

August 4, 2026



Overton Park Drain Remediation

Resolution Overview

General Services Division

Melvin Jamerson, Director
Gerald Spencer, Deputy Director

Executive Summary

Project Overview: Issue & Solution

Repairs have been completed at Overton Park to resolve longstanding drainage and pooling issues.

Step 1

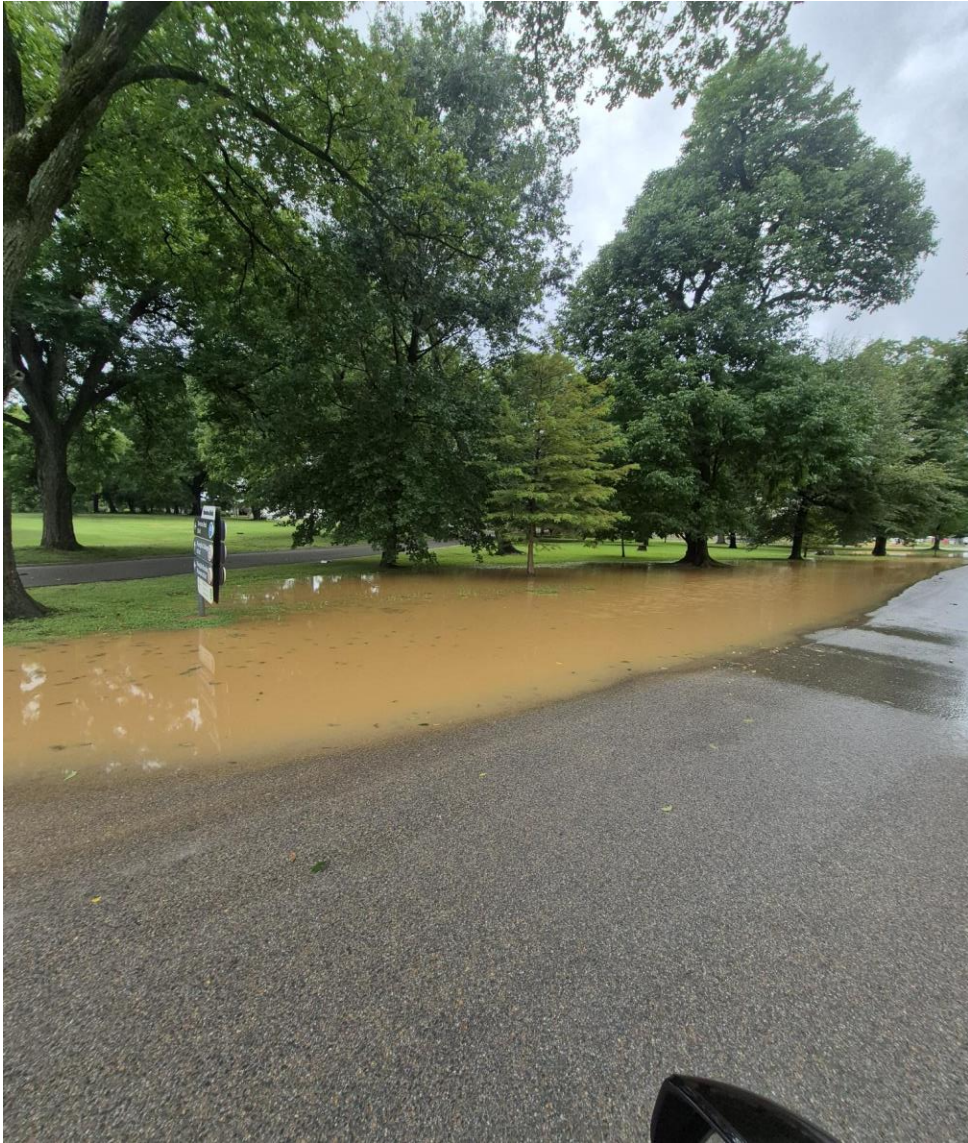
- ✓ **Two storm drain inlets** were located and cleared of mud & debris, restoring the ability for rainwater to enter the storm drain system.
- ✓ Drain lines have been cleared of debris.
- ✓ General Services performed an inspection and determined the drain system was not tied in from a previous project.

Repairs Completed

- General Services Property Maintenance** completed a successful tie-in of both the upstream & downstream storm drain lines, which allows proper flow into the golf course's storm drain manhole. This connection enables stormwater to move from the drain inlet to the field manhole.
- ✓

Key Findings

- ✓ Based on our findings, it appears the drain system was not tied together during a previous construction project, contributing to the current issue



Water pooling from Veterans Plaza Dr



Water pooling, cont'd.



Impacted drain inlet
(downstream)



Accumulated mud &
debris, cleared



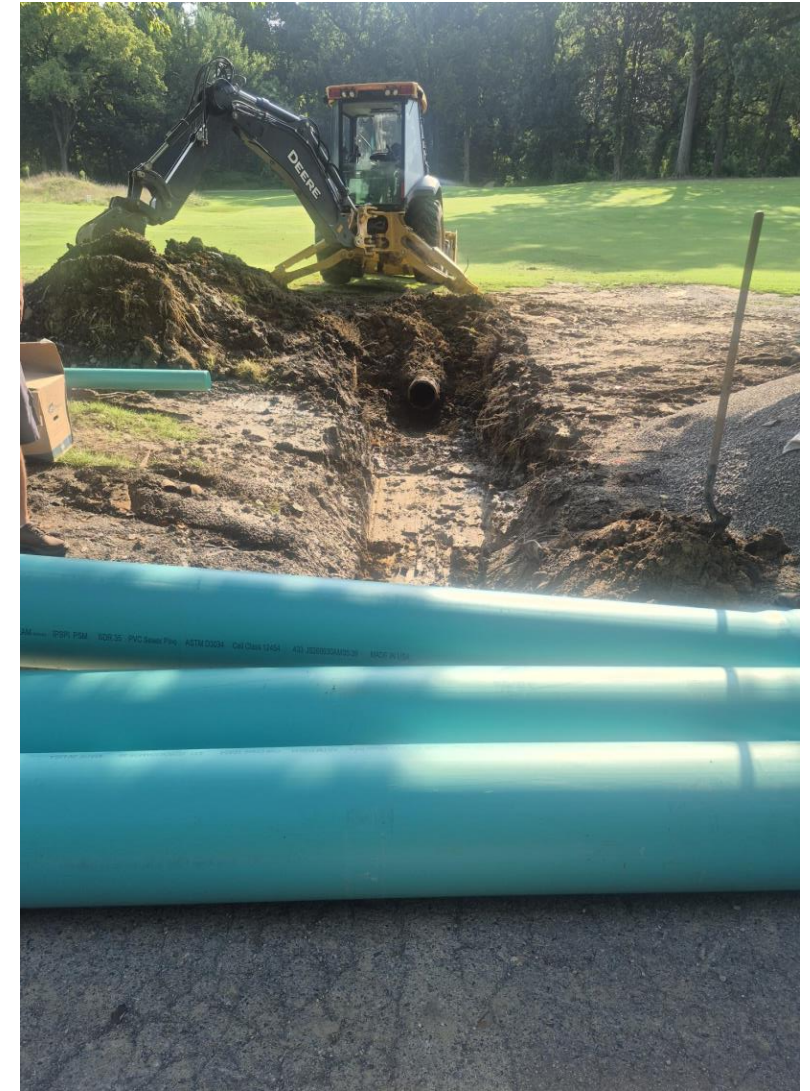
Impacted drain inlet
(upstream)



Exposed storm drainpipe



Exposed outlet, cleared
(Metal Museum)



Drain system tie-in in
progress



Duck Pond inlet,
exposed & cleared



Veterans Drive after all day
rain on 7/25/2026



Final Repair



Memphis City Council Summary Sheet

(Revised January 28, 2026)

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to appropriate \$13,672,960.00 funded by G.O. bonds chargeable to the FY2027 Capital Improvement Program (CIP) budget for the Southwest Twin Redevelopment Project (CD01104).

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Division of Housing & Community Development

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.

City Council District 6, Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

6. State whether this requires an expenditure of funds/requires a budget amendment.

Yes, this will require an expenditure of funds

7. If same night minutes are requested, state the reason for the urgency.

Same night minutes are requested to allow timely appropriation of funds to support ongoing construction activity.

P005



Resolution to Appropriate the sum of \$13,672,960 funded by G.O. Bonds chargeable to the FY2027 Capital Improvement Program (CIP) Budget for the Southwest Twin Redevelopment Project, CD01104.

WHEREAS, Memphis City Council included an allocation of THIRTEEN MILLION SIX-HUNDRED SEVENTY-TWO AND NINE-HUNDRED SIXTY DOLLARS (\$13,672,960) for the Southwest Twin Redevelopment, project number CD01104, as approved in the FY2027 Capital Improvement Program Budget; and

WHEREAS, the 17.42-acre site formerly known as the Southwest Twin drive-in movie theater is currently being redeveloped into a civic campus, including a public library, police precinct, fleet maintenance facility, and community pavilion; and

WHEREAS, it is necessary to appropriate the funds referenced above to support ongoing construction of the police precinct, fleet maintenance facility, and library; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the sum of THIRTEEN MILLION SIX-HUNDRED SEVENTY-TWO AND NINE-HUNDRED SIXTY DOLLARS (\$13,672,960) funded by G.O. bonds chargeable to the FY2027 Capital Improvement Program (CIP) Budget is hereby appropriated and credited as follows:

Project Title:	Southwest Twin Redevelopment
Project Number:	CD01104
Contract Construction:	\$13,672,960

Resolution to Appropriate CIP Funds

Resolution to appropriate \$13,672,960.00 funded by G.O. bonds chargeable to the FY2027 Capital Improvement Program (CIP) budget for the Southwest Twin Redevelopment Project (CD01104)

- **Division:** Housing & Community Development
- **Funding Amount:** \$13,672,960.00
- **Budget Impact:** NEUTRAL. Funds were already allocated in FY27 CIP Budget.
- **Plain Language Description:** These funds will support completion of the police station, construction of the fleet maintenance building and library, and furniture, fixtures, and equipment (FF&E) for the police station and fleet building..
- **Impact:** Supports continued redevelopment of the Southwest Twin campus and delivery of critical public facilities.
- **Project Status:** Early site work is complete, police station construction is underway, and the library foundation has been poured.
- **Timeline for Implementation:** Construction to continue through 2027, with phased completion of the police station, fleet maintenance building, and library.
- **Use of Funds (Construction):**
 - \$8,528,052 – Police Station
 - \$3,069,945 – Fleet Maintenance Building
 - \$954,963 – Library
 - \$1,120,000 – FF&E for Police Station and Fleet Building



Memphis City Council Summary Sheet

(Revised January 28, 2026)

1. Description of the Item (Resolution, Ordinance, etc.)

A resolution accepting and appropriating the sum of \$14,531,739 funded by federal entitlement funds. Specific projects and activities within the PY26/FY27 Annual Action Plan (AAP) will be implemented utilizing these funds.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The Division of Housing and Community Development Planning and Policy Department.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

Not Applicable

4. State whether this will impact specific council districts or super districts.

Appropriated funds within the PY26/FY27 AAP address the needs of low- and moderate-income people across the City of Memphis and Shelby County area. HOPWA entitlement funds are designated to address needs in Shelby, Fayette, and Tipton Counties in Tennessee; Crittenton County in Arkansas; and Desoto, Marshall, Tate, Tunica Counties in Mississippi.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

A new contract will be required.

6. State whether this requires an expenditure of funds/requires a budget amendment.

Expenditure of Funds will be required.

7. If same night minutes are requested, state the reason for the urgency.

HCD requests same-night minutes for the resolution to help ensure the FY27 federal budget is approved by City Council and loaded into the Oracle Financial System in a timely manner. This would help ensure funding is available to encumber funds into the FY27 contracts in accordance with Purchasing's revised operating guidelines.

G002



Resolution approving proposed Consolidated Plan PY26/FY27 Annual Action Plan and appropriating federal entitlement funds to the PY26/FY27 Housing and Community Development budget.

WHEREAS, the purpose of the City of Memphis' Annual Action Plan for Housing and Community Development is to foster the development of viable urban neighborhoods which include decent housing for everyone, a suitable living environment, and expanded economic opportunities, especially for low and moderate-income citizens; and

WHEREAS, specific projects and activities within the PY26/FY27 Annual Action Plan address the needs of low-and moderate-income persons through goals, objectives, priorities, and strategies for housing, community and public services, assistance for the homeless and special needs populations, neighborhood, economic and community development; and

WHEREAS, projects and activities proposed to be implemented in the PY26/FY27 Annual Action Plan will draw upon and augment the resources of the public, private, and nonprofit sectors to meet low and moderate income needs in the community; and

WHEREAS, the plan contains a description of anticipated federal, state, and local housing resources for PY26/FY27, including Community Development Block Grant (CDBG) funds received under Title I of the Housing and Community Development Act of 1974, HOME funds received under Title II of the National Affordable Housing Act of 1990, Emergency Solutions Grant (ESG) funds authorized under the HEARTH Act of 2009, and Housing Opportunities for Person with AIDS (HOPWA) funds, as shown in the following tables:

FY2027 Allocated Funds to be received from HUD

Program Name	Allocated Funds	Percent of Total
CDBG Program	\$6,070,668	42%
Bass Pro- PI	\$750,000	5%
HOME Program	\$3,230,104	22%
HOME Program Income	\$100,000	1%
Emergency Solutions Grant Program (ESG)	\$530,606	4%
HOPWA	\$3,850,361	26%
Total	\$14,531,739	100%

WHEREAS, in PY26/FY27, the expected program income for the Community Development Block Grant (CDBG) will be to the amount of \$750,000, and not to exceed \$1M; and

WHEREAS, the plan identifies and describes the following priority areas of projects and activities to be implemented in PY26/FY27 by the federal entitlement funds received from the U.S Department of Housing and Urban Development (HUD):

FY2027 Priority Areas

G002

Program Name	Allocated Funds	Percent of Total
Housing	\$4,170,588	29%
Homeless	\$795,811	5%
Special Needs	\$4,200,450	29%
Neighborhood, Economic & Community Development	\$3,500,934	24%
General Administration & Planning	\$1,863,956	13%
Total	\$14,531,739	100%

WHEREAS, the PY26/FY27 Annual Action Plan includes and was developed within a framework of a citizen participation plan, requiring consultation with citizens and other social service and housing agencies; and

WHEREAS, the PY26/FY27 Annual Action Plan is available for a 30-day public review and comment period beginning June 17, 2026, and ending July 16, 2026; and

WHEREAS, the CDBG entitlement, estimated program income, the HOME, ESG, and HOPWA entitlement grants must be appropriated in the FY 2027 Operating Budget for HCD.

NOW, THEREFORE, BE IT RESOLVED that the Council and the City of Memphis hereby adopts and approves the proposed PY26/FY27 Annual Action Plan.

BE IT FURTHER RESOLVED that there be and is hereby accepted and appropriated the amount of **\$14,531,739** by federal resources for FY2027, including Community Development Block Grant (CDBG) funds, Projected Program Income from CDBG and HOME, HOME Program funds, Emergency Solutions Grant (ESG) funds, and Housing Opportunities for Person with AIDS (HOPWA) chargeable to the FY2027 Operating Budget and credited as follows:

Program Name	Allocated Funds	Percent of Total
CDBG Program	\$6,070,668	42%
Brass Pro- PI	\$750,000	5%
HOME Program	\$3,230,104	22%
HOME Program Income	\$100,000	1%
Emergency Solutions Grant Program (ESG)	\$530,606	4%
HOPWA	\$3,850,361	26%
Total	\$14,531,739	100%



Memphis City Council Summary Sheet

(Revised January 28, 2026)

1. Description of the Item (Resolution, Ordinance, etc.)

A Resolution to Allocate and Appropriate Three Million Two Hundred Fifty-Nine Thousand and Two Hundred Eighty-Two Dollars (\$3,259,282.00) in Data Center Revenues Collected During FY2026 to Nine Projects and Programs, in Accordance with the Community Benefit Ordinance Number 5953.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Executive

3. State whether this is a change to an existing ordinance or resolution, if applicable.

Not applicable

4. State whether this will impact specific council districts or super districts.

District 6 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This will require new contracts for professional services, demolition, etc

6. State whether this requires an expenditure of funds/requires a budget amendment.

This requires an expenditure of funds AND a budget amendment

7. If same night minutes are requested, state the reason for the urgency.

Not Applicable



A Resolution to Allocate and Appropriate Three Million Two Hundred Fifty-Nine Thousand and Two Hundred Eighty-Two Dollars (\$3,259,282.00) in Data Center Revenues Collected During FY2026 to Nine Projects and Programs, in Accordance with the Community Benefit Ordinance Number 5953.

WHEREAS, the Memphis City Council did previously pass Ordinance No. 5953 (the “Community Benefit Ordinance”) which requires that twenty-five percent (25%) of real and personal property tax revenues generated by qualifying data centers be used for public purposes within a five-mile radius of the facility, including a minimum of one percent (1%) for environmental education; and

WHEREAS, during FY2026, the City of Memphis collected Three Million Two Hundred Fifty-Nine Thousand and Two Hundred Eighty-Two Dollars (\$3,259,282.00) associated with the qualifying data center located on Paul R. Lowery Road, to be expended within the defined five-mile radius and within the city limits (“Investment Zone 1”); and

WHEREAS, input from residents and recommendations from the City Council’s Advisory Committee informed the Administration’s proposal for a set of nine (9) projects and programs aligned with those priorities and consistent with all requirements of Ordinance No. 5953; and

WHEREAS, \$1,400,000.00 will support home repair assistance in Investment Zone 1 including critical repairs, weatherization, accessibility modifications, and other work addressing housing stability, indoor air quality and quality of life; and

WHEREAS, \$500,000.00 will be invested in providing paid work opportunities for residents to assist with litter removal, beautification efforts, maintenance of public spaces, mitigation of illegal dumping, and neighborhood cleanup activities throughout the Zone; and

WHEREAS, \$434,282.00 will fund grants to non-governmental organizations providing public safety and community-based services in the Zone such as violence prevention and intervention, youth mentoring, after-school programming, workforce development, conflict resolution, mental health services, post-incarceration re-entry support, food assistance, neighborhood watch programs, and other community concerns, with \$50,000.00 specifically dedicated to healthcare-based organizations; and

WHEREAS, \$330,000.00 will support board-up and demolition of residential and commercial properties within the Zone, following all regulatory and legal prerequisites, to eliminate and prevent the recurrence of the backlog of such properties; and

WHEREAS, \$300,000.00 will be invested in mitigating and remediating blight within the Zone, including installing trash receptacles at high-litter locations, installing cameras at illegal dumping sites, and contracted services for litter removal, clean up of the public rights-of-way, removal of dumped items, and maintenance of vacant lots; and

WHEREAS, \$75,000.00 will be designated for Memphis City Beautiful to increase volunteer, neighborhood, and community beautification activities in the Zone and to acquire and transport tools, supplies, and safety equipment for use by volunteers in such efforts; and

WHEREAS, \$100,000.00 will be dedicated to environmental education, three times higher than required by Ordinance 5953, to expand public knowledge of environmental hazards, public health impacts, energy efficiency, responsible resource stewardship, and other environmental topics; and

WHEREAS, \$100,000.00 will support environmental monitoring efforts, including air quality, within the Zone, such efforts to be supplemental to and not a duplication of the Shelby County Air Monitoring Program; and

WHEREAS, \$20,000.00 will be designated for the acquisition and distribution of window air conditioners, box fans, HVAC filters, and air purifiers to assist residents within the Zone with immediate cooling relief and indoor air quality concerns, with a focus on households with senior citizens, young children, or individuals with conditions affecting their mobility and/or their ability to regulate body temperature;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the sum total of Three Million Two Hundred Fifty-Nine Thousand and Two Hundred Eighty-Two Dollars (\$3,259,282.00) in revenues collected in accordance with Ordinance 5953 during Fiscal Year 2026 is hereby allocated and appropriated for the purposes and in the amounts described above, and that the FY2027 Budget shall be amended accordingly.



