Hall, 125 North Main Street, Memphis, Tennessee 38103 on Tuesday, _____ at 4:00 P.M., in the matter of amending the Zoning Map of the City of Memphis, being Chapter 28, Article IV of the Code of Ordinances, City of Memphis, Tennessee, as amended, as follows:

- CASE NUMBER:** Z 2026-001
- LOCATION:** Tully Street and Woodlawn Street
- COUNCIL DISTRICTS:** District 7 and Super District 8 – Positions 1, 2, and 3
- OWNER/APPLICANT:** LC Wallace – Elmington Capital Group
- REPRESENTATIVE:** Homer Branan, Farris Bobango Branan PLC
- REQUEST:** Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)
- RECOMMENDATIONS:**

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

Memphis and Shelby County Land Use Control Board: *Approval*

NOW, THEREFORE, you will take notice that on Tuesday, _____, at 3:30 P.M. the City Council of the City of Memphis, Tennessee will be in session at the City Hall, Council Chambers, 125 North Main Street, Memphis, Tennessee 38103 to hear remonstrance’s or protests against the making of such changes; such remonstrance’s or protests must be by personal appearances, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

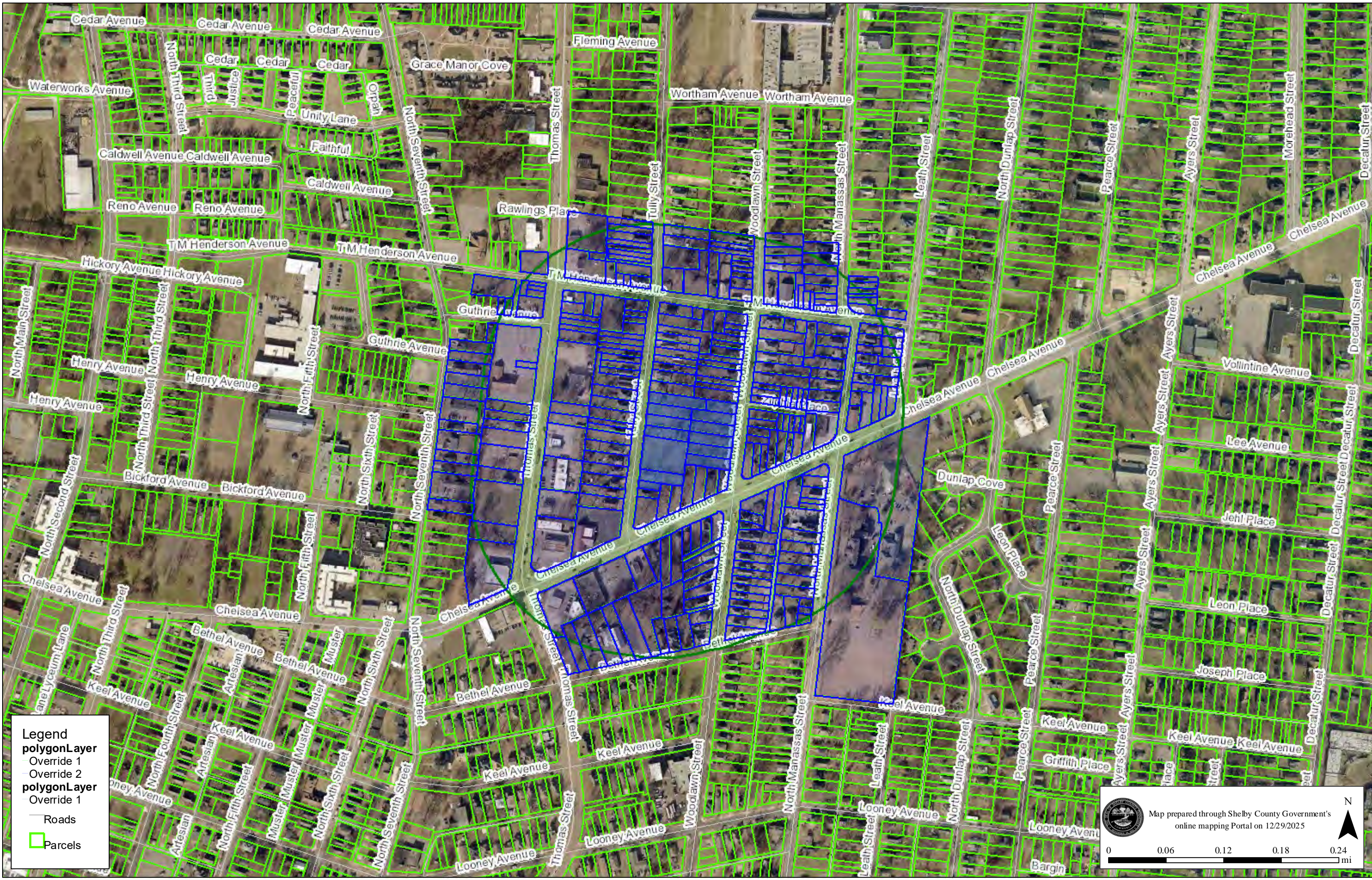
THIS THE _____, _____

CHAIRMAN OF COUNCIL

ATTEST:


CITY COMPTROLLER

TO BE PUBLISHED:




Legend

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



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

N



0 0.06 0.12 0.18 0.24 mi

PARTEE TOMEKA C
2750 CUBA MILLINGTON RD #
MILLINGTON TN 38053

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

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

TURNER SHERRELL N
989 TULLY ST #
MEMPHIS TN 38107

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

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

WILLIAMS SHELIA M
982 TULLY ST #
MEMPHIS TN 38107

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

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

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

YANCEY JACQUELYN
PO BOX 770562 #
MEMPHIS TN 38117

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

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

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

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

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

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

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

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

COLE TASHA L
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

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

CUNNINGHAM GLENN
6785 RICK RD #
ARLINGTON TN 38002

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

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38104

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

BREAKING GROUND LLC
4207 BOEINGSHIRE DR #
MEMPHIS TN 38116

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

PLEASANT GREEN BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

GIPSON CALVIN C
3280 MCCORKLE RD #
MEMPHIS TN 38116

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

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

BROOKS SADIE M
PO BOX 70002 #
MEMPHIS TN 38107

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

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

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

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

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

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

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

JEA REALTY COMPANY LLC
7539 KOHLER RD #
PASCO WA 99301

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

HEMPHILL REALTY LLC
2247 SHANNON AVE #
MEMPHIS TN 38108

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

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

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

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

MACK ROBERTA W
873 N MANASSAS ST #
MEMPHIS TN 38107

THOMAS COSA
P O BOX 42163 #
MEMPHIS TN 38174

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

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

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

WOODS LOUISE
PO BOX 70442 #
MEMPHIS TN 38107

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

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

HOPSON KEITH A SR
712 BETHEL AVE #
MEMPHIS TN 38107

WELLS DAVID
3460 KNIGHT DR #
WHITES CREEK TN 37189

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

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

ALEXANDER YVONNE
820 WOODLAWN ST #
MEMPHIS TN 38107

JONES JENNIFER M
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

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

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

HAMLETT MARY E
828 WOODLAWN ST #
MEMPHIS TN 38107

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

GORDON WILLIE AND BRENDA
923 TULLY ST #
MEMPHIS TN 38107

MANGRUM EKEENA
836 WOODLAWN ST #
MEMPHIS TN 38107

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

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

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

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

MOORE GREGORY
678 T M HENDERSON AVE #
MEMPHIS TN 38107

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

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

TOLBERT BENNIE AND ANNIE P THOMPSON
909 TULLY ST #
MEMPHIS TN 38107

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

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

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

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

JACKSON TRINETTE
905 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

WILSON ROOSEVELT JR
873 N MANASSAS ST #
MEMPHIS TN 38107

NORTH MEMPHIS COMMUNITY DEV CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

MICHAEL MCGHEE
PO BOX 751536 #
MEMPHIS TN 38175

RAY CLARA
899 TULLY ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

DOTSON ALONZO & HARRIETT
915 TULLY ST #
MEMPHIS TN 38107

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

FULTON LEONARD
2101 CREEK TRL #
MILLERSVILLE TN 37072

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

STRONG EVERETT J
5683 RUST RD #
MEMPHIS TN 38127

BENTZ WILLIAM
117 SCENIC DR #
LEWISVILLE TX 75077

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

WILLIAMS ADRIAN L
5055 NEELY RD #
MEMPHIS TN 38109

GIBSON CALVIN C & SHIRLEY B
956 N 7TH ST #
MEMPHIS TN 38107

ANDERSON FREDERICK D AND SONJA STARKS
868 WOODLAWN #
MEMPHIS TN 38107

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

BRUNT FRANK III
975 WOODLAWN ST #
MEMPHIS TN 38107

MONROE REGINALD O
959 W BIRCH ST #
MEMPHIS TN 38108

MCGHEE MAKALE
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

AUSTIN STEPHANIE
986 TULLY ST #
MEMPHIS TN 38107

WEST JANICE H AND RONISHA WEST
706 T M HENDERSON AVE #
MEMPHIS TN 38107

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
BARTLETT TN 38133

MONROE REGINALD O
12 W FAIRWAY AVE #325
MEMPHIS TN 38109

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
MEMPHIS TN 38133

MCGHEE KAMESHIA
1215 TUTWILER AVE #
MEMPHIS TN 38107

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

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

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

KOONS DAVID L & KERRY L
PO BOX 1733 #
DUVALL WA 98019

GREATER FAITH BAPTIST CHURCH OF MEMPHIS
738 T M HENDERSON #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

FREDDRICK LUTHER & HENRITTA
603 GUTHRIE AVE #
MEMPHIS TN 38107

BREWER L C
857 CYPRESS DR #
MEMPHIS TN 38112

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

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

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

BROWN SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

OWENS ERROL
954 WOODLAWN ST #
MEMPHIS TN 38107

TURNER RUSSELL D
1536 DOTTIE AVE #
MEMPHIS TN 38106

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

WILSON CARLA
3190 MADEWELL ST #E
MEMPHIS TN 38127

BELL RETHA AND SEAN C BELL
293 FLEETS HILL CV #
CORDOVA TN 38018

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

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

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

GREATER FAITH BAPT CH
738 T M HENDERSON AVE #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