The Division of Community Enhancement

LAMAR AVENUE CORRIDOR REVITALIZATION

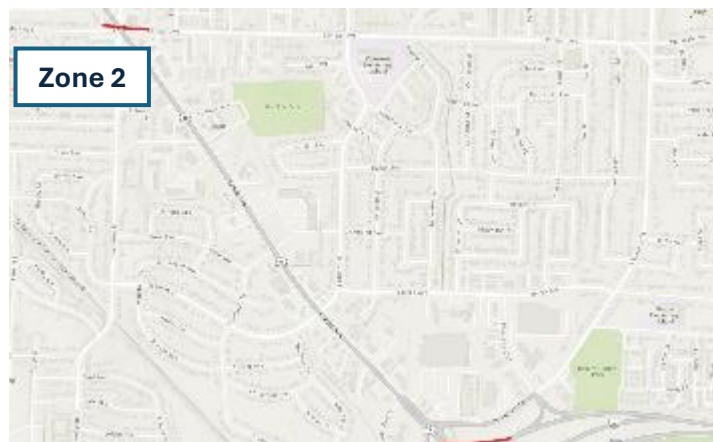
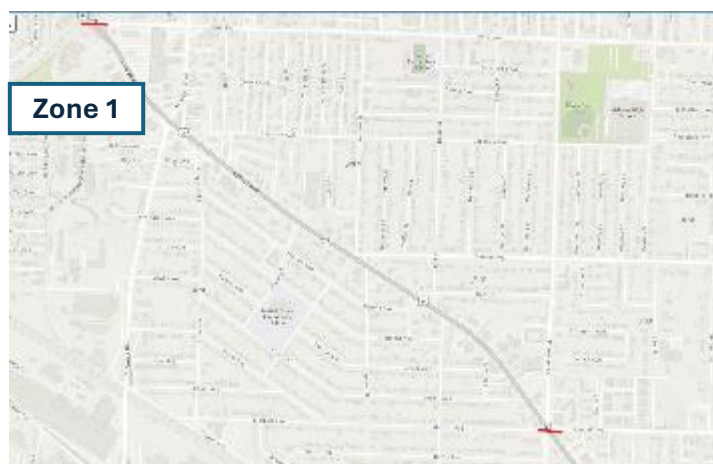
October 2025–Present

Commercial Code Enforcement | Environmental Enforcement |
Public Service Corps | Grounds Services | Memphis City Beautiful

The Corridor: Why Lamar Matters

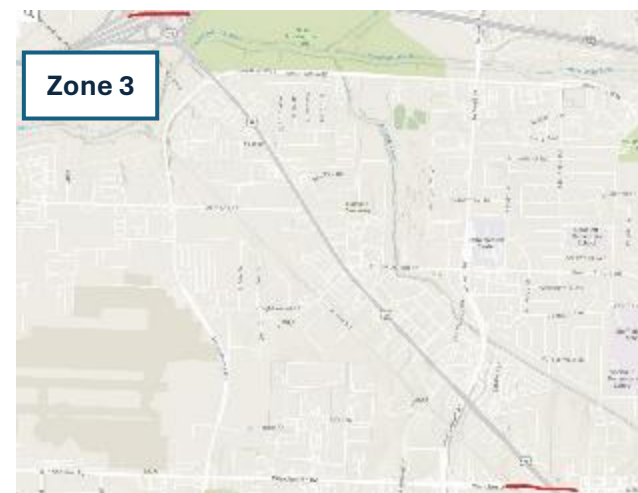
A Major Memphis Gateway Requiring a Coordinated Response

- Lamar Avenue/US 78 is a major commercial, industrial, freight, and commuter corridor.
- The corridor extends southeast from the urban core toward the Mississippi state line.
- Longstanding challenges included illegal dumping, overgrowth, roadside litter, deteriorated commercial properties, vacant parcels, and recurring blight.
- Major transportation investments make the condition and appearance of the corridor increasingly important to Memphis's economic development and quality of life.

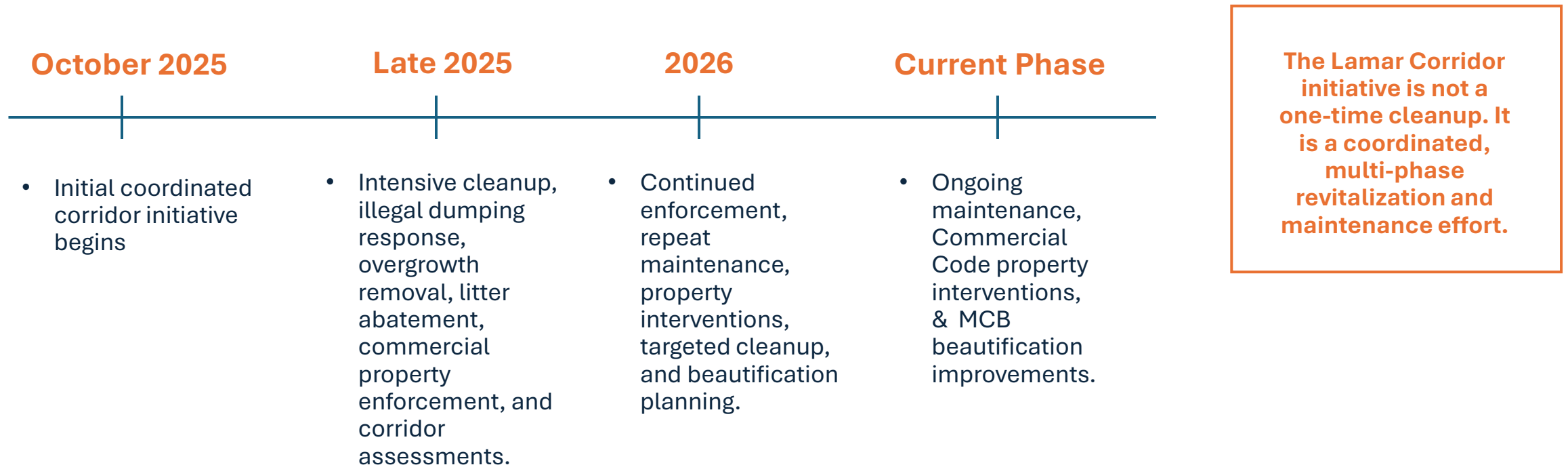


Our operational focuses has been divided into 3 zones:

Zone1: Park Ave to Kimball Ave
Zone 2: Kimball Ave to Prescott St
Zone 3: Prescott St to Winchester Blvd



The Work Began as an Intensive Corridor Initiative and Evolved into an Ongoing Maintenance Strategy



Community Enhancement's Coordinated Response to the Lamar Ave. Corridor

Department	Primary Role
Commercial Code Enforcement	Addressing deteriorated, abandoned, and nuisance commercial properties
Environmental Enforcement	Illegal dumping investigations, tire shops, service requests, site cleanup, and enforcement
Public Service Corps	Roadside litter removal, cleanup support, and ongoing corridor maintenance
Grounds Services	Overgrowth removal, vacant parcel maintenance, tire and debris removal
Memphis City Beautiful	Long-term beautification, permanent litter infrastructure, and planting improvements

50

Priority
Commercial
Court Cases
at Initiative
Launch

98

Vacant Lots
Cut

1,183

Tires
Removed

256

Illegal Signs
Removed

328

EE Violations
Mitigated

1,722

Trash Bags
Worth of
Debris
Removed

15,560 lbs.

Materials
Removed by
Grounds
Services

The Impact of CE's Coordinated Response

Reclaiming Overgrown and Neglected Areas

Grounds Services has provided targeted intervention along the Lamar Corridor to address overgrowth, discarded tires, illegal signage and neglected parcels. By restoring overgrown areas to a maintainable condition, Grounds Services is helping establish the baseline needed for continued upkeep and long-term corridor improvement.



98 Cuts Completed



800 Tires Removed



256 Signs Removed

By addressing overgrown grass and neglected vegetation, Grounds Services has helped reclaim key areas of the corridor, improve visibility, and establish a more consistent standard of maintenance.

Addressing Commercial Blight Through Outreach and Enforcement

Commercial Code Enforcement has taken a targeted approach to deteriorated and nuisance commercial properties along the Lamar Corridor through direct outreach, inspections, compliance efforts, court action and continued case management.

By moving properties through the appropriate path toward compliance, abatement, rehabilitation, demolition or redevelopment, Commercial Code is helping address longstanding property conditions that contribute to the overall appearance and vitality of the corridor.



Current Activity	Count
Rehabilitation Cases / Properties	17
Active NPA Cases	16
Non-Structural Cases / Violations	7
Environmental Court Cases	3
Condemnation Properties	3
Pending NPA Referrals	3

50

Court Cases at
Initiative Launch

42

Businesses and
Properties Reached
Through Notice
Delivery

Addressing Illegal Dumping and Environmental Violations

Environmental Enforcement has focused on identifying, investigating and addressing illegal dumping and environmental violations throughout the Lamar Corridor through field investigations, service requests, enforcement and coordination of site cleanups.



27
Sites Cleaned



328
EE Violations Mitigated

By addressing active dumping locations and continuing to monitor recurring problem areas, Environmental Enforcement is helping reduce environmental blight and reinforce accountability for conditions along the corridor.

Cleanup to Long-Term Beautification

Public Service Corp

Public Service Corps provides the workforce capacity needed to remove roadside litter and accumulated debris impacting the appearance of the corridor.

Through targeted cleanup and an ongoing maintenance role, PSC helps restore corridor conditions and protect the progress achieved through the Division's coordinated efforts.

383

Tires Collected

1,722

Bags Collected

142

Drains Cleared

Memphis City Beautiful

Memphis City Beautiful is building on the Division's cleanup and enforcement efforts by introducing permanent litter infrastructure and targeted beautification improvements along the corridor.

Through permanent trash receptacles and planned planting improvements, MCB is helping transition the corridor from intensive intervention toward long-term beautification and sustainability.

8

Permanent Trash
Receptacles Planned

1

Targeted Planting
Initiative Planned

MCB will install permanent litter infrastructure to support cleaner corridor conditions, while PSC will provide ongoing servicing of the receptacles and continue targeted litter removal.

Seeing the Progress from Above

The combined work of the Division of Community Enhancement teams has produced visible improvements across multiple sections of the Lamar Corridor.



Maintaining the Progress & Expanding the Effort

- The Lamar Corridor will remain on a regular maintenance schedule, with each Community Enhancement department continuing to address corridor conditions within its respective area of responsibility.
- Grounds Services will continue targeted mowing and overgrowth maintenance; Environmental Enforcement and Commercial Code will continue monitoring, enforcement and case management; and PSC will provide recurring litter and debris removal while supporting the maintenance of permanent trash receptacles installed through Memphis City Beautiful.
- As work continues, the Division will build upon the progress made along Lamar and expand coordinated corridor efforts toward E.H. Crump Boulevard and Riverside Drive.



The goal is to maintain the improvements already made while continuing coordinated cleanup, enforcement, maintenance and beautification throughout the full corridor.



The Division of Community Enhancement

THANK YOU!

*Lamar Avenue Corridor
Revitalization Presentation*

Crump Avenue and Florida



Lamar and S. Prescott



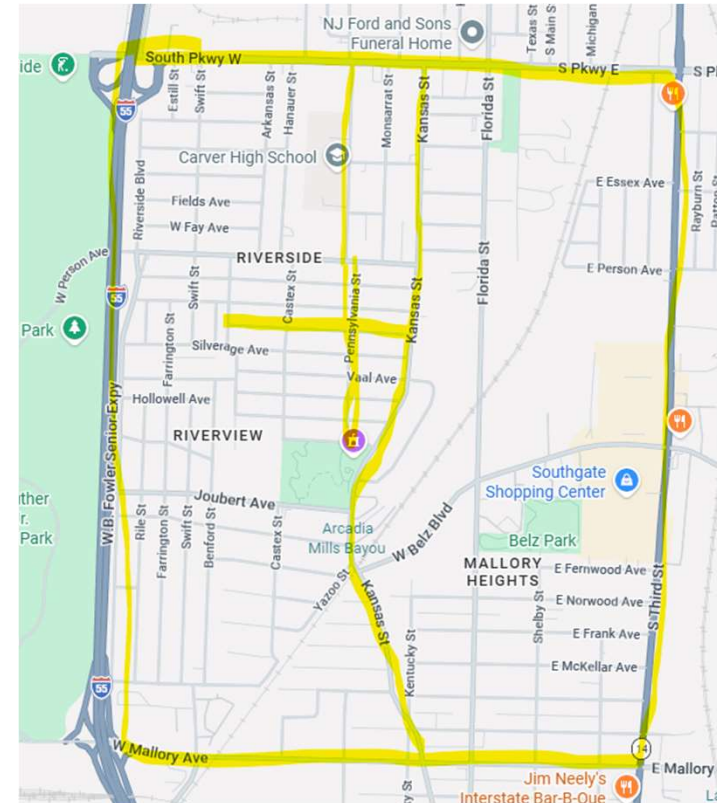
Crump and Provine



Mallory Heights - Inlets Cleaned

City of Memphis has over 56,000 inlets within the city limits.

Public Works inspected 152 inlets in this area of Mallory Height and cleaned 113 of them, 39 did not need maintenance.



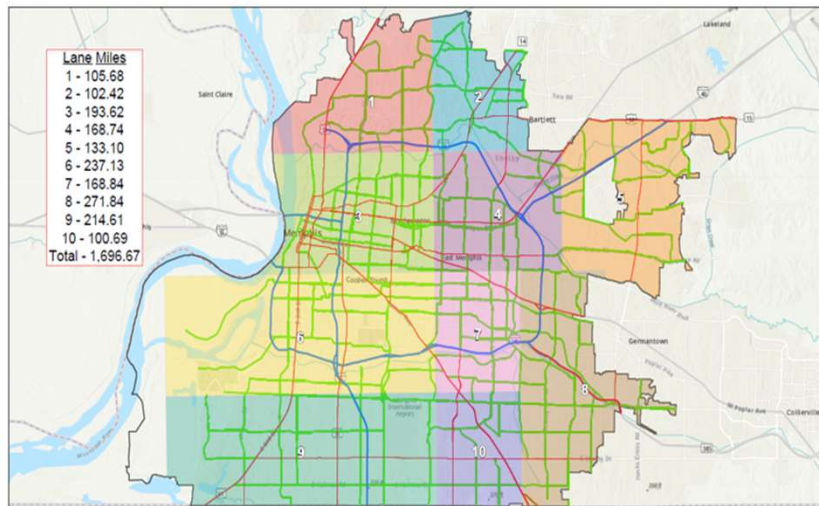
Public Works – Proactive Maintenance

- Primary started on 7/21/25 and Ended on 10/3/25
- Secondary started on 10/7/25 and ended on 3/5/26

	Primary routes										
	Grid 9	Grid 10	Grid 8	Grid 7	Grid 6	Grid 5	Grid 4	Grid 3	Grid 2	Grid 1	Totals
Working Days	5	5	7	6	10	7	6	7	5	4	62
LM	215	101	272	169	237	133	169	194	102	106	1,697
Potholes Filled	285	229	435	523	713	244	159	464	274	265	3,591
Inlets Cleaned	497	239	730	367	464	50	87	126	73	66	2,699
Miles swept	70	70	175	168	277	135	189	141	79	132	1,436

	Secondary routes										
	Grid 10	Grid 9	Grid 8	Grid 7	Grid 6	Grid 5	Grid 4	Grid 3	Grid 2	Grid 1	Totals
Working Days	5	7	5	4	15	11	13	25	9	7	101
LM	17	72	77	44	140	60	61	147	29	50	697
Potholes Filled	112	439	208	260	408	186	220	275	116	87	2,311
Inlets Cleaned	63	239	293	168	410	210	254	115	39	119	1,910
Miles swept	74	89	125	85	189	176	153	208	48	121	1,268

Grid Map



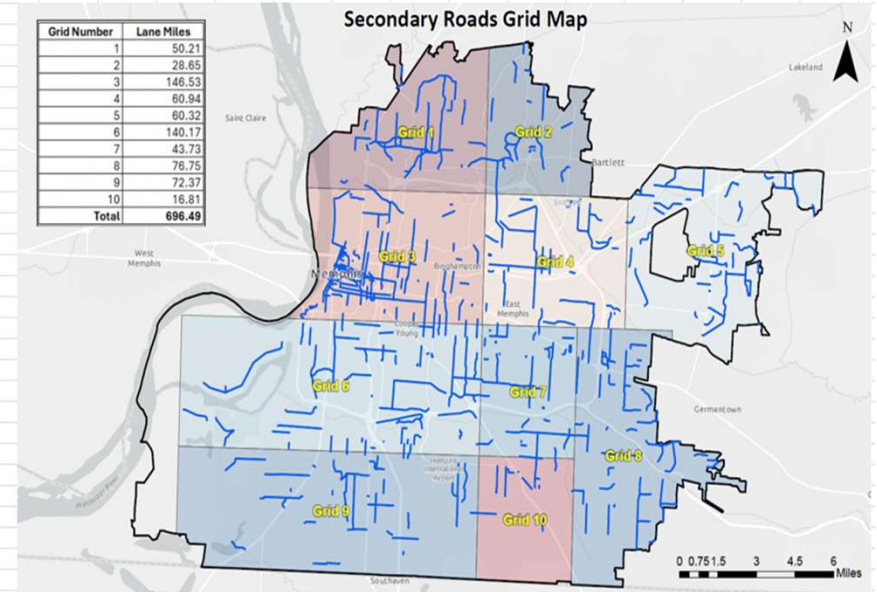
7/23/2025, 2:43:45 PM
 Grids: 1 2 3 4 5 6 7 8 9 10
 Legend: Interstates, Major Roads, State Routes, City of Memphis Boundary