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

PERES MURILO
PO BOX 26291 #
SANTA ANA CA 92799

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

SHIELDS VERRINA
971 N MANASSAS #
MEMPHIS TN 38107

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

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

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

ANDREA TALIAFERRO
964 MANASSAS #
MEMPHIS TN 38107

YANCEY JACQUELYN
1099 N DUNLAP ST #
MEMPHIS TN 38107

JACKSON CURTIS & MYRTLEON
PO BOX 70516 #
MEMPHIS TN 38107

TALIAFERRO ANDREA
21014 WILD SPRING DR #
SAN ANTONIO TX 78258

WILLIAMS ANDREW AND
937 N 7TH ST #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

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

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

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

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

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

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

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

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

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

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

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

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

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

SANGARE BAKARY & SALIMATA SY
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLLEGE VIBE B
623 CHELSEA AVE #
MEMPHIS TN 38107

MORSHED IBRAHIM A A
3450 N THOMAS #
MEMPHIS TN 38127

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

BARTON JOHN P & LUCILLE H
747 CHELSEA AVE #
MEMPHIS TN 38107

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

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

DANIELS JIMMIE L
869 TULLY ST #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

NHO MANGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

ERBY MONALISHA
4477 LOCKWOOD CV #
MEMPHIS TN 38128

FIFER CALON D AND JAMESE COUCH
723 BRISTON LN #
COLLIERVILLE TN 38017

SHABAZZ YUSEF
10176 EVENING HILL DR #
CORDOVA TN 38016

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

RICHARDSON SONJA AND FREDERICK ANDERSON
728 CHELSEA AVE #
MEMPHIS TN 38107

DANIELS JIMMY L & DOROTHY A
863 TULLY ST #
MEMPHIS TN 38107

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

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

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

MCFERRIN ANNIE T
2351 W 20TH AVE #
GARY IN 46404

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

CUSTOM RIMS LLC
2138 CHELSEA AVE #
MEMPHIS TN 38108

ROYSTON BARBARA J
5022 YALE RD #3
MEMPHIS TN 38128

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

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

MACK ROBERTA
873 N MANASSAS ST #
MEMPHIS TN 38107

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

LEACH HENRY
752 BETHEL AVE #
MEMPHIS TN 38107

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

POLK THELMA D
855 N MANASSAS ST #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

JERAE ENTERPRISES LLC
PO BOX 81515 #
CONYERS GA 30013

MICKEY ALBERTA
851 N MANASSAS ST #
MEMPHIS TN 38107

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

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

ARN INVESTMENT LLC
3264 W SAREZENS CL #
MEMPHIS TN 38125

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

ANDERSON FREDERICK & SONIA
864 WOODLAWN ST #
MEMPHIS TN 38107

OPTIMAL PROPERTY GROUP LLC
3835 VISCOUNT AVE #12
MEMPHIS TN 38118

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

CARPENTER LIZZIE J
703 CHELSEA AVE #
MEMPHIS TN 38107

MOORE JENNIFER
1372 OAK RIDGE DR #
MEMPHIS TN 38111

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

LAY ERIC
865 N MANASSAS ST #
MEMPHIS TN 38107

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

BOSHWIT BROS MORTGAGE CORP
2595 BROAD AVE #
MEMPHIS TN 38112

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

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

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



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A resolution to accept grant funds in the amount of \$9,150.00 from the Tennessee Historical Commission to fund required City of Memphis Landmarks Commissioner and staff training.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The Memphis & Shelby County Division of Planning & Development has drafted this resolution and is recommending City Council approval.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this will impact specific council districts or super districts.

All Council Districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This requires a new contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

The City of Memphis is required to provide a match, totaling \$6,100.00, already accounted for in the FY26 Operating Budget.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



G204

Resolution accepts and appropriates Federal National Park Service, Certified Local Government funds passed through the Tennessee Historical Commission for City of Memphis Landmarks Commissioner, staff, and neighborhood representatives' training.

WHEREAS, the City of Memphis and Shelby County Division of Planning and Development, are staff to the Memphis Landmarks Commission; and

WHEREAS, the Memphis and Shelby County Division of Planning and Development has been awarded Federal funds in the amount of Nine Thousand One Hundred Fifty Dollars (\$9,150.00) through the Tennessee Historical Commission as allocated by the National Parks Service through the Certified Local Government program; and

WHEREAS, these funds will be used to pay for the mandatory training for the Memphis Landmarks Commissioners as established by the Certified Local Government Agreement between the City of Memphis and the National Park Service/Department of the Interior, as part of the 1965 Federal Preservation Act and amended in 1980; and

WHEREAS, The City of Memphis having a local historic zoning commission (Memphis Landmarks Commission) and designated local historic zones, applied for and was granted Certified Local Government status by means of an Agreement between the City and the National Park Services/Department of the Interior. In exchange for receiving funding for local preservation projects, the City agrees to maintain the Memphis Landmarks Commission and the local historic zones. One of the yearly requirements of the Agreement includes training for the Memphis Landmarks Commissioners; and

WHEREAS, it is necessary to provide matching funds in the amount of Six Thousand One Hundred Dollars (\$6,100.00) from the Memphis Landmarks Commission; and

WHEREAS, it is necessary to appropriate the grant funds in the amount of Nine Thousand One Hundred Fifty Dollars (\$9,150.00) for the required training of nine (9) of the Memphis Landmarks Commissioners, staff, and neighborhood representatives.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Memphis Landmarks Training Grant funds in the amount of Nine Thousand One Hundred Fifty Dollars (\$9,150.00) be accepted by the City of Memphis.

BE IT FURTHER RESOLVED, that the Fiscal Year 2026 Operating Budget be and is hereby amended by appropriating the Expenditure and Revenues for the Memphis Landmarks Commissioner Training Grant as follows:

Revenue

Tennessee Historical Commission	\$ 9,150.00
Operating Transfer In – General Fund	<u>\$ 6,100.00</u>
TOTAL	\$15,250.00

Expenditures

Seminars/ Training /Education	\$ 14,000.00
Supplies/ Printing/ Lunch	<u>\$ 1,250.00</u>
TOTAL	\$15,250.00

GRANT AWARD NOTIFICATION

AWARD INFORMATION

Division Information

Division: Planning and Development Program Area: 0205 Misc Grants
 Division Contact: Brenda Gipson Phone: 901-636-7140

Funding Source

Name of Grantor: Tennessee Historical Commission, TDEC, State of Tennessee
 Grantor Award Number: 32701-26-192 Assistance Listing Number/CFDA: 15.904
 Full Name of Program: CAMP Training Program
 Start Date: 10/01/2025 End Date: 09/30/2026 Check one: Operating CIP
 Award Type: Federal Grants other Award Amount: 9150.00

Will matching funds be used? **YES** **NO** (if yes, answer below)

Amount of Matching Funds: 6100
 Source of Matching Funds (Fund-Service Center-Account): 011-111101-052528

Do you have an approved Request to Submit Form? (required for ALL applied grants)

YES **NO** (if no, explain below)

See attached.

***Attach
Approved
Request to
Submit
Form
HERE**



Do you have an Award letter from the grantor? (required for ALL awarded grants)

YES **NO** (if no, explain below)

See attached.

***Attach
Grantor
Award
Letter
HERE**



*******All Grantor Award letters must include:**

- **Grantor Name**
- **Amount Awarded**
- **Active Dates (Start/End)**

Is this grant reimbursable? YES NO

How frequent will reimbursements be requested? ^{Once}
 Weekly Bi-Weekly Monthly Quarterly N/A

Please describe the expenditure types that are qualified for this award.

Professional Services - One day training sessions

Please provide any special instructions from the grantor.

Landmarks will pay expenditures up front and get reimbursed when invoice submitted.

Please provide any comments here:

None



DocuSigned by:
 Reviewed by Grants Compliance Manager karen Hill Date: 3/23/2026
2764A87645B34FE...

Updated by Grants Coordinator karen Hill Date: 3/24/2026
2764A87645B34FE...

Reviewed by Accounting/Entered in Oracle: Tracy Cole Date: 3/27/2026
7411FF619B1645B...

COMGRantsCompliance@memphistn.gov

Signed by:
Brenda Gipson
64D4A5420E68409...



CoM Public
DS
kt

REQUEST TO SUBMIT A GRANT APPLICATION

In the event a potential grant funding opportunity has been identified by a division of the City of Memphis, this form must be completed. Applicants must provide all requested information below. Additionally, the following must accompany this form:

- A detailed description of the project (include a grant announcement/description from the grantor agency)
- The scope of work to execute grant deliverables
- A budget proposal

If any other agencies, entities or divisions plan to be co-participants in the project, please list them accordingly in the scope of work, and explain what their part in the project will be. Upon completion, immediately return this form to the Office of Grants Compliance located at 170 N. Main St., 6th Floor (Mail Route # 63F). If any substantive changes are made to the project description or budget during the application process, please notify the grantor agency of those changes, and send a written explanation of such changes to the Office of Grants Compliance at least five (5) days prior to the application due date.

Division: Planning and Development **Date:** 01/31/2025

Division Contact/Phone Number: brett ragsdale brett.ragsdale@memphistn.gov 901-636-7147

Grantor Agency/Funding Entity: Tennessee Historical Commission

Date Application is Due: 01/31/2025

Amount of Funding: 9,120 **Required Matching Funds (If Applicable):** 6,080

Which pillar does this grant opportunity apply to: Clean + Attractive Neighborhoods

Project Summary:

The Memphis Landmarks Commission (MLC), within the Memphis and Shelby County Division of Planning and Development (DPD), is requesting funds to host multiple training opportunities and educational workshops for preservationists in the greater Memphis area. MLC will partner with Memphis Heritage, Inc.(MHI), the leading historic preservation advocacy and education non-profit in Shelby County, to host multiple educational programs, including the Commission Assistance and Mentoring Program (CAMP), the signature training offered by the National Alliance of Preservation Commissions (NAPC). CAMP is led by qualified preservation professionals in support of NAPC's mission to build strong local preservation programs and leaders through education, training, and advocacy. In addition to the CAMP training, MLC and MHI are seeking to host 2-4 preservation professionals as part of a speakers series event to present on topics in historic preservation and/or lead workshops on hand-on preservation skills, such as window restoration or plaster repair.

For Internal Use Only: John.Zeanah@memphistn.gov

Tannera.Gibson@memphistn.gov

Signed by:

John Zeanah 2/6/2025

DocuSigned by:

Tannera Gibson 3/25/2025

Division Director

Date

Tannera Gibson, Chief Legal Officer

Date

antonio.adams@memphistn.gov

Paul.Young@memphistn.gov

DocuSigned by:

Antonio Adams 3/31/2025

DocuSigned by:

Paul A. Young 4/1/2025

Antonio Adams, Chief Operating Officer **Date**

Paul A. Young, Mayor **Date**

Grant Announcement

Go to TN.gov

Search Historical Commission



HURRICANE HELENE

Historic Preservation Fund Grant (HPF)

Applications will be accepted December 1, 2024 through February 1, 2025.

Federal Historic Preservation Fund (HPF) grants are matching grants and will reimburse up to 60% of the costs of approved costs for projects with a public benefit. The remaining 40% must be provided by the grantee as matching funds. Grant applications for the next round should be open December 1, 2024 - February 1, 2025, based on federal budget approvals.

The selection process will emphasize projects that provide the most public benefit such as architectural and archaeological surveys, design guidelines for historic districts, and restoration of historic buildings that are listed in the National Register and have a public use. For financial incentives for commercial properties, see [here](#) for information about the Federal Historic Tax Credit. Priorities for grants will be based on the [State Historic Preservation Plan](#). Based on these priorities, privately owned or commercially focused projects have not been able to be funded. Examples of publicly focused projects include:

- Architectural survey of areas experiencing rapid growth and development, other threats to cultural resources, and areas where there are gaps in knowledge regarding cultural resources and for communities in the Certified Local Government program. For proposed survey projects, the projects should identify and record historic districts, sites, buildings, structures, and objects and built over 50 years ago. Surveys may be for a specific geographic area or for properties associated with themes or events important in the state's history, such as post World War II residential development.
- Preservation plans for towns, neighborhoods, and historic districts
- Preparation of nominations to the National Register of Historic Places
- Restoration of historic buildings listed in the [National Register of Historic Places](#). Projects must follow the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).



Frequently Asked Questions

∨ What is the HPF Grant?

∨ What types of projects are eligible?

∨ When are applications due?

∨ Can grants be used by an applicant to purchase a historic property?

∨ I just bought a historic house. Can I use this grant?

∨ Does the grant require matching funds?

∨ When will the grants be announced?

∨ How do I apply for a grant?

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Contact

Holly M. Barnett
Assistant Director for Federal Programs
(615) 770-1089
Holly.M.Barnett@tn.gov



Application Summary

1. Summary Project Description:

Give a brief description of the project for which you are requesting funds. Attach photos as specified on the following tab (Budget and Attachments).

The Memphis Landmarks Commission (MLC), within the Memphis and Shelby County Division of Planning and Development (DPD), is requesting funds to host multiple training opportunities and educational workshops for preservationists in the greater Memphis area. MLC will partner with Memphis Heritage, Inc. (MHI), the leading historic preservation advocacy and education non-profit in Shelby County, to host multiple educational programs, including the Commission Assistance and Mentoring Program (CAMP), the signature training offered by the National Alliance of Preservation Commissions (NAPC). CAMP is led by qualified preservation professionals in support of NAPC's mission to build strong local preservation programs and leaders through education, training, and advocacy. In addition to the CAMP training, MLC and MHI are seeking to host 2-4 preservation professionals as part of a speakers series event to present on topics in historic preservation and/or lead workshops on hand-on preservation skills, such as window restoration or plaster repair.

2. Detailed Project Narrative:

Describe in detail the project you wish to undertake with the grant sought. Describe how the project will meet the priorities and criteria for funding as explained in previous tabs.

Survey & Planning Projects (S&P):

The reason for the project should be stated. Describe the scope of activities the project will undertake.

- State what the final product will be (e.g., preservation plan, survey report, data base).
- Summarize any previous work done which is relevant to this specific project.

Restoration Projects:

Clearly explain the scope of your project and describe how the work will meet the Secretary of the Interiors Standards.

- If the work proposed is part of a phased restoration, describe how this project fits into the phases.
- State whether plans for the work have been prepared.
- Prioritize the different items of the proposed project both here and in the estimated budget on the next tab so that if full funding is not feasible, partial funding may be considered.
- If the work includes restoration of missing features or details, describe any research previously done to guide the restoration.

Note: A preservation agreement or covenant will be required for all Restoration projects.

There are additional requirements if the property is a National Historic Landmark. A list of NHL sites in Tennessee can be found at [Tennessee National Historic Landmarks](#). For more information, contact Holly Barnett at (615) 770-1089.

Professional Services:

Professional services must be obtained through a competitive process; however, you should describe the professional qualifications of any prospective staff, consultants, or principal investigators. These must meet the requirements of 36 CFR, Part 61, Appendix A. Specifics regarding these requirements may be obtained from the Tennessee Historical Commission.

Community education and outreach is a primary goal of both the Memphis Landmarks Commission and Memphis Heritage, Inc. The number one goal of the Tennessee Preservation Plan (2019-2029) is also public outreach and education, that is working to "save historic and cultural resources as a result of sustained public outreach and education to engage an increasing number of Tennesseans in the preservation movement." One of the noted strategies for implementation of this goal is to "strengthen local preservation expertise" by supporting preservation planners, preservation partners, and creating educational resources.

The Memphis Landmarks Commission is made of up nine individuals appointed by the Mayor of the City of Memphis and confirmed by the Memphis City Council. DPD has two Preservation Planners on staff that manage the Certificate of Appropriateness approval process and make recommendations to the Commission. The monthly MLC meetings are attended by many types of applicants, from homeowners, contractors, architects, and developers, as well as concerned neighbors and organized neighborhood groups. The Commissioners, staff planners, applicants, and neighborhood representatives would all benefit tremendously from outside training in best practices in preservation.

The goals of CAMP are to provide high quality, engaging and informative training to preservation related boards and commissions of all types through presentations, hands-on exercises, group discussions, networking and mentoring via live or virtual training. NAPC has an exceptional team of CAMP Trainers including commissioners, local, state, and federal staff members, attorneys, consultants, planners and commission partners. Each CAMP is customized to suit the community's needs. The full CAMP Menu can be found in the attachments section of this application.

In January 2025, staff from DPD and MHI met with a CAMP representative to discuss the training goals for Memphis and identified the following priority topics for training: Legal Basics, Standards and Guidelines, Meeting Procedures, Enforcement and Violations, Community Engagement and Building Public Support, and Demolition by Neglect. These six topics will be presented by CAMP Trainers during a one-day session held during the Fall of 2025 or Spring of 2026. There are currently no other CAMP Trainings proposed in the entire state of Tennessee.