1:175,000
 0 1.75 3.5 7 mi
 0 2.75 5.5 11 km

ESRI, NADA, NGA, USGS, Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, © City of Memphis GIS - Public Works

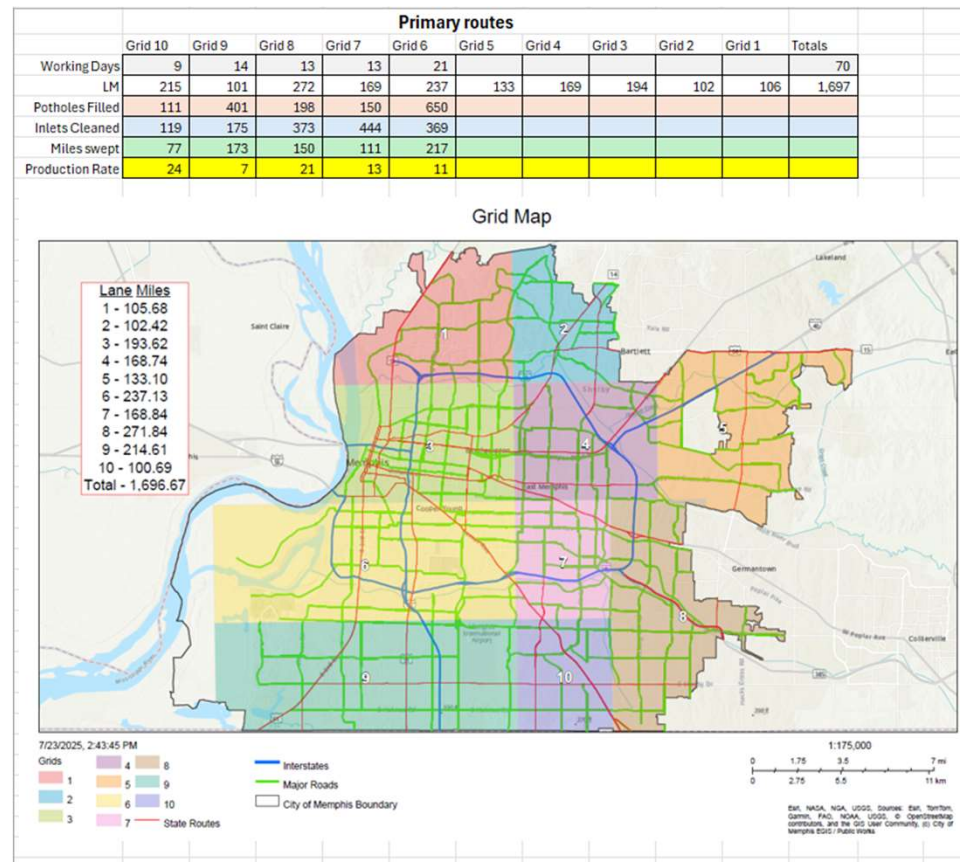
Secondary Roads Grid Map

Grid Number	Lane Miles
1	50.21
2	28.65
3	146.53
4	60.94
5	60.32
6	140.17
7	43.73
8	76.75
9	72.37
10	16.81
Total	696.49



Public Works - Primary Routes

- April 21, 2026 through June 26, 2026
- Since July 21, 2025
 - 6,089 Inlets Cleaned
 - 7,412 Potholes Filled
 - 3,432 Miles Swept



Mallory Heights - MLGW Update

MLGW is conducting Lead Service Line replacement in the Mallory Heights neighborhood. As of July 8, 2026, the asphalt contractor is currently milling on Ingle Av and plans to be completed with the paving early next week, weather permitting. They will then move to Kirk Av.

Asphalt Contractor locations:

- Ingle Av – Kansas to Riverside
- Kirk Av – Kansas to Bismark

As MLGW Water Division completes their work on the Lead Service Replacement jobs listed below, the asphalt contractor will follow behind and single lane pave these street cuts.

MLGW

Water LSR crews current locations:

- Rile St - Volunteer Av to Joubert Av
- W. Burdock - Kansas St to Florida St
- W. McKellar - Kentucky St to Florida St
- *** These jobs should be complete by Water this week*

Water LSR crews next locations:

- W. Frank Av - Kentucky St to Florida St
- W. Norwood Av - Kentucky St to Florida St
- W. Waldorf - Kansas St to Florida St
- Modder Av - Bismark St to Pennsylvania St

All work locations are highlighted on the map below.



Ordinance 4538 – Grass Clippings

Ordinance 4538

**MS4: Municipal
Separate Storm
Sewer System**

Memphis has two separate collection systems. One for wastewater and one for storm water. Storm water is conveyed (along with any pollutants) directly to our rivers.

SEC. 33-206 UNAUTHORIZED DISCHARGE A PUBLIC NUISANCE

Discharge of storm water in any manner in violation of this Article; or any violation of any condition of a permit issued pursuant to this Article; or any violation of any condition of a storm water discharge Permit issued by the State of Tennessee Department of Environment and Conservation is hereby **declared a public nuisance and shall be corrected or abated.**

SEC. 33-207 IMPROPER DISPOSAL

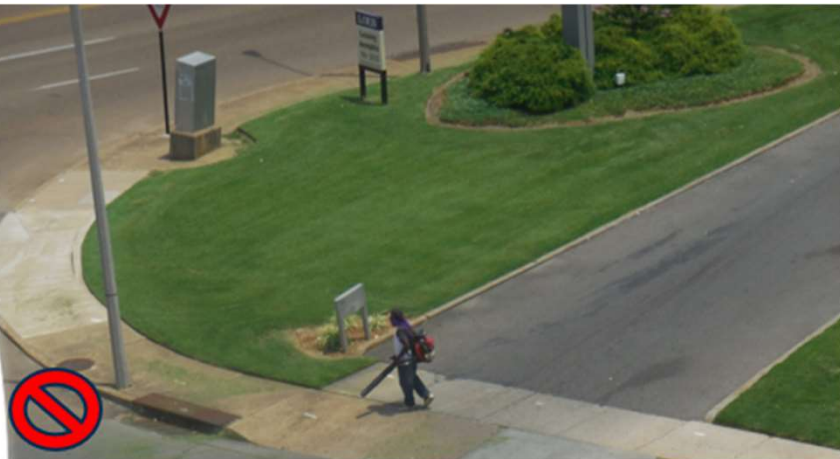
(A) It shall be unlawful for any person to **improperly dispose any contaminant into the MS4.** Contaminants include, but are not limited to the following:

26) Collected lawn clippings, leaves, or branches;

Grass Cutting

Grass Cutting

- Bag or mulch all grass clippings.
- If possible, cut grass in such a way that reduces grass being left on the street.
- Blow grass clippings from the street back onto the grassy area.



Yard Waste



Yard Waste

- All contractors are required to remove leaves and limbs they bag or cut. City ordinance requires landscaping contractors/tree services to remove debris generated from their work.
- Yardwork done by a homeowner can be bagged and placed curbside for City Solid Waste pickup.
- Leaves and limbs should not be blown or placed in the street, storm drain or drainageway. This can prevent the flow of storm water away from properties and streets during rain events.

Storm Water Pollution



Reporting an Illicit Discharge

If you see storm water pollution we want to know!

- Call the Mayor's Action Center at 311
- Submit a complaint through our website
 - <https://www.memphisstormwater.com/report-illicit-discharge>
- Call our office at 901-636-4349

Illicit Discharge

Illicit Discharge detection and elimination

1

Receive a complaint or observe a violation.

2

Assign a storm water inspector to verify complaint and determine source.

3

Follow up with the violator (company or individual citizen) to educate them on proper disposal practices.

4

Follow up to ensure pollutant has been removed.

5

Issue educational material or civil penalties as warranted.

Public Education – Storm Water Program

- Community Events
- Educational Flyers
- Schools
- Mailers
- Social Media

DON'T BLOW IT IN THE STREET OR STORM DRAIN!

Improperly disposing of yard waste (leaves, grass clippings, branches), trash, or other debris near storm drains, in ditches, or on City streets is a big problem. During rain events, storm water runoff carries these pollutants into the nearest storm drain where they can eventually end up in surrounding lakes, rivers, or streams - posing a threat to aquatic life in these waterbodies. These pollutants can clog the City's storm water drainage system, causing drainage concerns like flooding and property damages.

Improperly disposing of these materials is a violation of

City of
MEMPHIS
Ordinance 4538

Violators may be issued monetary penalties.

PROPER YARD WASTE DISPOSAL





If you compost, you can compost your yard waste!

A beneficial way to handle the clippings is to scatter them on your lawn. They quickly decompose, creating nutrients which are returned to the soil. The clippings can also be used as mulch, reducing the amount of water required for flowerbeds.

Bag your leaves or grass clippings for pick up with your normal household trash.

If you observe anyone disposing of yard waste or other debris into the storm water drainage system or on City streets, please note the time and location of the incident. If a lawn care service is responsible, also note the name of the service provider or vehicle license plate number. Call the City's Stormwater Department at 901-636-4349 and provide us the information and our personnel will promptly respond.

Make a Report







MEMPHIS POLICE DEPARTMENT

GUN VIOLENCE INTERVENTION PROGRAM (GVIP):

FROM RESPONSE TO PREVENTION



GUN VIOLENCE INTERVENTION PROGRAM (GVIP):

OUR MISSION

GVIP is a proactive, data-driven intervention program focused on interrupting cycles of gun violence and connecting individuals to resources, support, and opportunities—transforming lives today for a safer Memphis tomorrow.

THROUGH INTELLIGENCE-LED POLICING, WE REDUCE GUN VIOLENCE.



REDUCE GUN VIOLENCE



SUPPORT INDIVIDUALS

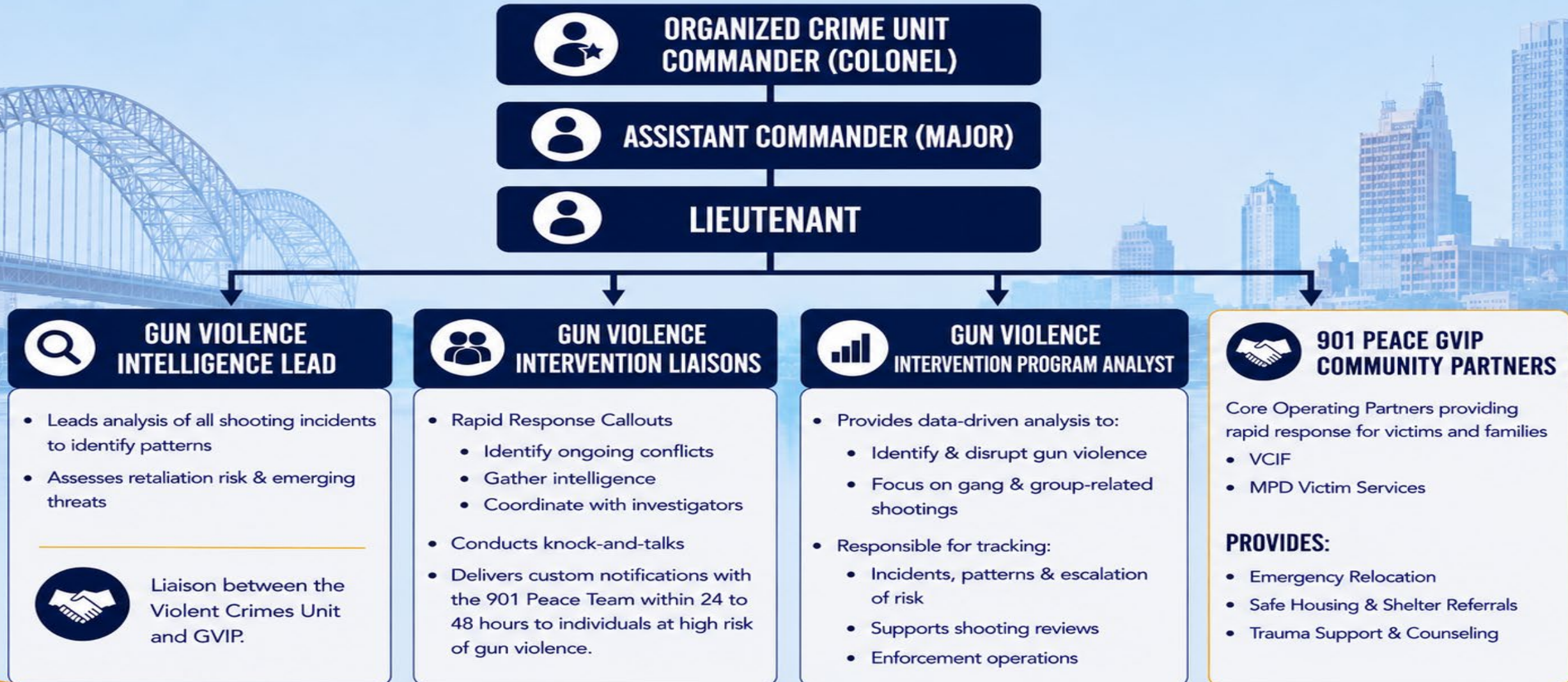


BUILD SAFER COMMUNITIES



CREATE LASTING CHANGE

GVIP TEAM – ORGANIZATIONAL CHART



COMPLETE GVIP PROCESS



WHAT HAPPENS DURING THE SHOOTING REVIEW?

Each week, MPD and our violence reduction partners review selected shootings together.



Participants include representatives from:

- Violent Crimes Unit
- Organized Crime Unit / Multi-Agency Gang Unit
- Gun Violence Intervention Team
- 901 Peace
- Federal law enforcement partners
- Shelby County District Attorney's Office
- United States Attorney's Office
- Juvenile Court
- Probation and Parole
- Victim Services
- Other public safety partners

Together, we ask four questions:

1



WHAT HAPPENED?

- Investigators present the facts of the shooting.

2



WHO IS AT RISK?

- Identify victims, suspects, associates, and others who may be involved in future violence.

3



WHAT ACTION IS NEEDED?

- Determine enforcement strategies, investigative follow-up, and intelligence sharing.

4



WHO NEEDS INTERVENTION?

- Identify individuals and families who should receive outreach, services, or a Custom Notification.

WHAT HAPPENS AFTER THE SHOOTING REVIEW?

The meeting is only the beginning.

FOLLOWING THE REVIEW:



MPD

- Continues criminal investigations
- Shares intelligence with specialized units
- Monitors retaliation indicators
- Conducts enforcement operations when appropriate
- Coordinates with probation, parole, and federal partners



GUN VIOLENCE INTERVENTION TEAM

- Conducts additional outreach
- Completes interventions
- Conducts Custom Notifications
- Continues intelligence gathering
- Monitors emerging conflicts



901 PEACE

Receives referrals for individuals willing to engage in services, including:

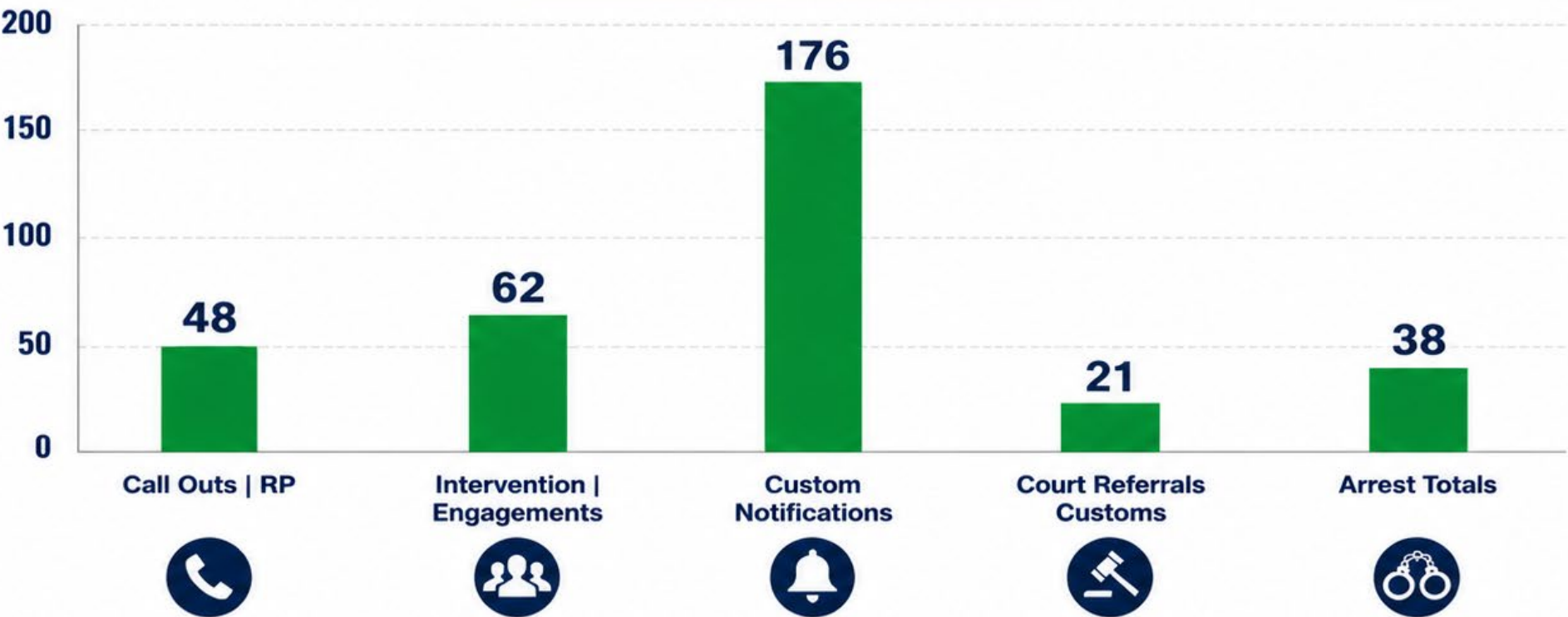
- Employment assistance
- Education
- Housing
- Mental health services
- Substance abuse treatment
- Mentoring
- Long-term case management

GVIP YEAR TO DATE STATS

2026



YTD 2026



MEMPHIS POLICE DEPARTMENT

QUESTIONS?





General Improvement Refunding Bonds, Series 2026

August 4, 2026



General Improvement Refunding Bonds, Series 2026

The Resolution

- Authorizes the issuance of up to \$350 million in General Improvement Refunding Bonds, Series 2026 (the “Series 2026 Bonds”)
 - Refinance for savings portions of bonds issued in 2010, 2016 & 2018 (the “Prior Bonds”)
- Approves the forms of the following documents:
 - Refunding Trust Agreement – Appoints Regions Bank as the Refunding Trustee and provides details relating to the refinancing of the Prior Bonds
 - Bond Purchase Agreement – Provides details related to the sale of the Series 2026 Bonds
 - Preliminary Official Statement – Will be used by underwriting team to market the Series 2026 Bonds to potential investors

Comptroller of the Treasury Approval

- The Division of Local Government Finance reviewed the City’s plan of refunding
 - No concerns were expressed and the City’s request for a negotiated sale was approved
- The Comptroller also approved the City request to structure the Series 2026 Bonds as “balloon indebtedness” if necessary.