The total cost for the program is \$9,000. All fees and travel expenses for CAMP Trainers are included in this price. The training will be hosted at Memphis Heritage's headquarters in Midtown, Memphis. MHI and MLC are seeking grant funding to help pay for the CAMP training fee, as well as to provide lunch on-site for all attendants (\$600).

In addition to the CAMP training, MHI and MLC are also seeking \$5,000 in grant funds to host 2-4 preservation professionals as part of a speakers series event to present on topics in historic preservation and/or lead workshops on hand-on preservation skills, such as window restoration or plaster repair. Beyond practical hands-on restoration skills, the goal of the programs would be to educate and inform the public of the importance of preserving historic properties, to promote awareness of historic properties as community

assets, and to increase public support for historic preservation.

MHI and MLC recently partnered to host a window restoration workshop on April 27, 2024. The flyer for this event can be found in the attachments section of this application. The hands-on workshop was led by Steve Jordan, noted window specialist and author of *The Window Sash Bible*, who traveled to Memphis from upstate New York. He gave a presentation on how to restore historic windows, and MHI provided glazing putty and salvaged window sashes for participants to practice their newfound skills. It was a hugely successful event, attracting over 20 paying participants. Lunch was provided by Memphis Heritage for \$12 a person.

Building on this success, MHI and MLC would like to host similar workshops on additional topics in preservation such as plaster repair, restoration carpentry, Memphis architectural history, etc. All speakers will have the professional qualifications required by 36 CFR Part 61. It should be noted that the lead applicant for this grant proposal, Margot Payne, meets these professional qualifications, as well. A graduate of the Master of Preservation Studies program from the Tulane School of Architecture, Margot has 12+ years of professional experience within historic architecture in planning, research, writing, and design.

Between the greater Memphis Landmarks Commission community, including Commissioners, staff, applicants, and neighborhood representatives, and the even larger Memphis Heritage membership base, the CAMP Training and other preservation workshops will have a tremendous degree of public visibility and public support. Just as with the Spring 2024 Window Restoration Workshop, all in-house email lists and social media avenues will be utilized to advertise the events.

3. Project Maintenance:

Describe how you plan to care for the property in the future. This can include items such as:

- How will this grant assist in future care of the property?
- Does the organization have the financial ability to maintain the property?
- Is there a maintenance plan or a plan to operate the property?
- Is there support from the membership of the organization or the community where the property is located?

While this is not a brick-and-mortar restoration proposal, it is the goal of the CAMP Training and other proposed preservation workshops that the community wide knowledge and skills gained as a result of these educational programs would be used to sustain general preservation efforts in Memphis well into the future. With the CAMP Training more specifically, the benefits of further educating and appropriately training the Memphis Landmarks Commissioners and staff cannot be overstated. The training will strengthen and improve the evaluation and decision-making abilities of a very active and consequential public body responsible for managing preservation projects throughout the city of Memphis on a daily basis.

Budget and Attachments

Budget/Funding Information

HPF Grant Scope of Work

The scope of work required to execute the grant and deliverables will be to organize and host the CAMP sessions and other workshops that are listed in the grant submission.



Application Summary

Budget Worksheet

Policy 03 Object Line- item reference	Expense Object Line- item Category (1)	Grant Contract	Grantee Match	Total Project
Enter Match % Requirement:	60%			
1.2	Salaries, Benefits & Taxes	\$0.00	\$0.00	\$0.00
4, 15	Professional Fee, Grant and Award (2)	\$8,400.00	\$5,600.00	\$14,000.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage and Shipping, Occupancy, Equipment, Rental and Maintenance, Printing and Publications	\$720.00	\$480.00	\$1,200.00
11, 12	Travel, Conferences and Meetings	\$0.00	\$0.00	\$0.00
13	Interest (2)	\$0.00	\$0.00	\$0.00
14	Insurance	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals	\$0.00	\$0.00	\$0.00
17	Depreciation (2)	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel (2)	\$0.00	\$0.00	\$0.00
20	Capital Purchase (2)	\$0.00	\$0.00	\$0.00
22	Indirect Cost	\$0.00	\$0.00	\$0.00
24	In-Kind Expense	\$0.00	\$0.00	\$0.00
25	Grant Total	\$9,120.00	\$6,080.00	\$15,200.00

Budget Line Item Details Budget Line Item Detail

Professional Fee, Grant and Award	Amount
CAMP Training Cost	\$5,400.00
Speakers Fees for 2-4 Preservation Professionals	\$3,000.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00



Application Summary

\$0.00
\$0.00
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\$8,400.00

Interest

Amount

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\$0.00

Depreciation

Amount

\$0.00
\$0.00
\$0.00



Application Summary

\$0.00
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\$0.00

Other Non-Personnel

Amount

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Capital Purchase

Amount

\$0.00



Application Summary

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\$0.00

Salaries, Benefits and Taxes

Amount

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\$0.00

Travel, Conferences

Amount

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\$0.00



Application Summary

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Indirect Costs

Amount

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\$0.00

In Kind Expenses

Amount

\$0.00
\$0.00

RESOLUTION SUMMARY

1. **Short Title Description** – Class 8 55-Foot Bucket Trucks
2. **Requested Funding** – \$550,854.00
3. **Award Duration** – One-Time Purchase
4. **Type of Bid** – Utilizing Sourcewell Contract Number 110421-ALT
5. **Awarded To** – Altec Industries Incorporated
6. **Plain Language Description** – Division crews will utilize class 8, 55-foot bucket trucks to perform repairs on transformers and other electrical equipment affixed to utility poles and elevated platforms, to maintain reliable electric service.
 - 2 – Class 8 cab and chassis, two-wheel drive, with a 102-inch clear cab-to-axle dimension
7. **Impact** – Procuring the vehicles enhances the reliability of field operations by ensuring that crews are equipped with dependable units capable of supporting daily maintenance activities and emergency response. The Class 8, 55-foot bucket trucks will replace older equipment based on criteria such as age, operational usage, and repair costs. Refreshing the fleet with modern bucket trucks helps uphold consistent service quality.



RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of March 18, 2026 approved the purchase of class 8, 55-foot bucket trucks and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, Division crews will utilize class 8, 55 foot bucket trucks to perform repairs on transformers and other electrical equipment affixed to utility poles and elevated platforms, to maintain reliable electric service. The bucket trucks will replace older equipment based on criteria such as age, operational usage, and repair costs; and

WHEREAS, bids were opened on February 4, 2026. In accordance with Tennessee Code Annotated §12-3-1205, Cooperative Purchasing Agreements; MLGW is allowed to make purchases through cooperative purchasing agreements for the procurement of any goods, supplies, or equipment with one or more other governmental entities outside of this state to the extent the laws of the other state permit the joint purchasing authority. Sourcewell contract number 110421-ALT

will be utilized to procure the bucket trucks. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of class 8, 55-foot bucket trucks from Altec Industries Incorporated in the amount of \$550,854.00 chargeable to subsequent budget year as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 18, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for class 8, 55-foot bucket trucks to Altec Industries Incorporated in the amount of \$550,854.00.

Division crews will utilize class 8, 55-foot bucket trucks to perform repairs on transformers and other electrical equipment affixed to utility poles and elevated platforms, to maintain reliable electric service. The bucket trucks will replace older equipment based on criteria such as age, operational usage, and repair costs.

A bid was opened on February 4, 2026. In accordance with Tennessee Code Annotated §12-3-1205, Cooperative Purchasing Agreements; MLGW is allowed to make purchases through cooperative purchasing agreements for the procurement of any goods, supplies, or equipment with one or more other governmental entities outside of this state to the extent the laws of the other state permit the joint purchasing authority. Sourcewell contract number 110421-ALT will be utilized to procure the bucket trucks. This award complies with all applicable laws and policies.

The 2026 budgeted amount for Transportation – Vehicle Acquisition and Training is \$12,243,000.00; the amount spent year-to-date is \$11,349.03; leaving a balance available of \$12,231,650.97; of which \$550,854.00 will be spent in subsequent budget year as approved; and

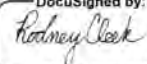
NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to Altec Industries Incorporated is approved for furnishing:

2 – New, unused class 8 cab and chassis, two-wheel drive, with a 102-inch clear cab-to-axle dimension with an Altec AA55E fully hydraulic aerial tower with fiberglass two-man platform mounted over the rear axle with a utility body, all in accordance with Division Drawing Number GM-299-A and Division Specification Number TRAT-26-5037.