General Improvement Refunding Bonds, Series 2026

- Will refinance all or a portion of the following outstanding bonds:
 - General Improvement Bonds, Series 2018
 - The general improvement bonds issued in 2010 and 2016 no longer provide savings
- Will be sold via a Negotiated Sale process due to the complexity of refunding multiple series of bonds
- The City will sell the Series 2026 to an underwriting team headed by Raymond James, with TD Financial Products, and Blaylock Van LLC serving as Co-Managers

General Improvement Refunding Bonds, Series 2026

Estimated Sources and Uses of Funds

Sources of Funds

Par Amount	\$ 71,970,000
Premium	5,166,034
Total Sources of Funds	\$ 77,136,034

Uses of Funds

Escrow Deposit	\$ 76,471,285
Issuance Costs	660,494
Additional Proceeds	4,255
Total Uses	\$ 77,136,034

Market conditions as of July 28th

Estimated Refinancing Stats

Series 2026

Par Amount	\$ 71,970,000
True Interest Cost	3.25%

Prior Bonds

Par Amount	\$ 75,420,000
Average Interest Rate	4.13%

Estimated Savings

Net PV Savings	\$ 2,138,158
----------------	--------------

Market conditions as of July 28th

Preliminary Financing Schedule

August 4 th	Budget Committee
August 18 th	Council Consideration
August 19 th	Rating Presentations
September 9 th	Price the Series 2026 Bonds
September 23 rd	Close Series 2026 Bonds
October	Report final results to Council



Memphis City Council Summary Sheet

(Revised January 28, 2026)

1. Description of the Item (Resolution, Ordinance, etc.)

Report on Debt Obligation for the \$9,000,000 Sewer Treatment and Collection Fund Interfund Capital Outlay Note, Series 2026B.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The Finance Division is the initiating party.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

There is no change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

N/A

5. State whether this requires a new contract, or amends an existing contract, if applicable.

The report does not require a new contract.

6. State whether this requires an expenditure of funds/requires a budget amendment.

This report does not require an expenditure of funds nor a budget amendment.

7. If same night minutes are requested, state the reason for the urgency.

N/A



Report On Debt Obligation

Entity and Debt Information		
Entity Name City of Memphis		
Entity Address 125 North Main Street Room 368 Memphis, Tennessee 38103-2080		
Debt Issue Name \$9,000,000 Sewer Treatment and Collection Fund Interfund Capital Outlay Note, Series 2026B		
Series Year 2026		
Debt Issue Face Amount \$9,000,000.00		
Face Amount Premium or Discount? N/A		
Tax Status Tax - Exempt		
Interest Type Other	Other Interest Type Description Fixed Interest Rate 0.000%	
Debt Obligation Note - Capital Outlay Note		
Moody's Rating Unrated	Standard & Poor's Rating Unrated	Fitch Rating Unrated
Other Rating Agency Name N/A	Other Rating Agency Rating N/A	
Security General Obligation + Revenue		
Type of Sale Per Authorizing Document Interfund Loan	Source Fund Target Fund Debt Service Fund Sewer Treatment and Collection Fund	
Dated Date 6/29/2026	Issue/Closing Date 6/29/2026	Final Maturity Date 6/30/2028

Debt Purpose		
Purpose	Percentage	Description
General Government	100%	Debt Obligation: Interfund Capital Outlay Note
Education	0%	N/A
Other	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

Cost of Issuance and Professionals
Does your Debt Issue have costs or professionals?
No /

Maturity Dates, Amounts, and Interest Rates		
Comments		
Year	Amount	Interest Rate
2028	\$9,000,000.00	0.000
TOTAL AMOUNT	\$9,000,000.00	

* See final page for Submission Details and Signatures *

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

Yes

Name and title of individual responsible for posting continuing disclosure information to EMMA

Lillian Blackshear and Kevin Bruce - Disclosure Counsel

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Paul A. Young

Title/Position

Mayor

Email

mayor@memphistn.gov

Alternate Email

arthur.davis@memphistn.gov

Signature - Preparer (Submitter) of This Form

Name

Cherrell Hawkins

Title/Position

Debt Analyst

Email

cherrell.hawkins@memphistn.gov

Alternate Email

andre.walker@memphistn.gov

Relationship to Public Entity

Employee

Organization

N/A

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☒ Verify Form Accuracy

Date to be Presented at Public Meeting

08/04/2026

Date to be emailed/mailed to members of the governing body

07/14/2026

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.



Memphis City Council Summary Sheet

(Revised January 28, 2026)

1. Description of the Item (Resolution, Ordinance, etc.)

Report on Debt Obligation for the \$28,000,000 Sewer Treatment and Collection Fund Interfund Capital Outlay Note, Series 2026A.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The Finance Division is the initiating party.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

There is no change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

N/A

5. State whether this requires a new contract, or amends an existing contract, if applicable.

The report does not require a new contract.

6. State whether this requires an expenditure of funds/requires a budget amendment.

This report does not require an expenditure of funds nor a budget amendment.

7. If same night minutes are requested, state the reason for the urgency.

N/A



Report On Debt Obligation

Entity and Debt Information		
Entity Name		
City of Memphis		
Entity Address		
125 North Main Street Room 368 Memphis, Tennessee 38103-2080		
Debt Issue Name		
\$28,000,000 Sewer Treatment and Collection Fund Interfund Capital Outlay Note, Series 2026A		
Series Year		
2026		
Debt Issue Face Amount		
\$28,000,000.00		
Face Amount Premium or Discount?		
N/A		
Tax Status		
Tax - Exempt		
Interest Type		Other Interest Type Description
Other		Fixed Interest Rate 3.761%
Debt Obligation		
Note - Capital Outlay Note		
Moody's Rating	Standard & Poor's Rating	Fitch Rating
Unrated	Unrated	Unrated
Other Rating Agency Name		Other Rating Agency Rating
N/A		N/A
Security		
General Obligation + Revenue		
Type of Sale Per Authorizing Document		Source Fund Target Fund
Interfund Loan		Storm Water Fund Sewer Treatment and Collection Fund
Dated Date	Issue/Closing Date	Final Maturity Date
6/29/2026	6/29/2026	6/29/2030

Debt Purpose		
Purpose	Percentage	Description
General Government	100%	Debt Obligation: Interfund Capital Outlay Note
Education	0%	N/A
Other	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

Cost of Issuance and Professionals
Does your Debt Issue have costs or professionals?
No

Maturity Dates, Amounts, and Interest Rates		
Comments		
Year	Amount	Interest Rate
2027	\$6,621,679.02	3.761
2028	\$6,867,740.61	3.761
2029	\$7,122,945.85	3.761
2030	\$7,387,634.52	3.761
TOTAL AMOUNT	\$28,000,000.00	

* See final page for Submission Details and Signatures *

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/?>

Yes

Name and title of individual responsible for posting continuing disclosure information to EMMA

Lillian Blackshear and Kevin Bruce - Disclosure Counsel

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Paul A. Young

Title/Position

Mayor

Email

mayor@memphistn.gov

Alternate Email

arthur.davis@memphistn.gov

Signature - Preparer (Submitter) of This Form

Name

Cherrell Hawkins

Title/Position

Debt Analyst

Email

cherrell.hawkins@memphistn.gov

Alternate Email

andre.walker@memphistn.gov

Relationship to Public Entity

Employee

Organization

N/A

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☒ Verify Form Accuracy

Date to be Presented at Public Meeting

08/04/2026

Date to be emailed/mailed to members of the governing body

07/14/2026

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.

WHEREAS, when worthy circumstances arise, the Memphis City Council has seen fit to name certain public roads to honor citizens who have served the City of Memphis, and **Pastor Leon Jones, Jr.**, is certainly befitting of this great honor; and

WHEREAS, Pastor Leon Jones, Jr. was born in Somerville, TN on November 13, 1967, to his deceased parents the late Leon Jones Sr., and Diann Marshall Jones. Coming from a humble background, he grew up in the Projects of Clementine apartments in South Memphis and moved to Smokie City in North Memphis. Pastor Jones, Jr. graduated from Northside High School in Memphis, TN and is a Veteran in the United States Navy aboard the USS Theodore Roosevelt. He currently resides in Memphis TN, with his wife Juanita, 3 children, and 2 grandchildren; and

WHEREAS, Pastor Leon Jones, Jr. earned his Bachelors degree in Theology, received two Masters degrees in Ministry & Christian Studies, and received his Doctorate in Christian Counseling. He worked for more than 20 years at St. Joseph and Baptist Hospitals in which he held various positions. The last position he held in the hospital was Coordinator of Cardiac Pulmonary Rehab. His last corporate job was Director of Enrollment and Adjunct Professor of Church Planting for Union University; and

WHEREAS, Pastor Leon Jones, Jr. is a Church Planter as well as the Senior Pastor and Founder of The Dwelling Place Church located in Memphis, TN and Mason, TN. He is also an Active member of The Southern Baptist Convention, Tennessee Baptist Convention, and The Mid-South Baptist Association which is also dually aligned with the National Baptist Convention. He is also currently a Missionary to the countries of Brazil and Jamaica, Memphis, TN, and Montana. He also sits on the Governors Social Capital Committee; and

WHEREAS, Pastor Leon Jones, Jr. received many awards and recognitions. Among his accomplishments and achievements, he was the first African American Police Chaplain of the Collierville Police Department, served as the youngest President of the NAACP chapter in Collierville, was awarded the Leadership Award from the Memphis Clergy Police Academy, the founder of “Lite at Nite”, instituted “Dwell Well”, has acquired 20+ partnerships to serve mankind, including but not limited to The Mid-South Foodbank where over 450,000 people have received food from the parking lot of The Dwelling Place Church. Lastly, he partnered with the international entity titled “Send Relief” to bring compassion to the city; and

WHEREAS, in recognition of his remarkable contributions to the City of Memphis, the Memphis City Council desires to honor **Pastor Leon Jones, Jr.** legacy with a lasting tribute that will continue to inspire future generations.

NOW THEREFORE, BE IT RESOLVED by the Memphis City Council that East Street between Stage Road and Fairhaven Lane be declared

Pastor Leon Jones, Jr. Street

in honor of his exceptional contributions to the Memphis community.

BE IT FURTHER RESOLVED that the City Engineer is requested to affix suitable signs designating this public road.

Adopted Tuesday, August 4, 2026

Sponsor: Rhonda Logan

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 08/04/2026

DATE

PUBLIC SESSION: 08/18/2026

DATE

ITEM (CHECK ONE)

☒ **ORDINANCE** ☐ **RESOLUTION** ☒ **REQUEST FOR PUBLIC HEARING**

ITEM CAPTION: Joint ordinance to amend the Memphis and Shelby County Unified Development Code adopted by the City of Memphis on August 10, 2010, and by Shelby County on August 9, 2010, to establish a procedure for replacing the zoning map, being ZTA 2026-002

CASE NUMBER: ZTA 2026-002

LOCATION: Memphis and unincorporated Shelby County

COUNCIL DISTRICTS: All council districts

OWNER/APPLICANT: Division of Planning and Development

REPRESENTATIVES: Brett Ragsdale, Director

REQUEST: Adopt the recommended amendment to the Unified Development Code

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 – July 21, 2026
Second reading – August 4, 2026
Third reading – August 18, 2026

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
07/09/2026 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
	<u>7-10-26</u>	PLANNER II
		DEPUTY ADMINISTRATOR
	<u>7/10/26</u>	ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

ZTA 2026-002

JOINT ORDINANCE TO AMEND THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE ADOPTED BY THE CITY OF MEMPHIS ON AUGUST 10, 2010, AND BY SHELBY COUNTY ON AUGUST 9, 2010, TO ESTABLISH A PROCEDURE FOR REPLACING THE ZONING MAP, BEING ZTA 2026-002.

- This amendment will create the process by which the zoning map may be repealed and replaced in its entirety.
- Memphis City Council passed a resolution on August 22, 2023, directing the Division of Planning and Development (DPD) to proceed with public engagement and develop recommendations for the zoning map. DPD has since conducted nearly three years of public engagement and is currently working to finalize these recommendations.
- This amendment will require DPD to mail public notice to the owners of all properties in Memphis and unincorporated Shelby County prior to the Land Use Control Board public hearing for a map replacement. The amendment also regulates the content of said public notice.
- The Memphis and Shelby County Land Use Control Board considered the amendment at its July 9, 2026, meeting and voted unanimously to recommend ***approval***.
- The Division of Planning and Development recommends ***approval***.
- This joint ordinance also requires approval by the Shelby County Board of Commissioners.
- No expenditure of funds/budget amendments are required by this item.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, July 9, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: ZTA 2026-002

LOCATION: Memphis and unincorporated Shelby County

COUNCIL DISTRICT(S): All Council Districts

OWNER/APPLICANT: Division of Planning and Development

REPRESENTATIVE: Brett Ragsdale, Director

REQUEST: Adopt the recommended amendment to the Unified Development Code

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 as amended.

The motion passed by a unanimous vote of 7-0 on the regular agenda.

Respectfully,



Nicholas Wardroup, AICP
Planner II
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

ORDINANCE NO: _____

JOINT ORDINANCE TO AMEND THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE ADOPTED BY THE CITY OF MEMPHIS ON AUGUST 10, 2010, AND BY SHELBY COUNTY ON AUGUST 9, 2010, TO ESTABLISH A PROCEDURE FOR REPLACING THE ZONING MAP, BEING ZTA 2026-002.

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: ZTA 2026-002**; and

WHEREAS, The Board of County Commissioners and Memphis City Council concur that the Division of Planning & Development should, from its experience in administering the Unified Development Code, periodically suggest amendments to the same to make it a more practical code benefiting the needs of the public; and

WHEREAS, The City Council of the City of Memphis did by resolution charge the Division of Planning and Development with replacing the existing Unified Development Code and zoning map which has not been done in more than seventy years; further, that members of the Board of Commissioners are aware of this charge and have been kept apprised of its progress in its Land Use Committee meetings, with plans to make the same charge for the unincorporated county; and

WHEREAS, The current Unified Development Code addresses and provides a procedure for a text amendment including complete replacement, § 9.4; and for individual re-zonings, § 9.5; and for comprehensive rezoning of specific “areas designated as planning districts or planning areas, or other areas for which a plan has been approved or adopted,” § 9.5.12.B; but lacks a provision and procedure for a complete repeal and replacement of the zoning map as contemplated in state law; and

WHEREAS, The Memphis and Shelby County Land Use Control Board heard this matter on July 9, 2026, and has submitted its recommendation to this body;

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 AND BY THE BOARD OF COMMISSIONERS OF SHELBY COUNTY that Joint Ordinance Nos. 5367 and 397, are hereby amended as follows:

SECTION 1, CASE NO. ZTA 2026-002. That the various sections of the Unified Development Code be hereby amended as reflected in Exhibit A, attached hereto.

SECTION 2. That the various sections, words, and clauses of this Joint Ordinance are severable,

and any part declared or found unlawful may be elided without affecting the lawfulness of the remaining portions.

SECTION 3. That this Joint Ordinance shall take effect from and after the date it shall have been enacted according to due process of law, and thereafter shall be treated as in full force and effect in the jurisdictions subject to the above-mentioned Ordinance by virtue of the concurring and separate passage thereof by the Shelby County Board of Commissioners and the Council of the City of Memphis.

ATTEST:

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

EXHIBIT A: Markup of Current Unified Development Code

Additions to the Code, as presently written, are indicated in red underline. Deleted language is indicated by ~~blue strikethrough~~. Explanatory notes not part of the Code text are *highlighted and italicized*.

Article 9. Administration

9.1 REVIEW BODIES

9.1.1 Governing Bodies

A. General Authority

The governing bodies may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

B. Final Authority

With respect to this development code, the governing bodies are responsible for final action regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses and special use amendments;
- ~~5.6.~~ Planned development outline plan and amendments;
- ~~6.7.~~ Planned development public contracts;
- ~~7.8.~~ Final plat public contracts;
- ~~8.9.~~ Right-of-way vacation;
- ~~9.10.~~ Right-of-way dedication; and
- ~~10.11.~~ Historic district designation.

9.1.2 Land Use Control Board

A. Establishment

The Land Use Control Board is established pursuant to Joint Ordinance-Resolution No. 2524 (Memphis City Code § 2-50).

B. General Authority

1. The Land Use Control Board performs related duties as directed by the governing bodies.
2. The Land Use Control Board may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Review Authority

With respect to this development code, the Land Use Control Board reviews and makes recommendations regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses and special use amendments;
- ~~5.6.~~ Planned development outline plan and amendments;
6. Street Name Change;
7. Right-of-way vacation;
8. Right-of-way dedication; and
9. Historic district designation.

D. Final Authority

With respect to this development code, the Land Use Control Board shall be responsible for final action (subject to appeal) regarding:

1. Planned development major modifications;

2. Special use major modifications;
3. Major preliminary plans;
4. Resubdivision;
5. Plat of record vacation; and
6. Special exceptions.

9.2.3 Board of Adjustment

A. Establishment

The Board of Adjustment is established pursuant to Joint Ordinance-Resolution No. 722 Memphis City Code § 2-48).

B. General Authority

1. The Board of Adjustment performs related duties as directed by the governing bodies.
2. The Board of Adjustment may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Final Authority

With respect to this development code, the Board of Adjustment is responsible for final action regarding:

1. Variances;
2. Appeals from Administrative decisions
3. Interpretation of zoning district boundaries.
4. Change in nonconforming use permit; and
5. Conditional Use Permits.

9.2.4 Landmarks Commission

A. Defined

The Memphis Landmarks Commission is identified as having the authority to enforce certain provisions of this development code.

B. Establishment

The Landmarks Commission serves as a historic zoning commission pursuant to Tennessee Code 13-7-403 for the City of Memphis (see Memphis City Code § 14-24-5).

C. General Authority

The Landmarks Commission conducts and encourages research, planning and educational projects for the purpose of protecting historic districts and documenting the historic significance thereof, including the following:

1. Recommend to the governing bodies designated sites and districts for loans and grants under the City Landmark Fund and subject to approval by the governing bodies; make application for and administer grants for the purpose of preserving and restoring structures and sites located within a Historic Overlay District.
2. Initiate or assist in surveys, plans and studies and programs designed to identify, list and evaluate structures, objects, sites and areas worth of preservation and develop strategies and methods for their protection.
3. Consult with and consider the recommendations of civic groups, public agencies and citizens interested in historic preservation and provide information to the public.
4. Research historic properties and apply for designation to the National Register of Historic Places and establish a list of properties eligible for designation as a Historic Overlay District.

D. Review Authority

With respect to this development code, the Landmarks Commission reviews and make recommendations regarding rezoning to a Historic district designation.

E. Final Authority

With respect to this development code, the Landmarks Commission is responsible for final action regarding applications for a Certificate of Appropriateness.

9.2.5 Downtown Memphis Commission Design Review Board

A. Establishment

The Downtown Memphis Commission Design Review Board is established pursuant to Memphis City Code § 12-44.

B. General Authority

1. The Downtown Memphis Commission Design Review Board performs related duties as directed by the City Council.
2. The Downtown Memphis Commission Design Review Board may exercise additional powers as may be described elsewhere in this development code and as permitted by the City Code of Ordinances.

C. Final Authority

With respect to this development code, the Downtown Memphis Commission Design Review Board is responsible for reviewing applications and issuing permits with respect to the design of public building façades and exteriors in public view, signs and other public improvements within the Central Business Improvement District.

9.2.6 Zoning Administrator

The Zoning Administrator may designate any staff member to represent the Zoning Administrator in any function assigned by this development code. The Zoning Administrator remains responsible for any final action.

A. General Authority

1. The Zoning Administrator performs related duties as directed by the governing bodies.
2. The Zoning Administrator may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

B. Review Authority

With respect to this development code, the Zoning Administrator reviews and makes recommendations regarding:

1. Text amendments;
2. Zoning changes;
- ~~3.~~ 3. Comprehensive rezonings;
- ~~3-4.~~ 4. Replacements of the zoning map;
- ~~4-5.~~ 5. Special uses, special use amendments and major modifications;
- ~~5-6.~~ 6. Planned development outline plan and amendments;
- ~~6-7.~~ 7. Planned development major modifications;
- ~~7-8.~~ 8. Major preliminary plans review;
- ~~8-9.~~ 9. Resubdivision;
- ~~9-10.~~ 10. Right-of-way vacation;
- ~~10-11.~~ 11. Right-of-way dedication;
- ~~11-12.~~ 12. Street name change;
- ~~12-13.~~ 13. Plat of record vacation;
- ~~13-14.~~ 14. Special exceptions
- ~~14-15.~~ 15. Historic district designation;
- ~~15-16.~~ 16. Certificates of appropriateness; and
- ~~16-17.~~ 17. Variances.

C. Final Authority

With respect to this development code, the Zoning Administrator is responsible for final action (subject to appeal) regarding:

1. Special use minor modifications;
2. Planned development minor modifications;
3. Planned development final plats;
4. Minor preliminary plans;
5. Final plats;
6. Administrative site plans;

7. Tree removal;
8. Final plat; Demolition by neglect;
9. Administrative deviations; and
10. Written interpretations.

9.2.7 Building Official

A. Delegation of Authority

The Building Official may designate any staff member to represent the Building Official in any function assigned by this development code. The Building Official remains responsible for any final action.

B. General Authority

1. The Building Official performs related duties as directed by the governing bodies.
2. The Building Official may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Final Authority

With respect to this development code, the Building Official is responsible for final action (subject to appeal) regarding the following:

1. Temporary use review;
2. Sign permit; and
3. Certificate of occupancy.

9.2.8 Technical Review Committee

The Technical Review Committee is comprised of City and County agencies and is established to provide technical assistance in the review of certain provisions of this development code as set forth below.

A. Composition

The Technical Review Committee shall consist of a representative from the following. The Zoning Administrator shall serve as chairman of the Technical Review Committee and shall be responsible for all final recommendations.

1. Division of Planning and Development – Land Use and Development Services.
2. Division of Planning and Development – Comprehensive Planning.
3. Division of Planning and Development – Construction Enforcement.
4. City Traffic Engineer.
5. City and County Public Works Divisions.
6. City and County Engineering Divisions.
7. City and County Fire Departments.
8. Shelby County Health Department.
9. Memphis Light, Gas, and Water Division.

B. Review Authority

1. With respect to this development code, the Technical Review Committee may review at the discretion of the Zoning Administrator the following:
 - a. Text amendments;
 - b. Special uses and special use revisions;
 - c. Planned development outline plan amendments;
 - d. Planned development major modifications;
 - e. Planned development minor modifications;
 - f. Planned development final plats;
 - g. Minor preliminary plans;
 - h. Right-of-way vacation;
 - i. Administrative site plans; and
 - j. Special exceptions.

2. With respect to this development code, the Technical Review Committee shall review the following:
 - a. Planned development outline plans;
 - b. Major preliminary plans;
 - c. Resubdivision;
 - d. Right-of-way dedication;
 - e. Street name change; and
 - f. Plat of record vacation.

9.2 SUMMARY OF REVIEW AUTHORITY

9.2.1 Governing Bodies

The City Council retains review and approval or appeal authority within the City limits of Memphis and the Board of Commissioners retains review and approval or appeal authority within unincorporated Shelby County.

9.2.2 Summary of Review Table

		Review, Recommendation, Decision and Approval							
		City or County Engineer	Building Official	Technical Review Committee	Zoning Administrator or	Board of Adjustment	Landmarks Commission	Land Use Control Board	Governing Bodies
	x-ref								
Text Amendment	9.4			Δ	RR			RR	D
Zoning Change	9.5				RR			RR	D
Comprehensive Rezoning	9.5.12				RR			RR	D
Replacement of the Zoning Map	9.5.13				RR			RR	D
Special Uses & Planned Developments:									
Special Uses & Special Use Amendments	9.6 & 9.6.12A			Δ	RR			RR	D*
Special Use Major Modification	9.6.12B			Δ	RR			D	A
Special Use Minor Modification	9.6.12C			Δ	D			A*	
P. D. Outline Plan & Amendments	9.6 & 9.6.11E (1)			R	RR			RR	D*
P. D. Major Modifications	9.6.11E (2)			Δ	RR			D	A
P. D. Minor Modifications	9.6.11E (3)			Δ	D			A*	
P. D. Final Plan	9.6			Δ	D			A*	
P. D. Public Contract	9.6	RR							D
Subdivision:									
Minor Preliminary Plan	9.7.6			Δ	D			A	
Major Preliminary Plan	9.7.7			R	RR			D	A
Resubdivision				R	RR			D	A
Final Plat without Standard Contract	9.7.8			Δ	D			A*	
Final Plat w/Standard Contract	9.7.8	RR							D
Right-of-Way Vacation	9.8			Δ	RR			RR	D
Right-of-Way Dedication	9.9			R	RR			RR	D
Street Name Change	9.10			R	RR			RR	D
Plat of Record Revocation	9.11			R	RR			D	A
Administrative Site Plan	9.12			Δ	D	A**			
Special District Administrative Review	9.13			Δ	D	A**			
Special Exception	9.14			Δ	RR			D	A
Historic District Designation	8.6				RR		RR	RR	D
Certificate of Appropriateness	8.6.3				RR		D		
Historic District (Demolition by Neglect)	8.6.4				D		A*		
Board of Adjustment					RR	D			
Administrative Decision		D	D		D	A**			
Change in Nonconforming Use Permit	10.2.5				RR	D			

D = Decision

D* = Decision but no public hearing unless a request for a hearing is properly filed by an individual who was either present at LUCB and made a vocal objection or who submitted written comments to DPD prior to LUCB.

R = Review

RR = Review & Recommendation

Δ = Review at Discretion of Zoning Administrator

A = Appeal

A* = Only the subject property owner or his or her representative may appeal decisions of the Zoning Administrator, Building Official or City or County Engineer.

A** = Only the subject property owner and those property owners within 1000 feet of the subject property, as measured from property line to property line, may appeal decisions of the Zoning Administrator, Building Official or City or County Engineer.

9.3 COMMON REVIEW PROCEDURES

9.3.1 Pre-Application Conference

- A. The pre-application conference is a meeting in which the Zoning Administrator discusses the procedures, standards and regulations required for approval in accordance with this development code with the applicant.
- B. A mandatory pre-application conference with the Zoning Administrator shall be required for the following:
 - 1. Zoning change;
 - 2. Special use permit;
 - 3. Planned development outline plan;
 - 4. Minor preliminary plan;
 - 5. Major preliminary plan;
 - 6. Right-of-way vacation;
 - 7. Right-of-way dedication;
 - 8. Plat of record;
 - 9. Plat revocation;
 - 10. Historic district designation; and
 - 11. Certificate of Appropriateness.
- C. A pre-application conference is optional for any application not listed in Sub-Section B above.

9.3.2 Neighborhood Notification and Meeting

- A. At least ten days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall host and/or attend a neighborhood meeting with representatives from neighborhoods adjacent to the development site which the hearing involves:
 - 1. Zoning change;
 - 2. Special use permit or amendment to a special use permit;
 - 3. Planned development outline plan or amendment to a planned development outline plan; and
 - 4. All subdivisions except minor subdivisions.
- B. Procedure
 - 1. Where applicable, the Division of Planning and Development shall mail notification of the neighborhood meeting prepared and provided by the applicant to the following individuals: 1) the officers of any neighborhood or business associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property; 2) all current residents of single-family and two-family dwellings within the notification area; 3) all property owners within the notification area, if different from the current residents; 4) the members of the Memphis City Council who represent the district and super-district in which the development is planned, or for areas in unincorporated Shelby County, the member of the Shelby County Board of Commissioners who represent the district in which the development is planned; and 5) all residents of multi-family dwellings within the notification area; to inform the community of the proposed development and solicit comments. If the applicant is unable to make notification to the multi-family dwellings, he or she shall provide notice to the Division of Planning and Development the reason and shall mail notification of the neighborhood meeting to the rental or management office of all multi-family dwellings within the notification area with a request that said rental or management office post the notification in a conspicuous location within a common area(s), including, but not limited to: entry doors, hallways, mailbox areas and laundry rooms.
 - 2. The neighborhood notification requirements shall be the same as the mailed public notice requirements in 9.3.4A. The notification shall identify the time and place of the neighborhood meeting, as well as a description and map of the project. The notification shall also include the public hearing date of when the application will be heard by the Land Use Control Board. The applicant shall contact the officer(s) of any neighborhood or business association registered with the City of Memphis Office of Community Affairs prior to determining a date for the neighborhood meeting.
 - 3. The notification shall be prepared by the applicant and presented to the Division of Planning and Development no later than two working days prior to the date set out in the mailing requirement provided in Paragraph 5 below. The notification shall be folded, sealed and placed in stamped envelopes when presented to the Division of Planning

and Development. The following items shall accompany the notification when presented to the Division of Planning and Development: a copy of the letter to be mailed to all parties, a copy of the address labels to whom notification will be mailed and a map of the notice area.

4. If practicable, the neighborhood meeting shall be held at a public building or place of worship within a one-mile radius of the subject property, or at the subject property itself.
 5. If the notification package is determined to be complete by the Zoning Administrator, the Division of Planning and Development shall mail the notification no later than 20 days prior to the hearing before the Land Use Control Board and no later than 10 days prior to the date of the neighborhood meeting. If the neighborhood notification package is determined to be incomplete by the Zoning Administrator, the application is subject to being considered incomplete and removed from the Land Use Control Board agenda.
 6. Neighborhood meetings are the sole responsibility of the applicant. Documentation of its proceedings shall also be provided to the Division of Planning and Development. The applicant may request neighborhood organizations' contact information, if available, from the Division of Planning and Development.
- C. The purpose of the neighborhood notification and meeting is to inform the neighborhood of the nature of the proposed land use and development features and solicit comments. Applicants shall reserve at least 15 minutes of the neighborhood meeting for community members, businesses and/or neighborhood associations wishing to make a presentation regarding the development.
- D. Any neighborhood or business association registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the development area will have the opportunity to submit a Community Impact Statement (CIS). The purpose of the CIS is to provide community members a chance to give an opinion and any recommendation regarding the development project. The CIS shall not exceed 500 words. Neighborhood or business associations who intend to file a CIS must submit said statement to the Land Use Control Board or governing bodies prior to the scheduled hearing. If provided prior to the publishing of the Land Use Control Board staff report, the CIS shall be included within the staff report in a prominent position alongside the Division of Planning and Development recommendation. If provided after the publishing of the Land Use Control Board staff report, the CIS will be referenced during the Land Use Control Board public hearing and contained in the materials that are forwarded to the legislative body, where applicable.
- E. Exigent circumstances. A neighborhood meeting may be conducted through electronic or telephonic means if holding an in-person meeting is impractical due to an ongoing public health crisis or other similar situation that is out of the control of the applicant, provided all notice requirements of this section are met. In addition, a neighborhood meeting may be held after the Land Use Control Board votes on the matter but before the governing body does so in the event the Division of Planning and Development makes a determination that a zoning change is not in compliance with a Chapter 1.9 plan with the publishing of its Land Use Control Board staff report (see Paragraph 9.3.2A(1)). In such an event, all notice and timing requirements of this Section shall still apply, but will be timed in conjunction with date the governing body is expected to vote on the matter.

9.3.3 Application Requirements

A. Initiation of Request

A request for development approval may be initiated in accordance with the following. For the purpose of this Sub-Section, “body” shall mean either the Memphis City Council or the Shelby County Board of Commissioners; “board” shall mean the Land Use Control Board and “staff” shall mean the Chief Administrative Officer of either the City of Memphis or Shelby County, or the Zoning Administrator.

	Agent/ Owner/ Applicant	Body/ Board/ Staff
Text Amendment		■
Zoning Change	■	■
Comprehensive Rezoning		■*
<u>Replacement of the Zoning Map</u>		■*
Special Uses and Planned Developments:		
Special Uses & Special Use Amendments	■	
Special Use Minor Modifications	■	
Special Use Major Modifications	■	
P. D. Outline Plan & Amendments	■	
P. D. Minor Modifications	■	
P. D. Major Modifications	■	
P. D. Final Plan	■	
P. D. Public Contract	■	
Subdivision:		
Minor Preliminary Plan	■	
Major Preliminary Plan	■	
Resubdivision	■	
Final Plat	■	
Public Contract	■	
Right-of-Way Vacation	■	■
Right-of-Way Dedication	■	
Street Name Change	■	■
Plat of Record Revocation	■	■
Administrative Site Plan Review	■	
Special District Administrative Review	■	
Special Exception Review	■	
Temporary Use Review	■	
Tree Removal	■	
Sign Permit	■	
Certificate of Occupancy	■	
Historic District Designation	■	■
Certificate of Appropriateness	■	
Demolition by Neglect		■
Written Interpretations	■	
Administrative Deviation	■	
Variance and Conditional Use Permit	■	
Appeal of Administrative Decision	■	
Change in Nonconforming Use Permit	■	

*Only the body(s) may initiate a request for a comprehensive rezoning or replacement of the zoning map(see Sub-Sections 9.5.12A and 9.5.13A).

B. Submittals

Applications required under this development code shall be filed with the Division of Planning and Development in accordance with the following.

	Zoning Administrator	Building Official
Text Amendment	■	
Zoning Change	■	
Comprehensive Rezoning	■	
<u>Replacement of the Zoning Map</u>	■	
Special Uses and Planned Developments:		
Special Uses & Special Use Amendments	■	
Special Use Minor Modifications	■	
Special Use Major Modifications	■	
P. D. Outline Plan & Amendments	■	
P. D. Minor Modifications	■	
P. D. Major Modifications	■	
P. D. Final Plan	■	
P. D. Public Contract	■	
Subdivision:		
Minor Preliminary Plan	■	
Major Preliminary Plan	■	
Resubdivision	■	
Final Plat	■	
Public Contract	■	
Right-of-Way Vacation	■	
Right-of-Way Dedication	■	
Street Name Change	■	
Plat of Record Revocation	■	
Administrative Site Plan Review	■	
Special District Administrative Review	■	
Special Exception Review	■	
Temporary Use Review		■
Tree Removal	■	
Sign Permit	■	
Certificate of Occupancy		■
Historic District Designation	■	
Certificate of Appropriateness	■	
Demolition by Neglect	■	
Written Interpretations	■	
Administrative Deviation	■	
Variance and Conditional Use Permit	■	
Appeal of Administrative Decision	■	
Change in Nonconforming Use Permit	■	

C. Forms

Applications required under this development code must be submitted on forms and in such numbers as required by the Division of Planning and Development.

D. Fees

Filing fees have been established to defray the cost of processing the application, as listed with the Division of Planning and Development and adopted by the governing bodies. Before review of an application, all filing fees must be paid in full.

E. Completeness Determination

1. All applications must be complete before the Zoning Administrator/Building Official is required to review the application.
2. An application is considered complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this development code.
3. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this Article. However, it is recognized that each application is unique, and therefore more or less information may be required according to the needs of the particular case. The applicant may rely on the recommendations of the Zoning Administrator/Building Official as to whether more or less information shall be submitted.
4. Once the application has been determined complete, copies of the application shall be referred by the Zoning Administrator/Building Official to the reviewing entities.
5. The Zoning Administrator/Building Official may require an applicant to present evidence of authority to submit the application.

F. Application Deadline

Complete applications shall be submitted in accordance with the published calendar schedule. Schedules indicating submittal dates shall be developed each year and made available to the public.

G. Staff Consultation after Application Submitted

1. Upon receipt of a complete application, within 21 days after the filing deadline, the Zoning Administrator/Building Official shall review the application and confer with the applicant to ensure an understanding of the applicable requirements of this development code; that the applicant has submitted all of the information they intend to submit; and that the application represents precisely and completely what the applicant proposes to do.
2. Once the applicant indicates that the application is as complete as the applicant intends to make it, the application shall be placed on the agenda of the appropriate review board in accordance with standard procedures. However, if the application is determined incomplete, a recommendation to deny the application on that basis shall be provided to the appropriate reviewing entity.

H. Concurrent Applications

Applications may be filed and reviewed concurrently, at the option of the applicant, provided there is not a pending appeal filed by applicant on the subject site (see Paragraph 9.23.1D(1)).