Totaling \$550,854.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said price being firm; the quantity is for estimation purposes only and does not create a commitment for MLGW to purchase any specific minimum or maximum quantity, with actual purchases to be made according to operational needs, not to exceed the approved total expenditure; delivery in 30-36 months after receipt of purchase order, terms net 30 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 18th day of March, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D610415

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

- 1. Short Title Description – Contract No. 12409 - Trash Removal Services**
- 2. Requested Funding – \$461,421.31 (Renewal amount \$438,790.95, Scope Change amount \$2,630.36, plus \$20,000.00 in contingency)**
- 3. Award Duration – Scope Change (May 12, 2026 through July 12, 2026) and Third of four (4) annual renewals and Increase (July 13, 2026 through July 12, 2027)**
- 4. Type of Bid – Sealed Bid**
- 5. Awarded To – BFI Waste Services, LLC dba Republic Services of Memphis**
- 6. Plain Language Description – This contract is to provide trash and recycling services at various MLGW properties.**
- 7. Impact – This contract is needed to keep facilities clean and for the removal of trash and recyclables.**

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of March 18, 2026 approved the Scope Expansion, Renewal and Increase (*Change No. 4*) to Contract No. 12409, Trash Removal Services to BFI Waste Services, LLC dba Republic Services of Memphis to expand the scope, renew and increase the current contract in the funded amount of \$461,421.31, and is now recommending to the Council of the City of Memphis that it approves said scope expansion, renewal and increase as approved; and

WHEREAS, the project scope is to furnish all supervision, labor, transportation, and equipment to provide dumpsters at various MLGW properties for non-hazardous waste materials and trash disposal by the same Contractor. The contract award was selected based on the lowest and best bid received using the Sealed Bid process; and

WHEREAS, this change is to expand the scope of work to add trash removal services for the newly acquired facility located at 7135 Goodlett Farms Parkway, Cordova, TN 38016 in the amount of \$2,630.36 for the period covering May 12, 2026 through July 12, 2026. In addition, this change is to renew the current contract for the third of four (4) annual renewal terms for the period covering July 13, 2026 through July 12, 2027 in the funded amount of \$438,790.95 with no increase in rates from the previous term. Furthermore, MLGW is requesting contingency funds in the amount of \$20,000.00 for any unforeseen circumstances that may occur. The total funded amount of this scope expansion, renewal and increase is \$461,421.31. This scope expansion, renewal and increase complies with all applicable laws and policies. The new contract value is \$1,624,862.06; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved the Scope Expansion, Renewal and Increase (*Change No. 4*) to Contract No. 12409, Trash Removal Services to BFI Waste Services, LLC dba Republic Services of Memphis to expand the scope, renew and increase the current contract in the funded amount of \$461,421.31 as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 18, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of the Scope Expansion, Renewal and Increase (*Change No. 4*) to Contract No. 12409, Trash Removal Services to BFI Waste Services, LLC dba Republic Services of Memphis to expand the scope, renew and increase the current contract in the funded amount of \$461,421.31.

The project scope is to furnish all supervision, labor, transportation, and equipment to provide dumpsters at various MLGW properties for non-hazardous waste materials and trash disposal by the same Contractor. The contract award was selected based on the lowest and best bid received using the Sealed Bid process.

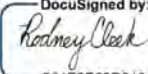
This change is to expand the scope of work to add trash removal services for the newly acquired facility located at 7135 Goodlett Farms Parkway, Cordova, TN 38016 in the amount of \$2,630.36 for the period covering May 12, 2026 through July 12, 2026. In addition, this change is to renew the current contract for the third of four (4) annual renewal terms for the period covering July 13, 2026 through July 12, 2027 in the funded amount of \$438,790.95 with no increase in rates from the previous term. Furthermore, MLGW is requesting contingency funds in the amount of \$20,000.00 for any unforeseen circumstances that may occur. The total funded amount of this scope expansion, renewal and increase is \$461,421.31. This scope expansion, renewal and increase complies with all applicable laws and policies. The new contract value is \$1,624,862.06.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Scope Expansion, Renewal and Increase (*Change No. 4*) to Contract No. 12409, Trash Removal Services to BFI Waste Services, LLC dba Republic Services of Memphis to expand the scope, renew and increase the current contract in the funded amount of \$461,421.31, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Scope Expansion, Renewal and Increase.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 18th day of March, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D610415...
VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

- 1. Short Title Description – Contract No. 12491 – North Service Center and Expansion Sites: Environmental Site Investigation**
- 2. Requested Funding – \$996,250.00**
- 3. Award Duration – Scope Change and Increase (May 10, 2024 through May 9, 2029)**
- 4. Type of Bid – Professional Services**
- 5. Awarded To – Ensafe, Inc.**
- 6. Plain Language Description – In 2024 and 2025, Ensafe, Inc. performed an initial environmental investigation at MLGW’s North Service Center in accordance with the Tennessee Department of Environment and Conservation (TDEC) Voluntary Oversight and Assistance Program (VOAP). Based on these findings, MLGW is required to conduct additional site and remedial actions on parcels associated with the North Service Center. This change will authorize Ensafe, Inc. to conduct additional environmental investigations and remedial actions, as well as provide oversight of the construction contractor (upon selection) to ensure compliance with the site’s Soil Management Plan.**
- 7. Impact – The work proposed is on the critical path for relocating Central Shops to the North Service Center.**

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of April 1, 2026 approved Scope Change and Increase (*Change No. 1*) to Contract No. 12491, North Service Center and Expansion Sites: Environmental Site Investigation with Ensafe, Inc. to expand the scope and increase the current contract value in the funded amount of \$996,250.00, and is now recommending to the Council of the City of Memphis that it approves said scope change and increase as approved; and

WHEREAS, the project scope is to provide environmental engineering consulting services for MLGW regarding the North Service Center (and adjacent expansion properties) in accordance with TDEC's Brownfield Voluntary Cleanup Oversight and Assistance Program. The contract award was selected based on the Professional Services procurement process; and

WHEREAS, this change is to expand the scope and increase the contract value to include the following additional support services: (1) Additional Environmental Site Investigation and Removal Action on parcels associated with MLGW's North Service Center; (2) Additional Media Investigation to relocate existing utilities; (3) Construction Oversight for soil excavations to comply with the Soil Management Plan; and (4) Additional environmental studies for a proposed building (storeroom office) in the amount of \$866,303.48. This will allow MLGW to complete the additional site investigative work, soil, removal, and disposal. Additionally, this change reflects a negotiated hourly rate increase averaging 3.91% driven by cost-of-living adjustments. MLGW is also requesting contingency funds in the amount of \$129,946.52 for any unforeseen circumstances which may occur. The total funded amount of this scope change and increase is \$996,250.00. The contract term will remain through May 9, 2029. This Scope Change and Increase complies with all applicable laws and policies. The new contract value is \$1,496,250.00; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Scope Change and Increase (*Change No. 1*) to Contract No. 12491, North Service Center and Expansion Sites: Environmental Site Investigation with Ensafe, Inc. to expand the scope and increase the current contract value in the funded amount of \$996,250.00 as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
April 1, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Scope Change and Increase (*Change No. 1*) to Contract No. 12491, North Service Center and Expansion Sites: Environmental Site Investigation with Ensafe, Inc. to expand the scope and increase the current contract value in the funded amount of \$996,250.00.

The project scope is to provide environmental engineering consulting services for MLGW regarding the North Service Center (and adjacent expansion properties) in accordance with TDEC's Brownfield Voluntary Cleanup Oversight and Assistance Program. The contract award was selected based on the Professional Services procurement process.

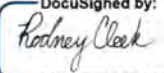
This change is to expand the scope and increase the contract value to include the following additional support services: (1) Additional Environmental Site Investigation and Removal Action on parcels associated with MLGW's North Service Center; (2) Additional Media Investigation to relocate existing utilities; (3) Construction Oversight for soil excavations to comply with the Soil Management Plan; and (4) Additional environmental studies for a proposed building (storeroom office) in the amount of \$866,303.48. This will allow MLGW to complete the additional site investigative work, soil, removal, and disposal. Additionally, this change reflects a negotiated hourly rate increase averaging 3.91% driven by cost-of-living adjustments. MLGW is also requesting contingency funds in the amount of \$129,946.52 for any unforeseen circumstances which may occur. The total funded amount of this scope change and increase is \$996,250.00. The contract term will remain through May 9, 2029. This Scope Change and Increase complies with all applicable laws and policies. The new contract value is \$1,496,250.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Scope Change and Increase (*Change No. 1*) to Contract No. 12491, North Service Center and Expansion Sites: Environmental Site Investigation with Ensafé, Inc. to expand the scope and increase the current contract value in the amount of \$996,250.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Scope Change and Increase.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 1st day of April, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D610415...

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

- 1. Short Title Description – Contract No. 12238 - Substation Construction and Maintenance Services**
- 2. Requested Funding – \$12,000,000.00**
- 3. Award Duration – Increase and Fourth and the final Renewal (June 1, 2026 through May 31, 2027)**
- 4. Type of Bid – Sealed Bid**
- 5. Awarded To – RMS Energy Company, LLC**
- 6. Plain Language Description – This contract supplements MLGW resources regarding the construction and maintenance of MLGW Electric Substation facilities. The services include replacement and installation of electrical apparatus including power circuit breakers, CVTs, relays, RTUs, etc.**
- 7. Impact – This contract supports the need for supplemental labor exists to comply with Renewal and Replacement of Infrastructure (R2I) goals.**

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of April 1, 2026 approved Renewal and Increase (*Change No. 5*) to Contract No. 12238, Electric Substation Construction and Maintenance Services with RMS Energy Company, LLC to renew the current contract and increase the contract value in the funded amount of \$12,000,000.00, and is now recommending to the Council of the City of Memphis that it approves said renewal and increase as approved; and

WHEREAS, the project scope is to furnish all supervision, labor, equipment, tools, supplies, transportation of equipment, labor, and materials to construct, test, commission and maintain MLGW Electric Substation facilities as directed by MLGW throughout Memphis and Shelby County, Tennessee. The contract award was selected based on the lowest and best bid received using the Sealed Bid process; and

WHEREAS, this change is to renew the current contract for the fourth and final annual renewal term for the period covering June 1, 2026 through May 31, 2027 and increase the contract value in the funded amount of \$12,000,000.00. The total requested amount is based on the estimated cost for the projected workload for planned projects. In addition, there is a 2.5% increase in labor rates that is consistent with the US Bureau of Labor Statistics and the Consumer Price Index (CPI). This renewal and increase complies with all applicable laws and policies. The new contract value is \$46,500,000.00; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Renewal and Increase (*Change No. 5*) to Contract No. 12238, Electric Substation Construction and Maintenance Services with RMS Energy Company, LLC to renew the current contract and increase the contract value in the funded amount of \$12,000,000.00 as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
April 1, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Renewal and Increase (*Change No. 5*) to Contract No. 12238, Electric Substation Construction and Maintenance Services with RMS Energy Company, LLC to renew the current contract and increase the contract value in the funded amount of \$12,000,000.00.

The project scope is to furnish all supervision, labor, equipment, tools, supplies, transportation of equipment, labor, and materials to construct, test, commission and maintain MLGW Electric Substation facilities as directed by MLGW throughout Memphis and Shelby County, Tennessee. The contract award was selected based on the lowest and best bid received using the Sealed Bid process.

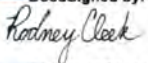
This change is to renew the current contract for the fourth and final annual renewal term for the period covering June 1, 2026 through May 31, 2027 and increase the contract value in the funded amount of \$12,000,000.00. The total requested amount is based on the estimated cost for the projected workload for planned projects. In addition, there is a 2.5% increase in labor rates that is consistent with the US Bureau of Labor Statistics and the Consumer Price Index (CPI). This renewal and increase complies with all applicable laws and policies. The new contract value is \$46,500,000.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Renewal and increase (*Change No. 5*) to Contract No. 12238, Electric Substation Construction and Maintenance Services with RMS Energy Company, LLC to renew the current contract and increase the contract value in the funded amount of \$12,000,000.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Renewal and Increase.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 1st day of April, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D610415...

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description – Contract No. 12666 - Allen Pumping Station Construction Engineering & Inspection Professional Services**
2. **Requested Funding – \$6,035,491.00**
3. **Award Duration – Three (3) years from the date of the Notice to Proceed**
4. **Type of Bid – Professional Services**
5. **Awarded To – HDR Engineering, Inc.**
6. **Plain Language Description – HDR Engineering, Inc. will provide professional construction engineering and inspection services to assist MLGW Engineering team with critical inspection, project management, resident project representation and material testing if necessary. HDR Engineering, Inc. is the engineer of record for the design plans, so they are most qualified to provide the Construction Engineering and Inspection (CEI) professional services.**
7. **Impact – This contract will provide the resources and necessary engineering experience to ensure the Allen Pumping Station is constructed per the design and specifications HDR Engineering Inc. developed. This will require a huge allocation of manpower and resources that MLGW does not currently have.**

RESOLUTION

WHEREAS, the Board of Light, Gas, and Water Commissioners in their meeting of April 1, 2026 awarded Contract No. 12666, Allen Pumping Station Construction Engineering & Inspection Services to HDR Engineering, Inc. in the funded amount of \$6,035,491.00, and is now recommending to the Council of the City of Memphis that it approves said award as approved; and

WHEREAS, the project scope is to provide Construction Engineering and Inspection services for projects related to MLGW's Allen Pumping Station. The projects include Allen Pumping Station Reservoir Improvements, Allen Pumping Station Aerator Seismic Retrofit project and the Allen Pumping Station Improvements project; and

WHEREAS, HDR Engineering, Inc. will provide Construction Administration (CA) services for three (3) projects at MLGW's Allen Pumping Station. The work will include, but is not limited to, underground piping connections, reservoir access upgrades, internal baffling for water quality, structural bracing for seismic protection, and construction of new facilities, including a filter building, a high-service pump building, an electrical room, and chemical feed systems. These services will assist MLGW's Engineering team with critical inspection, project management, resident project representation and material testing, if necessary. The term of this contract is three (3) years from the date of the Notice to Proceed in the amount of \$6,035,491.00. MLGW is requesting approval of this professional services award which will be provided by HDR Engineering, Inc. This professional services award complies with all applicable laws and policies; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved an award of Contract No. 12666, Allen Pumping Station Construction Engineering & Inspection Services to HDR Engineering, Inc. in the funded amount of \$6,035,491.00 as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
April 1, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas, and Water Commissioners the award of Contract No. 12666, Allen Pumping Station Construction Engineering & Inspection Services to HDR Engineering, Inc. in the funded amount of \$6,035,491.00.

The project scope is to provide Construction Engineering and Inspection services for projects related to MLGW's Allen Pumping Station. The projects include Allen Pumping Station Reservoir Improvements, Allen Pumping Station Aerator Seismic Retrofit project and the Allen Pumping Station Improvements project.

HDR Engineering, Inc. will provide Construction Administration (CA) services for three (3) projects at MLGW's Allen Pumping Station. The work will include, but is not limited to, underground piping connections, reservoir access upgrades, internal baffling for water quality, structural bracing for seismic protection, and construction of new facilities, including a filter building, a high-service pump building, an electrical room, and chemical feed systems. These services will assist MLGW's Engineering team with critical inspection, project management, resident project representation and material testing, if necessary. The term of this contract is three (3) years from the date of the Notice to Proceed in the amount of \$6,035,491.00. MLGW is requesting approval of this professional services award which will be provided by HDR Engineering, Inc. This professional services award complies with all applicable laws and policies.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the award of Contract No. 12666, Allen Pumping Station Construction Engineering & Inspection Services to HDR Engineering, Inc. in the funded amount of \$6,035,491.00, as outlined in the above preamble, is approved; and further

THAT, the President or his designated representative is authorized to execute the Award.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 1st day of April, 2026, at which a quorum was present.

DocuSigned by:



C84E2E63D610415...

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short title description – Contract No. 12029 – Physical Archive Storage**
2. **Funded Amount - \$ 9,503.30**
3. **Award Duration – Ratification, Increase and Extension (April 1, 2026 through March 31, 2027)**
4. **Type of Bid – Sealed Bid**
5. **Awarded to – Vital Records Control, Inc.**
6. **Plain Language Description - The request is to extend MLGW's off-site storage and destruction contract for confidential paper documents. These services assist MLGW with storing Confidential/Sensitive documents off-site and destroying stored documents as needed. MLGW will have unlimited access to all stored documents and protection of physical records without disrupting the ability to access information in off-site records storage facility.**
1. **Impact – Document management, storage and destruction offered by Vital Records Control are used to protect records' privacy and integrity, and strict security protocols that are required and enforced by the vendor. Protocols complement 24/7 monitoring with camera and motion detectors in the climate-controlled facilities. Absent this service, MLGW would be required to find a secure and monitored location of 20,000 sq ft or more to move the current documents stored at Vital Records Control (VRC) and develop a system for identifying and tracking the contents of each box stored.**

RESOLUTION

WHEREAS, the board of Light, Gas and Water Commissioners in their meeting of April 1, 2026 approved the Ratification, Increase and Extension (*Change No. 3*) to Contract No. 12029, Physical Archive Storage with Vital Records Control, Inc. to ratify, increase and extend the current contract in the funded amount of \$9,503.30, and is now recommending to the Council of the City of Memphis that it approves said ratification, increase and extension as approved; and

WHEREAS, the project scope is to provide physical archive storage and destruction of MLGW archived records for disaster recovery and to destroy microfiche/film records. The contract award was based on the lowest and best bid using the Sealed Bid process.

WHEREAS, this change is to ratify, increase and extend the current contract for one (1) year covering the period April 1, 2026 through March 31, 2027 in the amount of \$121,227.00; of which \$111,236.91 will be absorbed from the current contract value with no increase in rates from the previous term. This extension will allow MLGW the time to finalize a new contract while maintaining continuity of offsite storage and destruction services. The total requested amount of this ratification, increase and extension is \$9,503.30. This ratification, increase and extension complies with all applicable laws and policies. The new contract value is \$630,732.51; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved the Ratification, Increase and Extension (*Change No. 3*) to Contract No. 12029, Physical Archive Storage with Vital Records Control, Inc. to ratify, increase and extend the current contract in the funded amount of \$9,503.30 as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
April 1, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of the Ratification, Increase and Extension (*Change No. 3*) to Contract No. 12029, Physical Archive Storage with Vital Records Control, Inc. to ratify, increase and extend the current contract in the funded amount of \$9,503.30.

The project scope is to provide physical archive storage and destruction of MLGW archived records for disaster recovery and to destroy microfiche/film records. The contract award was based on the lowest and best bid using the Sealed Bid process.