9.3.4 Public Hearings and Notification

A. Required Hearings and Notification

A public hearing shall be required and notification given as set forth below:

		Public Hearing					Public Hearing Notice			Public Notice Mailed To			
		Board of Adjustment	Technical Rev. Committee	Landmarks Commission	Land Use Control Board	Governing Bodies	Sign Posted	Mailed	Newspaper Publication	Subject Property	Adjacent Owners ⁴	Owners within 750 Ft. Radius ¹	Neighborhood Associations ⁵
Text Amendment	9.4				PH	PH			LUCB/GB				
Zoning Change & Residential Corridors	9.5 & 8.5				PH	PH	SP	M	GB	■	■	■	■
Comprehensive Rezoning	9.5.12				PH	PH	SP	M	LUCB/GB	■			■
Replacement of the Zoning Map	9.5.13				PH	PH		M ⁹	LUCB/GB	■ ⁹			
Special Uses & Planned Developments:													
Special Uses & Special Use Amendments	9.6 & 9.6.12A				PH	PH-AO	SP	M		■	■	■	■
Special Use Major Modifications	9.6.12B				PH	PH-AO	SP	M		■	■	■	■
Special Use Minor Modifications	9.6.12C				PH-AO			M-AO		■	□		□
P. D. Outline Plan & Amendments	9.6 & 9.6.11E(1)				PH	PH-AO	SP	M		■	■	■	■
P. D. Major Modifications	9.6.11E(2)				PH	PH-AO	SP	M		■	■	■	■
P. D. Minor Modifications	9.6.11E(3)				PH-AO			M-AO		■	□		□
P. D. Final Plan	9.6												
P. D. Public Contract	9.6												
Subdivision:													
Minor Preliminary Plan	9.7.6		PH		PH-AO			M		■	■		■
Major Preliminary Plan	9.7.7				PH	PH-AO		M		■	■		■
Resubdivision					PH	PH-AO		M		■	■	■	■
Final Plat	9.7.8												
Public Contract	9.7.8												
Right-of-Way Vacation													
Conversions	9.8				PH	PH-AO	SP	M		■	■		■
Physical Closures	9.8				PH	PH-AO	SP	M		■	■	■ ⁶	■
Abandonment	9.8				PH	PH-AO		M		■	■		■
Right-of-Way Dedication	9.9				PH	PH-AO		M		■	■		■
Street Name Change	9.10				PH	PH		M		■	■		■
Plat of Record Revocation	9.11				PH	PH-AO		M		■	■		■
Administrative Site Plan	9.12	PH-AO						M-AO		■	□		□
Special Exception	9.14				PH	PH-AO	SP	M		■	■		■
Special District Administrative Review	9.13	PH-AO								■	□ ³		□
Historic District Designation	8.6			PH	PH	PH	SP	M	LM/LUCB/GB	■	■		■
Major Certificate of Appropriateness	8.6.3			PH				M		■	■	■ ⁷	
Historic District (Demolition by Neglect)	8.6.4			PH-AO						□	□		
Non-Use Variance² and Cond. Use Perm.	9.22 & 9.24	PH						M		■	■	■	
Use Variance	9.22	PH					SP ⁸	M		■	■	■	
Board of Adjustment Correspondence	2.4.5, 9.22.9, 9.23.1E(2) & 9.24.10	PH						M		■	■		
Administrative Decision		PH-AO								□			
Change in Nonconforming Use Permit	10.2.5	PH						M		■	■	■	

1. If the 750-foot radius includes less than 25 property owners, the radius shall be extended at 100-foot intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500 feet.
2. In the case of setback variation requests less than 5 feet only adjacent property owners shall be notified.
3. Public notice mailed to property owners within a 300-foot radius of the subject property.
4. "Adjacent owners" includes abutting owners and those across the street or other ROW from the subject site.
5. Public Notice to Neighborhood Associations may be mailed or sent via electronic mail.
6. The 750-foot radius shall be measured from the entire segment of the road affected by the closure rather than the area of right-of-way to be vacated. The segment of road affected shall be defined to mean that portion of public right-of-way that contains the proposed closure between the two nearest intersecting streets on either side of the closure.
7. A 150-foot radius is utilized for Certificates of Appropriateness.
8. Sign posting is not required for use variances for single-family residences.
9. See Sub-Section 9.5.13B for the mailed notice requirements applicable to replacements of the zoning map

PH = Public Hearing
 PH-AO = Public Hearing Upon Appeal or Objection Only (see Section 9.2.2)
 LUCB = Land Use Control Board
 GB = Governing Body

SP = Public Hearing Sign Posted
 LM = Landmarks Commission
 M = Public Hearing Notice Mailed
 M-AO = Public Hearing Notice Mailed - Appeal Only

GB-RO = Governing Body Publication for Hearing upon Request Only
 P = Sign posted prior to administrative approval

■ = Public Notice Sent To
 □ = Public Notice Sent Only On Appeal

B. Published Notice

Where published notice is required, a distinctive advertisement shall be placed by the Zoning Administrator in a local newspaper of general circulation in the City of Memphis and Shelby County not more than 30 or less than ten days prior to the date of the public hearing.

C. Posted Notice (Sign)

1. Sign Size and Type

Each sign shall be two feet by three feet in size made to standards and specifications as provided by the Zoning Administrator. All signs will include language stating that defacing or removal of the sign by anyone other than the owner or his or her agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized. Public notice signs are not subject to any sign permit or sign permit fees.

2. Location

a. Zoning Change, Special Use, Planned Development, Special Exception

Signs shall be posted at the nearest right-of-way with the largest traffic volumes as determined by the Zoning Administrator. Each sign shall be placed no further than five feet from the right-of-way visible from each public street on which the subject property has frontage and placed outside the sight distance triangle. Additional signs may be required to be posted at each major roadway entrance to the development or as otherwise determined to be needed by the Zoning Administrator.

b. Comprehensive Rezoning and Historic District Designation

A sign shall be posted at each major roadway entrance to any area being comprehensively rezoned as determined by the Zoning Administrator.

c. Right-of-Way Vacation

A sign shall be posted at each end of the right-of-way to be vacated.

3. Responsibility for Installation and Removal

- a. The applicant shall be solely responsible for signage installation and removal and associated costs.
- b. Signs shall be erected not more than 30 or less than 10 days prior to the date of the public hearing. Applicants may temporarily remove the signs after each public hearing, provided they reinstall the signs at least 10 days prior to the next public hearing. The applicant shall submit a signed affidavit stating that the signs were installed and the date and posting of the property.
- c. Signs shall be removed within 14 days following final action by the governing bodies.

D. Mailed Notice

1. Where mailed notice is required, notification shall be mailed not more than 45 or less than 20 days prior to the date of the public hearing. Mailed notice shall be provided to all property owners within Shelby County in accordance with the provisions of this Code.
2. All of the neighborhood associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property shall be provided mailed notice in accordance with Sub-Section 9.3.4A. Notice via electronic mail may substitute for mailed notice.

E. Content of Notice

1. Published or Mailed Notice

Published or mailed notice shall provide at least the following:

- a. A case number;
- b. The address of the subject property (if available);
- c. The general location of the land that is the subject of the application, which may include, a location map
- d. A description of the action requested;
- e. Where a zoning change is proposed, the current and proposed districts;
- f. The time, date and location of the public hearing (or neighbor meeting if applicable);
- g. A phone number and email address to contact the Zoning Administrator; and

- h. A statement that interested parties may appear at the public hearing.

2. Posted Notice

Required posted notice shall indicate the following:

- a. A case number;
- b. Type of action; and
- c. A phone number to contact the Zoning Administrator; and
- d. All signs shall include language stating that defacing or removal of the sign by anyone other than the owner or his agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized.

F. Constructive Notice

- 1. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.
- 2. Undelivered mailed notice in excess of 25% of total required mailing within a 750-foot radius of the property only, shall constitute failed notice and shall serve to invalidate proceedings unless sufficient notice is provided in accordance with this section.

9.3.5 Notice of Decision

Within seven days after a decision is made, a copy of the decision shall be sent to the applicant and filed with the Zoning Administrator, where it shall be available for public inspection during regular office hours.

9.3.6 Withdrawal of Application

- A. An applicant may withdraw an application at any time, by filing a statement of withdrawal with the Zoning Administrator/Building Official except as provided in paragraph C below.
- B. The statement of withdrawal shall be in writing and may be delivered by hand, through mail or electronically.
- C. If a valid zoning protest petition has been filed, the application may be withdrawn only if the statement of withdrawal is filed no later than five days prior to the date of the public hearing upon which the matter is to be returned for action by the governing bodies. Thereafter, the application may be withdrawn only by action of the governing bodies, by majority vote.

The Zoning Administrator/Building Official may withdraw applications due to the failure of the applicant to submit required information within 90 days of the initial request.

NOTE- Skip to Section 9.5.13 (pg. 454). No changes proposed to text for Chapter 9.4.

NOTE- The below is a new Section to be inserted after existing Section 9.5.12

9.5.13 Replacement of the Zoning Map

A. Purpose and Intent

The governing bodies may from time to time repeal and completely replace the zoning map in order to make necessary and appropriate revisions. In so doing, consideration will be given to the character of the areas, suitability of particular uses, protecting natural areas, conservation and protection of aesthetics, conserving the value of buildings and communities, and encouraging the most appropriate use of land throughout the City and County. These procedures shall further the protection of the health, safety and general welfare of the citizens of the City and County. Only the legislative bodies may initiate a repeal and complete replacement of the zoning map. Repeal and complete replacement of the map shall be accomplished by majority vote.

B. Mailed Notice

1. Replacements of the zoning map shall be subject to only the mailed notice requirements of this Sub-Section
2. Not more than 45 or less than 20 days prior to the date of the Land Use Control Board hearing, the Zoning Administrator shall issue a mailed notice to the owners of all properties within Memphis and unincorporated Shelby County. The notice shall contain the following information:
 - a. The current zoning district of the subject property
 - b. The proposed zoning district of the subject property
 - c. Information on how the recipient may review the proposed map in its entirety
 - d. The time, date, and location of the Land Use Control Board public hearing
 - e. A statement that interested parties may appear at the public hearing
 - f. A statement that that the proposed zoning district is subject to change prior to the final decision of the governing body
 - g. A statement that the Land Use Control Board will be making a recommendation on the proposed map at the public hearing, with a final decision to be made by the appropriate governing body
 - h. Notice that the governing body will then meet for a final decision, including citation to or location where the governing body's agenda may be found
3. For the purposes of this Sub-Section, "owner" shall mean the owner of record according to the most recent tax roll published by the County Assessor of Property.
4. For the purposes of mailed notice, the current and proposed zoning district for each property shall be those in which the property's centroid lies. The Zoning Administrator need not issue multiple notices for split-zoned properties.
5. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with the applicable notice requirements.

AGENDA ITEM: 4

CASE NUMBER: ZTA 2026-002 **L.U.C.B. MEETING:** July 9, 2026

APPLICANT: Memphis and Shelby County Division of Planning and Development

REPRESENTATIVE: Brett Ragsdale, Director

REQUEST: Adopt the recommended amendment to the Unified Development Code

FINDINGS

1. Staff has been clear throughout the UDC Update process that we intend to recommend the replacement of the zoning map in its entirety.
2. The current UDC is silent on the procedural requirements for complete replacements of the zoning map. This silence has created uncertainty among stakeholders that this amendment will eliminate.
3. The issuance of mailed notice prior to the Land Use Control Board hearing for zoning map replacements is practical and will advance public understanding of the impacts the updates on properties throughout the County.
4. The proposed amendment will ensure all parties have a clear, shared understanding of the process by which the zoning map may be replaced in its entirety.

RECOMMENDATION:

Approval

INTRODUCTION

Throughout the ongoing effort to update the Unified Development Code (UDC), now approaching three years in length, staff has been clear that we intend to recommend the complete replacement of the zoning map. The zoning map, having not been replaced in more than 70 years, has grown increasingly out of alignment with city- and county-wide goals, including but not limited to those outlined in the Memphis 3.0 Comprehensive Plan. Additionally, as our draft code text has been developed alongside the draft zoning map, it cannot achieve its resident-identified goals without the replacement of the zoning map. Put simply, complete replacement of the zoning map is an overdue and necessary step to achieving our mission of affordable, livable communities for all residents of Memphis and Shelby County.

However, the current UDC is silent on the procedural requirements of replacing the zoning map. Section 9.5.12 discusses comprehensive rezonings, but these are small area rezonings, such as the comprehensive rezoning of Lamar Ave. undertaken in 2020 (Z 2020-004). In fact, the UDC explicitly limits comprehensive rezonings to “planning districts or planning areas” (Sub-Section 9.5.12B, see next page). Clearly, the current UDC does not contemplate the complete replacement of the zoning map.

The UDC’s silence on map replacements has led to a lack of clarity regarding, among other things, their public notice requirements. ***This amendment will eliminate this ambiguity and ensure public understanding of the process for replacing the entire zoning map.*** Importantly, we are recommending that the Zoning Administrator be required to mail notice to the owner of each property in our jurisdiction informing them of the proposed map replacement. These notices would feature the current and proposed zoning district for each property and largely resemble the public notices staff issues for other zoning cases.

In short, this zoning text amendment will ensure that staff, stakeholders, residents, and elected officials all possess the same, clear understanding of the procedural requirements for zoning map replacements. It will ensure general public understanding of the UDC Update and how it may impact properties throughout the County. Finally, it will allow staff to continue our progress toward adoption of the new UDC, including the new zoning map, transforming three years of public engagement into modern, simple, and logical zoning regulations for the future of Memphis and Shelby County.

For these reasons, staff recommends ***approval.***

CURRENT UDC SECTION 9.5.12: COMPREHENSIVE ZONING CHANGE

As shown in the highlighted section, the current UDC language for comprehensive rezonings is only applicable to zoning changes within designated “planning districts or planning areas.” This section, therefore, is not applicable to complete replacements of the zoning map, necessitating the subject Zoning Text Amendment.

9.5.12 Comprehensive Zoning Change

A. Purpose

The purpose of a comprehensive zoning change is to rezone areas in conformance with the principles of comprehensive land use planning and staged development as reflected by established public plans and policies, and planned public facilities. Through comprehensive zoning change, consideration will be given to the character of the areas, suitability of particular uses, protecting natural areas, conservation and protection of aesthetics, conserving the value of buildings and communities and encouraging the most appropriate use of land throughout the City and County. These procedures shall further the protection of the health, safety and general welfare of the citizens of the City and County. Only the legislative bodies may initiate a comprehensive rezoning. If 100% of the subject property owners do not approve of the rezoning, a majority of the full legislative body (see Section 9.2.1) shall be required for final approval.

B. Designated Areas

Comprehensive zoning changes shall be limited to those areas designated as planning districts or planning areas, or other areas for which a plan has been approved or adopted by the governing bodies after a public hearing and notice has been given in accordance with Section 9.3.4, Public Hearings and Notification.

TEXT SUMMARY

This amendment provides for the following:

- Upon initiation by one of or both governing bodies, the Zoning Administrator may propose an entirely new zoning map for consideration by the Land Use Control Board.
- Prior to the Land Use Control Board’s consideration of the new map, the Zoning Administrator shall mail notice to the owner of each property within the UDC’s jurisdiction. These notices shall include the current and proposed zoning district for each property, as well as direction for appearing at a public hearing and reviewing the map in its entirety.
- The amendment would also require newspaper publication prior to both the Land Use Control Board and governing body public hearings.

ATTACHMENTS

Attached to this document is the full redline of the proposed amendment as well as proof of newspaper notice publication in the May 29 and June 30 editions of the Memphis Daily News.

Article 9. Administration

REVIEW BODIES

Governing Bodies

A. General Authority

The governing bodies may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

B. Final Authority

With respect to this development code, the governing bodies are responsible for final action regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses and special use amendments;
- ~~5.6.~~ Planned development outline plan and amendments;
- ~~6.7.~~ Planned development public contracts;
- ~~7.8.~~ Final plat public contracts;
- ~~8.9.~~ Right-of-way vacation;
- ~~9.10.~~ Right-of-way dedication; and
- ~~10.11.~~ Historic district designation.

Land Use Control Board

A. Establishment

The Land Use Control Board is established pursuant to Joint Ordinance-Resolution No. 2524 (Memphis City Code § 2-50).

B. General Authority

1. The Land Use Control Board performs related duties as directed by the governing bodies.
2. The Land Use Control Board may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Review Authority

With respect to this development code, the Land Use Control Board reviews and makes recommendations regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses and special use amendments;
- ~~5.6.~~ Planned development outline plan and amendments;
6. Street Name Change;
7. Right-of-way vacation;
8. Right-of-way dedication; and
9. Historic district designation.

D. Final Authority

With respect to this development code, the Land Use Control Board shall be responsible for final action (subject to appeal) regarding:

1. Planned development major modifications;
2. Special use major modifications;
3. Major preliminary plans;
4. Resubdivision;

5. Plat of record vacation; and
6. Special exceptions.

Board of Adjustment

A. Establishment

The Board of Adjustment is established pursuant to Joint Ordinance-Resolution No. 722 Memphis City Code § 2-48).

B. General Authority

1. The Board of Adjustment performs related duties as directed by the governing bodies.
2. The Board of Adjustment may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Final Authority

With respect to this development code, the Board of Adjustment is responsible for final action regarding:

1. Variances;
2. Appeals from Administrative decisions
3. Interpretation of zoning district boundaries.
4. Change in nonconforming use permit; and
5. Conditional Use Permits.

Landmarks Commission

A. Defined

The Memphis Landmarks Commission is identified as having the authority to enforce certain provisions of this development code.

B. Establishment

The Landmarks Commission serves as a historic zoning commission pursuant to Tennessee Code 13-7-403 for the City of Memphis (see Memphis City Code § 14-24-5).

C. General Authority

The Landmarks Commission conducts and encourages research, planning and educational projects for the purpose of protecting historic districts and documenting the historic significance thereof, including the following:

1. Recommend to the governing bodies designated sites and districts for loans and grants under the City Landmark Fund and subject to approval by the governing bodies; make application for and administer grants for the purpose of preserving and restoring structures and sites located within a Historic Overlay District.
2. Initiate or assist in surveys, plans and studies and programs designed to identify, list and evaluate structures, objects, sites and areas worth of preservation and develop strategies and methods for their protection.
3. Consult with and consider the recommendations of civic groups, public agencies and citizens interested in historic preservation and provide information to the public.
4. Research historic properties and apply for designation to the National Register of Historic Places and establish a list of properties eligible for designation as a Historic Overlay District.

D. Review Authority

With respect to this development code, the Landmarks Commission reviews and make recommendations regarding rezoning to a Historic district designation.

E. Final Authority

With respect to this development code, the Landmarks Commission is responsible for final action regarding applications for a Certificate of Appropriateness.

Downtown Memphis Commission Design Review Board

A. Establishment

The Downtown Memphis Commission Design Review Board is established pursuant to Memphis City Code § 12-44.

B. General Authority

1. The Downtown Memphis Commission Design Review Board performs related duties as directed by the City Council.

2. The Downtown Memphis Commission Design Review Board may exercise additional powers as may be described elsewhere in this development code and as permitted by the City Code of Ordinances.

C. Final Authority

With respect to this development code, the Downtown Memphis Commission Design Review Board is responsible for reviewing applications and issuing permits with respect to the design of public building façades and exteriors in public view, signs and other public improvements within the Central Business Improvement District.

Zoning Administrator

The Zoning Administrator may designate any staff member to represent the Zoning Administrator in any function assigned by this development code. The Zoning Administrator remains responsible for any final action.