This change is to ratify, increase and extend the current contract for one (1) year covering the period April 1, 2026 through March 31, 2027 in the amount of \$121,227.00; of which \$111,236.91 will be absorbed from the current contract value with no increase in rates from the previous term. This extension will allow MLGW the time to finalize a new contract while maintaining continuity of offsite storage and destruction services. The total requested amount of this ratification, increase and extension is \$9,503.30. This ratification, increase and extension complies with all applicable laws and policies. The new contract value is \$630,732.51.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Ratification, Increase and Extension (*Change No. 3*) to Contract No. 12029, Physical Archive Storage with Vital Records Control, Inc. to ratify, increase and extend the current contract in the funded amount of \$9,503.30, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Ratification, Increase and Extension.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 1st day of April, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D810415

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description** – Half-Ton Four-Wheel Drive Pickup Trucks
 2. **Requested Funding** – \$1,263,999.80
 3. **Award Duration** – One-Time Purchase
 4. **Type of Bid** – Utilizing Tennessee Statewide Contract Number 88746
 5. **Awarded To** – Wilson County Motors, LLC
 6. **Plain Language Description** – A total of twenty-nine (29) half-ton, four-wheel drive pickup trucks will be acquired to facilitate the efficient transportation of crews, equipment, and materials for Division operations. Eighteen trucks will replace existing units that will be retired from service based on age, operational usage, and repair costs. The remaining eleven trucks will be incorporated into the fleet to support operational areas experiencing increased staffing and workload demands. These vehicles are essential to sustaining the reliability of electric, gas and water infrastructures.
1. **Impact** – The acquisition of the trucks ensures the fleet remains current and fully equipped to provide dependable support for routine maintenance activities and emergency response. Replacing obsolete units and increasing capacity to meet growing demand strengthens service reliability and improves operational efficiency.



RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of April 1, 2026 approved the purchase of half-ton four-wheel drive pickup trucks and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, Division crews will use half-ton four-wheel drive pickup trucks to maintain service reliability for the electric, gas, and water infrastructures. Eighteen trucks will replace existing trucks that will be retired from service based on age, operational usage, and repair costs. The remaining eleven trucks will be incorporated into the fleet to support operational areas experiencing increased staffing and workload demands; and

WHEREAS, a bid was opened on February 19, 2026. In accordance with *Tennessee Code Annotated §12-3-1004, Purchases for Other Local Government Units*; MLGW can make purchases through existing contracts executed by the State of Tennessee, Department of General Services Central Procurement Office (CPO). The CPO issued an Invitation-To-Bid (ITB) for the purchase of vehicles which resulted in *Statewide Contract (SWC) 209 Contract*

I.D. Number 88746 with Wilson County Motors, LLC, a supplier located in Lebanon, Tennessee. The term of the contract covers the period October 24, 2025, through June 30, 2028. The solicitation process met the public bidding requirements of the State of Tennessee and MLGW's Procurement Policy. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of half-ton four-wheel drive pickup trucks from Wilson County Motors, LLC in the amount of \$1,263,999.80 chargeable to the MLGW 2026 fiscal year budget.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
April 1, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for half-ton four-wheel drive pickup trucks to Wilson County Motors, LLC in the amount of \$1,263,999.80.

Division crews will use half-ton four-wheel drive pickup trucks to maintain service reliability for the electric, gas, and water infrastructures. Eighteen trucks will replace existing trucks that will be retired from service based on age, operational usage, and repair costs. The remaining eleven trucks will be incorporated into the fleet to support operational areas experiencing increased staffing and workload demands.

A bid was opened on February 19, 2026. In accordance with *Tennessee Code Annotated §12-3-1004, Purchases for Other Local Government Units*; MLGW can make purchases through existing contracts executed by the State of Tennessee, Department of General Services Central Procurement Office (CPO). The CPO issued an Invitation-To-Bid (ITB) for the purchase of vehicles which resulted in *Statewide Contract (SWC) 209 Contract I.D. Number 88746* with Wilson County Motors, LLC, a supplier located in Lebanon, Tennessee. The term

of the contract covers the period October 24, 2025 through June 30, 2028. The solicitation process met the public bidding requirements of the State of Tennessee and MLGW's Procurement Policy. This award complies with all applicable laws and policies.

The 2026 budgeted amount for Transportation – Vehicle Acquisition and Training is \$11,024,000.00; the amount spent year-to-date is \$565,023.93; leaving a balance available of \$10,458,976.07; of which \$1,263,999.80 will be spent on this purchase in 2026; leaving a balance available of \$9,194,976.27 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to Wilson County Motors, LLC is approved for furnishing:

29 – Latest model full size crew cab, four-wheel drive, E85 compatible, short wheelbase, half-ton pickups, all in accordance with Division Specification No. TPU-26-0081;

Totaling \$1,263,999.80; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said price being firm; the quantity is for estimation purposes only and does not create a commitment for MLGW to purchase any specific minimum or maximum quantity, with actual purchases to be made according to operational needs, not to exceed the approved total expenditure; delivery in 2 days, terms net 30 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 1st day of April, 2026, at which a quorum was present.

DocuSigned by:

Rodney Cleek

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VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description** – Electric Vehicle Charging Equipment Ratification of Purchase Order Number 7079631
2. **Requested Funding** – \$885,647.71
3. **Award Duration** – One-Time Purchase
4. **Type of Bid** – Utilizing Sourcwell Contract Number 042221-CPI
5. **Awarded To** – Seven States Power Corporation
6. **Plain Language Description** – To ratify Purchase Order Number 7079631 for electric vehicle charging equipment to install seven (7) charging stations. The project consists of purchasing the equipment to provide the public with accessible rapid EV charging services.
7. **Impact** – The seven (7) Level 2/DC fast charging stations will be installed at 714 Madison Avenue in Memphis and 187 Washington Avenue in Collierville. These locations were chosen according to site guidelines established by the Tennessee Department of Environment and Conservation (TDEC), which assess factors such as proximity to other charging stations and the presence of nearby amenities. The purchase order was issued to ensure the charging equipment is delivered within the project timelines specified by the Fast Charge Tennessee grant requirements from TDEC and the deadlines established by the site hosts.



RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of April 1, 2026 approved the ratification of Purchase Order Number 7079631 for electric vehicle charging equipment and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, the implementation of electric vehicle charging stations is integral to advancing sustainable transportation and accommodating the increasing adoption of electric vehicles. These stations provide reliable and efficient charging solutions, enabling the public to travel securely while contributing to the reduction of greenhouse gas emissions. The timely procurement of the charging equipment, as specified in Purchase Order Number 7079631, ensures adherence to the deadlines established by the Tennessee Department of Environment and Conservation. Approval is needed to ratify the purchase order; and

WHEREAS, in accordance with Tennessee Code Annotated §12-3-1205, Cooperative Purchasing Agreements; MLGW is allowed to make purchases through cooperative purchasing agreements for the procurement of any goods, supplies, or equipment with one or more other governmental entities outside of this

state to the extent the laws of the other state permit the joint purchasing authority. Sourcewell contract number 042221-CPI was utilized to procure the electric vehicle charging equipment. This ratification complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the ratification of Purchase Order Number 7079631 to Seven States Power Corporation in the amount of \$885,647.71 chargeable to the MLGW 2026 fiscal year budget.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
April 1, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it approves the ratification of Purchase Order Number 7079631 with Seven States Power Corporation for seven (7) electric vehicle charging equipment in the amount of \$885,647.71.

The implementation of electric vehicle charging stations is integral to advancing sustainable transportation and accommodating the increasing adoption of electric vehicles. These stations provide reliable and efficient charging solutions, enabling the public to travel securely while contributing to the reduction of greenhouse gas emissions. The timely procurement of the charging equipment, as specified in Purchase Order Number 7079631, ensures adherence to the deadlines established by the Tennessee Department of Environment and Conservation. Approval is needed to ratify the purchase order.

In accordance with Tennessee Code Annotated §12-3-1205, Cooperative Purchasing Agreements; MLGW is allowed to make purchases through cooperative purchasing agreements for the procurement of any goods, supplies, or equipment with one or more other governmental entities outside of this state to the extent the laws of the other state permit the joint purchasing authority. Sourcewell


contract number 042221-CPI was utilized to procure the electric vehicle charging equipment. This ratification complies with all applicable laws and policies.

The 2026 budgeted amount for Building / Structures – Facilities Management and Maintenance is \$16,187,000.00; the amount spent year-to-date is \$860,408.54; leaving a balance available of \$15,326,591.46; of which \$885,647.71 will be spent on this purchase in 2026; leaving a balance available of \$14,440,943.75 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, approves the ratification of Purchase Order Number 7079631 with Seven States Power Corporation is approved as outlined in the foregoing preamble.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on 1st day of April, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D610415..