A. General Authority

1. The Zoning Administrator performs related duties as directed by the governing bodies.
2. The Zoning Administrator may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

B. Review Authority

With respect to this development code, the Zoning Administrator reviews and makes recommendations regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses, special use amendments and major modifications;
- ~~5.6.~~ Planned development outline plan and amendments;
- ~~6.7.~~ Planned development major modifications;
- ~~7.8.~~ Major preliminary plans review;
- ~~8.9.~~ Resubdivision;
- ~~9.10.~~ Right-of-way vacation;
- ~~10.11.~~ Right-of-way dedication;
- ~~11.12.~~ Street name change;
- ~~12.13.~~ Plat of record vacation;
- ~~13.14.~~ Special exceptions
- ~~14.15.~~ Historic district designation;
- ~~15.16.~~ Certificates of appropriateness; and
- ~~16.17.~~ Variances.

C. Final Authority

With respect to this development code, the Zoning Administrator is responsible for final action (subject to appeal) regarding:

1. Special use minor modifications;
2. Planned development minor modifications;
3. Planned development final plats;
4. Minor preliminary plans;
5. Final plats;
6. Administrative site plans;
7. Tree removal;
8. Final plat; Demolition by neglect;
9. Administrative deviations; and
10. Written interpretations.

Building Official

A. Delegation of Authority

The Building Official may designate any staff member to represent the Building Official in any function assigned by this development code. The Building Official remains responsible for any final action.

B. General Authority

1. The Building Official performs related duties as directed by the governing bodies.
2. The Building Official may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Final Authority

With respect to this development code, the Building Official is responsible for final action (subject to appeal) regarding the following:

1. Temporary use review;
2. Sign permit; and
3. Certificate of occupancy.

Technical Review Committee

The Technical Review Committee is comprised of City and County agencies and is established to provide technical assistance in the review of certain provisions of this development code as set forth below.

A. Composition

The Technical Review Committee shall consist of a representative from the following. The Zoning Administrator shall serve as chairman of the Technical Review Committee and shall be responsible for all final recommendations.

1. Division of Planning and Development – Land Use and Development Services.
2. Division of Planning and Development – Comprehensive Planning.
3. Division of Planning and Development – Construction Enforcement.
4. City Traffic Engineer.
5. City and County Public Works Divisions.
6. City and County Engineering Divisions.
7. City and County Fire Departments.
8. Shelby County Health Department.
9. Memphis Light, Gas, and Water Division.

B. Review Authority

1. With respect to this development code, the Technical Review Committee may review at the discretion of the Zoning Administrator the following:
 - a. Text amendments;
 - b. Special uses and special use revisions;
 - c. Planned development outline plan amendments;
 - d. Planned development major modifications;
 - e. Planned development minor modifications;
 - f. Planned development final plats;
 - g. Minor preliminary plans;
 - h. Right-of-way vacation;
 - i. Administrative site plans; and
 - j. Special exceptions.
2. With respect to this development code, the Technical Review Committee shall review the following:
 - a. Planned development outline plans;
 - b. Major preliminary plans;
 - c. Resubdivision;
 - d. Right-of-way dedication;
 - e. Street name change; and

- f. Plat of record vacation.

SUMMARY OF REVIEW AUTHORITY

Governing Bodies

The City Council retains review and approval or appeal authority within the City limits of Memphis and the Board of Commissioners retains review and approval or appeal authority within unincorporated Shelby County.

Summary of Review Table

	x-ref	Review, Recommendation, Decision and Approval							
		City or County Engineer	Building Official	Technical Review Committee	Zoning Administrator	Board of Adjustment	Landmarks Commission	Land Use Control Board	Governing Bodies
Text Amendment	9.4			Δ	RR			RR	D
Zoning Change	9.5				RR			RR	D
Comprehensive Rezoning	9.5.12				RR			RR	D
Replacement of the Zoning Map	9.5.13				RR			RR	D
Special Uses & Planned Developments:									
Special Uses & Special Use Amendments	9.6 & 9.6.12A			Δ	RR			RR	D*
Special Use Major Modification	9.6.12B			Δ	RR			D	A
Special Use Minor Modification	9.6.12C			Δ	D			A*	
P. D. Outline Plan & Amendments	9.6 & 9.6.11E(1)			R	RR			RR	D*
P. D. Major Modifications	9.6.11E(2)			Δ	RR			D	A
P. D. Minor Modifications	9.6.11E(3)			Δ	D			A*	
P. D. Final Plan	9.6			Δ	D			A*	
P. D. Public Contract	9.6	RR							D
Subdivision:									
Minor Preliminary Plan	9.7.6			Δ	D			A	
Major Preliminary Plan	9.7.7			R	RR			D	A
Resubdivision				R	RR			D	A
Final Plat without Standard Contract	9.7.8			Δ	D			A*	
Final Plat w/Standard Contract	9.7.8	RR							D
Right-of-Way Vacation	9.8			Δ	RR			RR	D
Right-of-Way Dedication	9.9			R	RR			RR	D
Street Name Change	9.10			R	RR			RR	D
Plat of Record Revocation	9.11			R	RR			D	A
Administrative Site Plan	9.12			Δ	D	A**			
Special District Administrative Review	9.13			Δ	D	A**			
Special Exception	9.14			Δ	RR			D	A
Historic District Designation	8.6				RR		RR	RR	D
Certificate of Appropriateness	8.6.3				RR		D		
Historic District (Demolition by Neglect)	8.6.4				D		A*		
Board of Adjustment					RR	D			
Administrative Decision		D	D		D	A**			
Change in Nonconforming Use Permit	10.2.5				RR	D			

D = Decision

D* = Decision but no public hearing unless a request for a hearing is properly filed by an individual who was either present at LUCB and made a vocal objection or who submitted written comments to DPD prior to LUCB.

R = Review

RR = Review & Recommendation

Δ = Review at Discretion of Zoning Administrator

A = Appeal

A* = Only the subject property owner or his or her representative may appeal decisions of the Zoning Administrator, Building Official or City or County Engineer.

A** = Only the subject property owner and those property owners within 1000 feet of the subject property, as measured from property line to property line, may appeal decisions of the Zoning Administrator, Building Official or City or County Engineer.

COMMON REVIEW PROCEDURES

Pre-Application Conference

- A. The pre-application conference is a meeting in which the Zoning Administrator discusses the procedures, standards and regulations required for approval in accordance with this development code with the applicant.
- B. A mandatory pre-application conference with the Zoning Administrator shall be required for the following:
 - 1. Zoning change;
 - 2. Special use permit;
 - 3. Planned development outline plan;
 - 4. Minor preliminary plan;
 - 5. Major preliminary plan;
 - 6. Right-of-way vacation;
 - 7. Right-of-way dedication;
 - 8. Plat of record;
 - 9. Plat revocation;
 - 10. Historic district designation; and
 - 11. Certificate of Appropriateness.
- C. A pre-application conference is optional for any application not listed in Sub-Section B above.

Neighborhood Notification and Meeting

- A. At least ten days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall host and/or attend a neighborhood meeting with representatives from neighborhoods adjacent to the development site which the hearing involves:
 - 1. Zoning change;
 - 2. Special use permit or amendment to a special use permit;
 - 3. Planned development outline plan or amendment to a planned development outline plan; and
 - 4. All subdivisions except minor subdivisions.
- B. Procedure
 - 1. Where applicable, the Division of Planning and Development shall mail notification of the neighborhood meeting prepared and provided by the applicant to the following individuals: 1) the officers of any neighborhood or business associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property; 2) all current residents of single-family and two-family dwellings within the notification area; 3) all property owners within the notification area, if different from the current residents; 4) the members of the Memphis City Council who represent the district and super-district in which the development is planned, or for areas in unincorporated Shelby County, the member of the Shelby County Board of Commissioners who represent the district in which the development is planned; and 5) all residents of multi-family dwellings within the notification area; to inform the community of the proposed development and solicit comments. If the applicant is unable to make notification to the multi-family dwellings, he or she shall provide notice to the Division of Planning and Development the reason and shall mail notification of the neighborhood meeting to the rental or management offices of all multi-family dwellings within the notification area with a request that said rental or management office post the notification in a conspicuous location within a common area(s), including, but not limited to: entry doors, hallways, mailbox areas and laundry rooms.
 - 2. The neighborhood notification requirements shall be the same as the mailed public notice requirements in 9.3.4A. The notification shall identify the time and place of the neighborhood meeting, as well as a description and map of the project. The notification shall also include the public hearing date of when the application will be heard by the Land Use Control Board. The applicant shall contact the officer(s) of any neighborhood or business association registered with the City of Memphis Office of Community Affairs prior to determining a date for the neighborhood meeting.
 - 3. The notification shall be prepared by the applicant and presented to the Division of Planning and Development no later than two working days prior to the date set out in the mailing requirement provided in Paragraph 5 below. The notification shall be folded, sealed and placed in stamped envelopes when presented to the Division of Planning

and Development. The following items shall accompany the notification when presented to the Division of Planning and Development: a copy of the letter to be mailed to all parties, a copy of the address labels to whom notification will be mailed and a map of the notice area.

4. If practicable, the neighborhood meeting shall be held at a public building or place of worship within a one-mile radius of the subject property, or at the subject property itself.
 5. If the notification package is determined to be complete by the Zoning Administrator, the Division of Planning and Development shall mail the notification no later than 20 days prior to the hearing before the Land Use Control Board and no later than 10 days prior to the date of the neighborhood meeting. If the neighborhood notification package is determined to be incomplete by the Zoning Administrator, the application is subject to being considered incomplete and removed from the Land Use Control Board agenda.
 6. Neighborhood meetings are the sole responsibility of the applicant. Documentation of its proceedings shall also be provided to the Division of Planning and Development. The applicant may request neighborhood organizations' contact information, if available, from the Division of Planning and Development.
- C. The purpose of the neighborhood notification and meeting is to inform the neighborhood of the nature of the proposed land use and development features and solicit comments. Applicants shall reserve at least 15 minutes of the neighborhood meeting for community members, businesses and/or neighborhood associations wishing to make a presentation regarding the development.
- D. Any neighborhood or business association registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the development area will have the opportunity to submit a Community Impact Statement (CIS). The purpose of the CIS is to provide community members a chance to give an opinion and any recommendation regarding the development project. The CIS shall not exceed 500 words. Neighborhood or business associations who intend to file a CIS must submit said statement to the Land Use Control Board or governing bodies prior to the scheduled hearing. If provided prior to the publishing of the Land Use Control Board staff report, the CIS shall be included within the staff report in a prominent position alongside the Division of Planning and Development recommendation. If provided after the publishing of the Land Use Control Board staff report, the CIS will be referenced during the Land Use Control Board public hearing and contained in the materials that are forwarded to the legislative body, where applicable.
- E. Exigent circumstances. A neighborhood meeting may be conducted through electronic or telephonic means if holding an in-person meeting is impractical due to an ongoing public health crisis or other similar situation that is out of the control of the applicant, provided all notice requirements of this section are met. In addition, a neighborhood meeting may be held after the Land Use Control Board votes on the matter but before the governing body does so in the event the Division of Planning and Development makes a determination that a zoning change is not in compliance with a Chapter 1.9 plan with the publishing of its Land Use Control Board staff report (see Paragraph 9.3.2A(1)). In such an event, all notice and timing requirements of this Section shall still apply, but will be timed in conjunction with date the governing body is expected to vote on the matter.

Application Requirements

A. Initiation of Request

A request for development approval may be initiated in accordance with the following. For the purpose of this Sub-Section, “body” shall mean either the Memphis City Council or the Shelby County Board of Commissioners; “board” shall mean the Land Use Control Board and “staff” shall mean the Chief Administrative Officer of either the City of Memphis or Shelby County, or the Zoning Administrator.

	Agent/ Owner/ Applicant	Body/ Board/ Staff
Text Amendment		■
Zoning Change	■	■
Comprehensive Rezoning		■*
<u>Replacement of the Zoning Map</u>		■*
Special Uses and Planned Developments:		
Special Uses & Special Use Amendments	■	
Special Use Minor Modifications	■	
Special Use Major Modifications	■	
P. D. Outline Plan & Amendments	■	
P. D. Minor Modifications	■	
P. D. Major Modifications	■	
P. D. Final Plan	■	
P. D. Public Contract	■	
Subdivision:		
Minor Preliminary Plan	■	
Major Preliminary Plan	■	
Resubdivision	■	
Final Plat	■	
Public Contract	■	
Right-of-Way Vacation	■	■
Right-of-Way Dedication	■	
Street Name Change	■	■
Plat of Record Revocation	■	■
Administrative Site Plan Review	■	
Special District Administrative Review	■	
Special Exception Review	■	
Temporary Use Review	■	
Tree Removal	■	
Sign Permit	■	
Certificate of Occupancy	■	
Historic District Designation	■	■
Certificate of Appropriateness	■	
Demolition by Neglect		■
Written Interpretations	■	
Administrative Deviation	■	
Variance and Conditional Use Permit	■	
Appeal of Administrative Decision	■	
Change in Nonconforming Use Permit	■	

*Only the body(s) may initiate a request for a comprehensive rezoning or replacement of the zoning map (see Sub-Sections 9.5.12A and 9.5.13A).

B. Submittals

Applications required under this development code shall be filed with the Division of Planning and Development in accordance with the following.

	Zoning Administrator	Building Official
Text Amendment	■	
Zoning Change	■	
Comprehensive Rezoning	■	
Replacement of the Zoning Map	■	
Special Uses and Planned Developments:		
Special Uses & Special Use Amendments	■	
Special Use Minor Modifications	■	
Special Use Major Modifications	■	
P. D. Outline Plan & Amendments	■	
P. D. Minor Modifications	■	
P. D. Major Modifications	■	
P. D. Final Plan	■	
P. D. Public Contract	■	
Subdivision:		
Minor Preliminary Plan	■	
Major Preliminary Plan	■	
Resubdivision	■	
Final Plat	■	
Public Contract	■	
Right-of-Way Vacation	■	
Right-of-Way Dedication	■	
Street Name Change	■	
Plat of Record Revocation	■	
Administrative Site Plan Review	■	
Special District Administrative Review	■	
Special Exception Review	■	
Temporary Use Review		■
Tree Removal	■	
Sign Permit	■	
Certificate of Occupancy		■
Historic District Designation	■	
Certificate of Appropriateness	■	
Demolition by Neglect	■	
Written Interpretations	■	
Administrative Deviation	■	
Variance and Conditional Use Permit	■	
Appeal of Administrative Decision	■	
Change in Nonconforming Use Permit	■	

C. Forms

Applications required under this development code must be submitted on forms and in such numbers as required by the Division of Planning and Development.

D. Fees

Filing fees have been established to defray the cost of processing the application, as listed with the Division of Planning and Development and adopted by the governing bodies. Before review of an application, all filing fees must be paid in full.

E. Completeness Determination

1. All applications must be complete before the Zoning Administrator/Building Official is required to review the application.
2. An application is considered complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this development code.
3. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this Article. However, it is recognized that each application is unique, and therefore more or less information may be required according to the needs of the particular case. The applicant may rely on the recommendations of the Zoning Administrator/Building Official as to whether more or less information shall be submitted.
4. Once the application has been determined complete, copies of the application shall be referred by the Zoning Administrator/Building Official to the reviewing entities.
5. The Zoning Administrator/Building Official may require an applicant to present evidence of authority to submit the application.

F. Application Deadline

Complete applications shall be submitted in accordance with the published calendar schedule. Schedules indicating submittal dates shall be developed each year and made available to the public.

G. Staff Consultation after Application Submitted

1. Upon receipt of a complete application, within 21 days after the filing deadline, the Zoning Administrator/Building Official shall review the application and confer with the applicant to ensure an understanding of the applicable requirements of this development code; that the applicant has submitted all of the information they intend to submit; and that the application represents precisely and completely what the applicant proposes to do.
2. Once the applicant indicates that the application is as complete as the applicant intends to make it, the application shall be placed on the agenda of the appropriate review board in accordance with standard procedures. However, if the application is determined incomplete, a recommendation to deny the application on that basis shall be provided to the appropriate reviewing entity.

H. Concurrent Applications

Applications may be filed and reviewed concurrently, at the option of the applicant, provided there is not a pending appeal filed by applicant on the subject site (see Paragraph 9.23.1D(1)).

Public Hearings and Notification

A. Required Hearings and Notification

A public hearing shall be required and notification given as set forth below:

	x-ref	Public Hearing					Public Hearing Notice			Public Notice Mailed To			
		Board of Adjustment	Technical Rev. Committee	Landmarks Commission	Land Use Control Board	Governing Bodies	Sign Posted	Mailed	Newspaper Publication	Subject Property Owners	Adjacent Owners ⁴	Owners within 750 Ft. Radius ¹	Neighborhood Associations ⁵
Text Amendment	9.4				PH	PH			LUCB/GB				
Zoning Change & Residential Corridors	9.5 & 8.5				PH	PH	SP	M	GB	■	■	■	■
Comprehensive Rezoning	9.5.12				PH	PH	SP	M	LUCB/GB	■			■
Replacement of the Zoning Map	9.5.13				PH	PH		M ⁹	LUCB/GB	■ ⁹			
Special Uses & Planned Developments:													
Special Uses & Special Use Amendments	9.6 & 9.6.12A				PH	PH-AO	SP	M		■	■	■	■
Special Use Major Modifications	9.6.12B				PH	PH-AO	SP	M		■	■	■	■
Special Use Minor Modifications	9.6.12C				PH-AO			M-AO		■	□		□
P. D. Outline Plan & Amendments	9.6 & 9.6.11E(1)				PH	PH-AO	SP	M		■	■	■	■
P. D. Major Modifications	9.6.11E(2)				PH	PH-AO	SP	M		■	■	■	■
P. D. Minor Modifications	9.6.11E(3)				PH-AO			M-AO		■	□		□
P. D. Final Plan	9.6												
P. D. Public Contract	9.6												
Subdivision:													
Minor Preliminary Plan	9.7.6		PH		PH-AO			M		■	■		■
Major Preliminary Plan	9.7.7				PH	PH-AO		M		■	■		■
Resubdivision					PH	PH-AO		M		■	■	■	■
Final Plat	9.7.8												
Public Contract	9.7.8												
Right-of-Way Vacation													
Conversions	9.8				PH	PH-AO	SP	M		■	■		■
Physical Closures	9.8				PH	PH-AO	SP	M		■	■	■ ⁶	■
Abandonment	9.8				PH	PH-AO		M		■	■		■
Right-of-Way Dedication	9.9				PH	PH-AO		M		■	■		■
Street Name Change	9.10				PH	PH		M		■	■		■
Plat of Record Revocation	9.11				PH	PH-AO		M		■	■		■
Administrative Site Plan	9.12	PH-AO						M-AO		■	□		□
Special Exception	9.14				PH	PH-AO	SP	M		■	■		■
Special District Administrative Review	9.13	PH-AO								■	□ ³		□
Historic District Designation	8.6			PH	PH	PH	SP	M	LM/LUCB/GB	■	■		■
Major Certificate of Appropriateness	8.6.3			PH				M		■	■	■ ⁷	
Historic District (Demolition by Neglect)	8.6.4			PH-AO						□	□		
Non-Use Variance² and Cond. Use Perm.	9.22 & 9.24	PH						M		■	■	■	
Use Variance	9.22	PH					SP ⁸	M		■	■	■	
Board of Adjustment Correspondence	2.4.5, 9.22.9, 9.23.1E(2) & 9.24.10	PH						M		■	■		
Administrative Decision		PH-AO								□			
Change in Nonconforming Use Permit	10.2.5	PH						M		■	■	■	

1. If the 750-foot radius includes less than 25 property owners, the radius shall be extended at 100-foot intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500 feet.