VP, CFO & Secretary - Treasurer

**RESOLUTION REQUESTING THAT THE ADMINISTRATION ACCEPT THE
RECOMMENDATIONS OF THE PARKS AND ENVIRONMENT AD HOC COMMITTEE**

WHEREAS, the Memphis City Council on October 15, 2024, approved by resolution the formation of the Parks and Environment Ad Hoc Committee (the “Committee”) for the purpose of providing recommendations for improvements as they relate to leases and management agreements for the City of Memphis Parks Division; and

WHEREAS, the University of Memphis presented information to the Parks and Environment Ad Hoc Committee indicating that clear contractual agreements and transparency are fundamental best practices for effective public-private partnerships; and

WHEREAS, after the Committee reviewed leases and management agreements between the City of Memphis, by way of the Parks Division, and various partners, the Committee identified several areas where it believes processes and oversight may be improved; and

WHEREAS, the Memphis City Council desires to recommend and request the implementation of the Committee’s findings by the City of Memphis Administration as they relate to leases and management agreements for the City of Memphis Parks Division;

NOW, THEREFORE, BE IT RESOLVED, the Memphis City Council recommends and requests the implementation of the Committee’s findings by the City of Memphis Administration as they relate to leases and management agreements for the City of Memphis Parks Division, as outlined below:

1. Non-Compliance Enforcement Measures

Ensure that leases and management agreements contain reporting and compliance language permitting the withholding of allocated and appropriated City of Memphis’ funding for non-compliance.

2. Transparency and Awareness

Participation in transparent conversations with members of the Memphis City Council regarding the implications of leases and management agreements when a request to approve such a lease or management agreement is before the Memphis City Council, to ensure councilmembers’ understanding of protections in place for the City of Memphis.

3. Shorten Lease Terms

Future lease agreements between the City of Memphis, by way of the Parks Division, and lessees will be limited to a term commensurate with the purpose of the lease, with a preference to have no lease term exceeding five (5) years, with options to extend where appropriate.

Sponsors:
Memphis City Council

RESOLUTION TO ACCEPT THE RECOMMENDATIONS OF THE CITY EMPLOYEE
COMPENSATION TASK FORCE

WHEREAS, the Council first discussed a need for a dedicated committee, comprised of Council Members and other stakeholders, to review the City of Memphis's compensation practices during the FY26 budget season; on December 2, 2026, the Memphis City Council first approved the resolution establishing the City Employee Compensation Task Force (hereinafter "Task Force"); and

WHEREAS, the Memphis City Council recognizes that the City of Memphis depends upon a highly skilled workforce to deliver essential public services, and competitive, equitable compensation is critical to the recruitment and retention of that workforce; and

WHEREAS, it is the intent of the City Council to see equitable and fair compensation packages for City of Memphis employees, taking into consideration inflation, labor-market shifts, and evolving job duties, that allow full and part-time employees to earn a living wage; and enabling them not only to meet their basic needs but also to support their families, build economic security, and contribute fully to the vibrancy of the community;

WHEREAS, in an effort to achieve this goal, the Task Force convened to hear presentations from the subject matter experts of the City of Memphis in its Human Resources Division to better understand the state of the City's compensation practices as well as some practical ways in which it can be improved; and

WHEREAS, after receiving input from the Human Resources Division and deliberating with Task Force members, the Task Force has drafted recommendations that it believes will improve compensation for all City of Memphis employees and establish practices that ensure our City remains in line with the ever-changing labor market; and

WHEREAS, in addition to the recommendations below, the City of Memphis may, when circumstances deem appropriate, consider and/or implement control budgetary factors, such as hiring freezes.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council, dedicated to maintaining a competitive, equitable, and fiscally responsible pay system for all City employees, hereby accepts the recommendations of the Employee Compensation Task Force attached hereto as **Attachment A**.

Sponsor:

Janika White

Attachment A

City Employee Compensation Task Force Recommendations

1. Annual Role Review and Classification Assessment

To ensure job classifications remain accurate, market-competitive, and aligned with operational needs, the Task Force recommends that the Human Resources Division (hereinafter “HR”) implement a formal, structured, rotating review cycle.

- A third-party consulting firm will conduct the initial citywide job classification review.
 - i. The Task Force further recommends that the Administration allocate \$200,000 to cover the cost of securing the consulting firm needed to perform this initial study.
- Following that initial review, HR will review one-fourth of all job classifications each quarter, ensuring a complete annual cycle.
- After the initial four-year review cycle is completed, the responsibility for ongoing job classification reviews will transition to an in-house process led by the HR Division.
- HR will conduct market analyses comparing each role to peer cities, non-profits, and regional public-sector employers.
- HR will evaluate internal equity and compression concerns across divisions and pay grades.
- HR will prepare an annual summary report documenting recommended changes, market findings, and positions identified as priority adjustments by the first meeting of February of each year.
- After the first 12 months of in-house quarterly reviews, HR should notify the City Council Personnel Committee if the internal review process creates a hardship for the division, including resource constraints or operational impacts, so that the Council may determine whether additional support or adjustments are necessary.

2. Targeted Salary Adjustment Strategy (Short-Term Focus: 1–4 Years)

The Task Force recommends prioritizing salary adjustments for positions that are significantly below competitive market rates. Because fiscal resources are limited, the city may need to temporarily limit general wage increases for certain employee groups while focusing on correcting the most urgent inequities.

- HR will identify and rank critical roles with the largest market pay gaps annually using labor market data and departmental input through departmental surveys.
- Prioritize salary adjustments for the most under-compensated non-represented positions in the initial 1–4 year period.
- The Administration will provide a detailed written report to the City Council that shows the need to defer or minimize across-the-board increases for groups already near or above market in order to redirect limited funds for underpaid non-represented positions, and the report should also include year-over-year

compensation increases from the previous year for the affected classifications or employee groups. This report should be presented to the Council no later than the last Council meeting in February, and HR will reassess the pay gaps annually and adjust as market conditions evolve.

- One-time Bonuses: Offer spot bonuses or retention bonuses to high performers, which do not increase long-term fixed costs.
- Non-Monetary Benefits: Enhance total rewards with better work-life balance initiatives, such as professional development opportunities.

3. Overtime Management & Staffing Efficiency

The Task Force recommends that the City implement a comprehensive, data-driven strategy to reduce excessive overtime expenditures among represented employees while fully respecting all existing MOU provisions.

- Divisions will develop real-time overtime tracking tools that allow HR and the City Council Budget Committee to monitor overtime expenditures, flag employees nearing overtime thresholds, and identify emerging trends. These dashboards should be reviewed monthly by HR for proactive management.
- Where appropriate, utilize digital tools, such as mobile apps or kiosks with geolocation, to eliminate manual, inaccurate entry.
 - An employee, position, or division should be reviewed by HR when overtime exceeds 20% of regular hours over a sustained period (e.g., 2–3 consecutive pay periods) or when a division exceeds 110% of its budgeted overtime allocation. This threshold triggers supervisory review, staffing analysis, or operational adjustments to prevent budget overrun, and the findings from this review must also be presented to the City Council Budget Committee by HR.
 - The Task Force recommends that the City Council require, by resolution, that the Administration enforce divisional compliance with the threshold trigger:
 - An employee, position, or division must be reviewed by HR when overtime exceeds 20% of regular hours over a period to be stipulated by the Administration, or when a division exceeds 110% of its budgeted overtime allocation.
- HR will require divisions with high overtime utilization to produce annual overtime mitigation plans. These plans should outline the operational reasons for overtime, identify scheduling inefficiencies, propose workload adjustments, and detail steps to reduce reliance on overtime.
- HR may expand the use of part-time, seasonal, or limited-duty employees only when there is a demonstrated operational need and insufficient staffing, and only where allowable under existing MOUs.
- Prevent Burnout: Monitor for decreased performance as a sign that high overtime is leading to fatigue.

- **Establish Clear Policies:** Define what constitutes overtime, how to request it, and the consequences of working unauthorized overtime in your employee handbook.
- **Track Patterns and Trends:** Regularly analyze reports by divisions/departments and employees to determine if overtime is occasional (e.g., unexpected projects, systemic issues, or staffing shortages).
- **Adjust Staffing Levels:** Use data to match staffing schedules with peak demand times, such as implementing flexible or staggered shifts to cover, rather than working overtime.
- **Avoid "Buddy Punching":** Use biometric or photo verification during clock-in to ensure accurate tracking.
- **Cross-Train Staff:** Reduce reliance on a few employees by training others to handle peak times, decreasing overall overtime costs.

4. Improve Communication:

- **Be Transparent:** Clearly communicate the City of Memphis ' COM pay philosophy, and the criteria for raises to manage employee expectations.
- **Individualized Letters:** Provide personalized letters or notifications detailing compensation changes to avoid confusion.
- **Total Rewards Statement:** Provide a Total Rewards Statement for each individual to demonstrate any additional incentives or compensation that a City Employee receives in addition to their regular pay.

5. Recurring Compensation Task Force Review

To ensure long-term consistency, accountability, and adaptation to evolving workforce needs, the Task Force recommends that the Memphis City Council:

- Convene a City Employee Compensation Task Force quarterly to review City employee wages, benefits, and classification structures.
- Charge the task force with evaluating market conditions, internal equity, recruitment/retention trends, and fiscal impacts.
- Require a report with actionable recommendations following each review cycle.
- Ensure that each future City Employee Compensation Task Force is organized, structured, and governed under the same parameters, scope, membership criteria, and procedural requirements established in the resolution that created the current Task Force.