2. In the case of setback variation requests less than 5 feet only adjacent property owners shall be notified.

3. Public notice mailed to property owners within a 300-foot radius of the subject property.

4. "Adjacent owners" includes abutting owners and those across the street or other ROW from the subject site.

5. Public Notice to Neighborhood Associations may be mailed or sent via electronic mail.

6. The 750-foot radius shall be measured from the entire segment of the road affected by the closure rather than the area of right-of-way to be vacated. The segment of road affected shall be defined to mean that portion of public right-of-way that contains the proposed closure between the two nearest intersecting streets on either side of the closure.

7. A 150-foot radius is utilized for Certificates of Appropriateness.

8. Sign posting is not required for use variances for single-family residences.

9. See Sub-Section 9.5.13B for the mailed notice requirements applicable to replacements of the zoning map

PH = Public Hearing
 PH-AO = Public Hearing Upon Appeal or Objection Only (see Section 9.2.2)
 LUCB = Land Use Control Board
 GB = Governing Body
 P = Sign posted prior to administrative approval

LM = Landmarks Commission
 M = Public Hearing Notice Mailed
 M-AO = Public Hearing Notice Mailed - Appeal Only

■ = Public Notice Sent To
 □ = Public Notice Sent Only On Appeal

B. Published Notice

Where published notice is required, a distinctive advertisement shall be placed by the Zoning Administrator in a local newspaper of general circulation in the City of Memphis and Shelby County not more than 30 or less than ten days prior to the date of the public hearing.

C. Posted Notice (Sign)**1. Sign Size and Type**

Each sign shall be two feet by three feet in size made to standards and specifications as provided by the Zoning Administrator. All signs will include language stating that defacing or removal of the sign by anyone other than the owner or his or her agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized. Public notice signs are not subject to any sign permit or sign permit fees.

2. Location**a. Zoning Change, Special Use, Planned Development, Special Exception**

Signs shall be posted at the nearest right-of-way with the largest traffic volumes as determined by the Zoning Administrator. Each sign shall be placed no further than five feet from the right-of-way visible from each public street on which the subject property has frontage and placed outside the sight distance triangle. Additional signs may be required to be posted at each major roadway entrance to the development or as otherwise determined to be needed by the Zoning Administrator.

b. Comprehensive Rezoning and Historic District Designation

A sign shall be posted at each major roadway entrance to any area being comprehensively rezoned as determined by the Zoning Administrator.

c. Right-of-Way Vacation

A sign shall be posted at each end of the right-of-way to be vacated.

3. Responsibility for Installation and Removal

- a. The applicant shall be solely responsible for signage installation and removal and associated costs.
- b. Signs shall be erected not more than 30 or less than 10 days prior to the date of the public hearing. Applicants may temporarily remove the signs after each public hearing, provided they reinstall the signs at least 10 days prior to the next public hearing. The applicant shall submit a signed affidavit stating that the signs were installed and the date and posting of the property.
- c. Signs shall be removed within 14 days following final action by the governing bodies.

D. Mailed Notice

1. Where mailed notice is required, notification shall be mailed not more than 45 or less than 20 days prior to the date of the public hearing. Mailed notice shall be provided to all property owners within Shelby County in accordance with the provisions of this Code.
2. All of the neighborhood associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property shall be provided mailed notice in accordance with Sub-Section 9.3.4A. Notice via electronic mail may substitute for mailed notice.

E. Content of Notice**1. Published or Mailed Notice**

Published or mailed notice shall provide at least the following:

- a. A case number;
- b. The address of the subject property (if available);
- c. The general location of the land that is the subject of the application, which may include, a location map
- d. A description of the action requested;

- e. Where a zoning change is proposed, the current and proposed districts;
- f. The time, date and location of the public hearing (or neighbor meeting if applicable);
- g. A phone number and email address to contact the Zoning Administrator; and
- h. A statement that interested parties may appear at the public hearing.

2. Posted Notice

Required posted notice shall indicate the following:

- a. A case number;
- b. Type of action; and
- c. A phone number to contact the Zoning Administrator; and
- d. All signs shall include language stating that defacing or removal of the sign by anyone other than the owner or his agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized.

F. Constructive Notice

- 1. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.
- 2. Undelivered mailed notice in excess of 25% of total required mailing within a 750-foot radius of the property only, shall constitute failed notice and shall serve to invalidate proceedings unless sufficient notice is provided in accordance with this section.

Notice of Decision

Within seven days after a decision is made, a copy of the decision shall be sent to the applicant and filed with the Zoning Administrator, where it shall be available for public inspection during regular office hours.

Withdrawal of Application

- A. An applicant may withdraw an application at any time, by filing a statement of withdrawal with the Zoning Administrator/Building Official except as provided in paragraph C below.
- B. The statement of withdrawal shall be in writing and may be delivered by hand, through mail or electronically.
- C. If a valid zoning protest petition has been filed, the application may be withdrawn only if the statement of withdrawal is filed no later than five days prior to the date of the public hearing upon which the matter is to be returned for action by the governing bodies. Thereafter, the application may be withdrawn only by action of the governing bodies, by majority vote.

The Zoning Administrator/Building Official may withdraw applications due to the failure of the applicant to submit required information within 90 days of the initial request.

NOTE- Skip to Section 9.5.13 (pg. 454). No changes proposed to text for Chapter 9.4.

9.5.13 Replacement of the Zoning Map

A. Purpose and Intent

The governing bodies may from time to time repeal and completely replace the zoning map in order to make necessary and appropriate revisions. In so doing, consideration will be given to the character of the areas, suitability of particular uses, protecting natural areas, conservation and protection of aesthetics, conserving the value of buildings and communities, and encouraging the most appropriate use of land throughout the City and County. These procedures shall further the protection of the health, safety and general welfare of the citizens of the City and County. Only the legislative bodies may initiate a repeal and complete replacement of the zoning map. Repeal and complete replacement of the map shall be accomplished by majority vote.

B. Mailed Notice

1. Replacements of the zoning map shall be subject to only the mailed notice requirements of this Sub-Section
2. Not more than 45 or less than 20 days prior to the date of the Land Use Control Board hearing, the Zoning Administrator shall issue a mailed notice to the owner of all properties within Memphis and unincorporated Shelby County. The notice shall contain the following information:
 - a. The current zoning district of the subject property
 - b. The proposed zoning district of the subject property
 - c. Information on how the recipient may review the proposed map in its entirety
 - d. The time, date, and location of the Land Use Control Board public hearing
 - e. A statement that interested parties may appear at the public hearing
 - f. A statement that that the proposed zoning district is subject to change prior to the final decision of the governing body
 - g. A statement that the Land Use Control Board will be making a recommendation on the proposed map at the public hearing, with a final decision to be made by the appropriate governing body
 - h. Notice that the governing body will then meet for a final decision, including citation to or location where the governing body's agenda may be found
3. For the purposes of this Sub-Section, "owner" shall mean the owner of record according to the most recent tax roll published by the County Assessor of Property.
4. For the purposes of mailed notice, the current and proposed zoning district for each property shall be those in which the property's centroid lies. The Zoning Administrator need not issue multiple notices for split-zoned properties.
5. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with the applicable notice requirements.

NOTICE

CASE NUMBER: ZTA 2026-002

Notice is hereby given that the Memphis and Shelby County Land Use Control Board will hold a public hearing on Thursday, June 11, 2026, at 9:00 AM to consider amendments to Memphis and Shelby County Unified Development Code (UDC). The proposed amendments would clarify the process by which the existing zoning map may be repealed and replaced in its entirety. The text of the proposed amendment will be published no later than Friday, June 5 alongside the full meeting agenda. The text will be available for public review via Develop901.com or at the Division of Planning and Development's offices at City Hall, 125 N Main St., Ste. 477 (please call to make an appointment). Interested parties may appear and/or testify during the public hearing, which will be held in the City Council Chambers in the first floor of City Hall, 125 N Main St. Those with questions may direct them to zoning@memphistn.gov or call (901) 636-6619.

May 29, 2026 Md114743

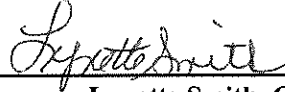
PROOF OF PUBLICATION

THE DAILY NEWS PUBLISHING COMPANY, the Publisher of THE DAILY NEWS, a daily newspaper of general circulation printed in the City of Memphis, County of Shelby and State of Tennessee and distributed in Shelby County in Tennessee, states that the hereto attached publication appeared in THE DAILY NEWS on the following dates:

May 29, 2026

THE DAILY NEWS PUBLISHING COMPANY

By:



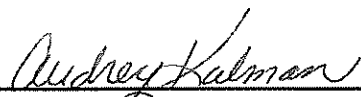
Lynette Smith, Office Administrator

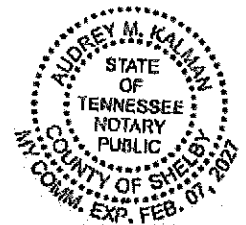
STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of May 2026, the individual above appeared before me, personally known, who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Daily News Publishing Company, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its CEO and Owner.

This legal notice was published online at www.memphisdailynews.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated.

WITNESS my hand and Official Seal at office this 29th day of May 2026.


Notary Public



NOTICE

CASE NUMBER: ZTA 2026-002

Notice is hereby given that the Memphis and Shelby County Land Use Control Board will hold a public hearing on Thursday, July 9, 2026, at 9:00 AM to consider amendments to Memphis and Shelby County Unified Development Code (UDC). The proposed amendments would clarify the process by which the existing zoning map may be repealed and replaced in its entirety.

The text of the proposed amendment will be published no later than Friday, July 3 alongside the full meeting agenda. The text will be available for public review via Develop901.com or at the Division of Planning and Development's offices at City Hall, 125 N Main St., Ste. 477 (please call to make an appointment). Interested parties may appear and/or testify during the public hearing, which will be held in the City Council Chambers in the first floor of City Hall, 125 N Main St. Those with questions may direct them to zoning@memphistn.gov or call (901) 636-6619.

June 30, 2026 Md115269

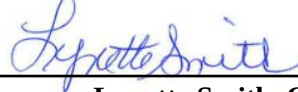
PROOF OF PUBLICATION

THE DAILY NEWS PUBLISHING COMPANY, the Publisher of THE DAILY NEWS, a daily newspaper of general circulation printed in the City of Memphis, County of Shelby and State of Tennessee and distributed in Shelby County in Tennessee, states that the hereto attached publication appeared in THE DAILY NEWS on the following dates:

June 30, 2026

THE DAILY NEWS PUBLISHING COMPANY

By:



Lynette Smith, Office Administrator

STATE OF TENNESSEE
COUNTY OF SHELBY

On this **30th** day of **June 2026**, the individual above appeared before me, personally known, who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Daily News Publishing Company, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its CEO and Owner.

This legal notice was published online at www.memphisdailynews.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated.

WITNESS my hand and Official Seal at office this **30th** day of **June 2026**.


Notary Public



**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 ZONING TEXT AMENDMENT APPLICATION

Date: May 14, 2026

Case/Docket #: ZTA 2026-002

PLEASE TYPE OR PRINT

Applicant: Brett Ragsdale, Director Phone #: 901-636-7147

Mailing Address: 125 N. Main St., Ste. 468 City/State: Memphis, TN Zip: 38103

Applicant Email Address: brett.ragsdale@memphistn.gov



Signature

May 14, 2026

Date

Attachments: Proposed text changes (redline)

Article 9. Administration

9.1 REVIEW BODIES

9.1.1 Governing Bodies

A. General Authority

The governing bodies may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

B. Final Authority

With respect to this development code, the governing bodies are responsible for final action regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses and special use amendments;
- ~~5.6.~~ Planned development outline plan and amendments;
- ~~6.7.~~ Planned development public contracts;
- ~~7.8.~~ Final plat public contracts;
- ~~8.9.~~ Right-of-way vacation;
- ~~9.10.~~ Right-of-way dedication; and
- ~~10.11.~~ Historic district designation.

9.1.2 Land Use Control Board

A. Establishment

The Land Use Control Board is established pursuant to Joint Ordinance-Resolution No. 2524 (Memphis City Code § 2-50).

B. General Authority

1. The Land Use Control Board performs related duties as directed by the governing bodies.
2. The Land Use Control Board may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Review Authority

With respect to this development code, the Land Use Control Board reviews and makes recommendations regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
- ~~3.4.~~ Replacements of the zoning map;
- ~~4.5.~~ Special uses and special use amendments;
- ~~5.6.~~ Planned development outline plan and amendments;
6. Street Name Change;
7. Right-of-way vacation;
8. Right-of-way dedication; and
9. Historic district designation.

D. Final Authority

With respect to this development code, the Land Use Control Board shall be responsible for final action (subject to appeal) regarding:

1. Planned development major modifications;

2. Special use major modifications;
3. Major preliminary plans;
4. Resubdivision;
5. Plat of record vacation; and
6. Special exceptions.

9.2.3 Board of Adjustment

A. Establishment

The Board of Adjustment is established pursuant to Joint Ordinance-Resolution No. 722 Memphis City Code § 2-48).

B. General Authority

1. The Board of Adjustment performs related duties as directed by the governing bodies.
2. The Board of Adjustment may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Final Authority

With respect to this development code, the Board of Adjustment is responsible for final action regarding:

1. Variances;
2. Appeals from Administrative decisions
3. Interpretation of zoning district boundaries.
4. Change in nonconforming use permit; and
5. Conditional Use Permits.

9.2.4 Landmarks Commission

A. Defined

The Memphis Landmarks Commission is identified as having the authority to enforce certain provisions of this development code.

B. Establishment

The Landmarks Commission serves as a historic zoning commission pursuant to Tennessee Code 13-7-403 for the City of Memphis (see Memphis City Code § 14-24-5).

C. General Authority

The Landmarks Commission conducts and encourages research, planning and educational projects for the purpose of protecting historic districts and documenting the historic significance thereof, including the following:

1. Recommend to the governing bodies designated sites and districts for loans and grants under the City Landmark Fund and subject to approval by the governing bodies; make application for and administer grants for the purpose of preserving and restoring structures and sites located within a Historic Overlay District.
2. Initiate or assist in surveys, plans and studies and programs designed to identify, list and evaluate structures, objects, sites and areas worth of preservation and develop strategies and methods for their protection.
3. Consult with and consider the recommendations of civic groups, public agencies and citizens interested in historic preservation and provide information to the public.
4. Research historic properties and apply for designation to the National Register of Historic Places and establish a list of properties eligible for designation as a Historic Overlay District.

D. Review Authority

With respect to this development code, the Landmarks Commission reviews and make recommendations regarding rezoning to a Historic district designation.

E. Final Authority

With respect to this development code, the Landmarks Commission is responsible for final action regarding applications for a Certificate of Appropriateness.

9.2.5 Downtown Memphis Commission Design Review Board

A. Establishment

The Downtown Memphis Commission Design Review Board is established pursuant to Memphis City Code § 12-44.

B. General Authority

1. The Downtown Memphis Commission Design Review Board performs related duties as directed by the City Council.
2. The Downtown Memphis Commission Design Review Board may exercise additional powers as may be described elsewhere in this development code and as permitted by the City Code of Ordinances.

C. Final Authority

With respect to this development code, the Downtown Memphis Commission Design Review Board is responsible for reviewing applications and issuing permits with respect to the design of public building façades and exteriors in public view, signs and other public improvements within the Central Business Improvement District.

9.2.6 Zoning Administrator

The Zoning Administrator may designate any staff member to represent the Zoning Administrator in any function assigned by this development code. The Zoning Administrator remains responsible for any final action.

A. General Authority

1. The Zoning Administrator performs related duties as directed by the governing bodies.
2. The Zoning Administrator may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

B. Review Authority

With respect to this development code, the Zoning Administrator reviews and makes recommendations regarding:

1. Text amendments;
2. Zoning changes;
3. Comprehensive rezonings;
4. Replacements of the zoning map;
5. Special uses, special use amendments and major modifications;
6. Planned development outline plan and amendments;
7. Planned development major modifications;
8. Major preliminary plans review;
9. Resubdivision;
10. Right-of-way vacation;
11. Right-of-way dedication;
12. Street name change;
13. Plat of record vacation;
14. Special exceptions
15. Historic district designation;
16. Certificates of appropriateness; and
17. Variances.

C. Final Authority

With respect to this development code, the Zoning Administrator is responsible for final action (subject to appeal) regarding:

1. Special use minor modifications;
2. Planned development minor modifications;
3. Planned development final plats;
4. Minor preliminary plans;
5. Final plats;
6. Administrative site plans;

7. Tree removal;
8. Final plat; Demolition by neglect;
9. Administrative deviations; and
10. Written interpretations.

9.2.7 Building Official

A. Delegation of Authority

The Building Official may designate any staff member to represent the Building Official in any function assigned by this development code. The Building Official remains responsible for any final action.

B. General Authority

1. The Building Official performs related duties as directed by the governing bodies.
2. The Building Official may exercise additional powers as may be described elsewhere in this development code and as permitted by the City or County Code of Ordinances.

C. Final Authority

With respect to this development code, the Building Official is responsible for final action (subject to appeal) regarding the following:

1. Temporary use review;
2. Sign permit; and
3. Certificate of occupancy.

9.2.8 Technical Review Committee

The Technical Review Committee is comprised of City and County agencies and is established to provide technical assistance in the review of certain provisions of this development code as set forth below.

A. Composition

The Technical Review Committee shall consist of a representative from the following. The Zoning Administrator shall serve as chairman of the Technical Review Committee and shall be responsible for all final recommendations.

1. Division of Planning and Development – Land Use and Development Services.
2. Division of Planning and Development – Comprehensive Planning.
3. Division of Planning and Development – Construction Enforcement.
4. City Traffic Engineer.
5. City and County Public Works Divisions.
6. City and County Engineering Divisions.
7. City and County Fire Departments.
8. Shelby County Health Department.
9. Memphis Light, Gas, and Water Division.

B. Review Authority

1. With respect to this development code, the Technical Review Committee may review at the discretion of the Zoning Administrator the following:
 - a. Text amendments;
 - b. Special uses and special use revisions;
 - c. Planned development outline plan amendments;
 - d. Planned development major modifications;
 - e. Planned development minor modifications;
 - f. Planned development final plats;
 - g. Minor preliminary plans;
 - h. Right-of-way vacation;
 - i. Administrative site plans; and
 - j. Special exceptions.

2. With respect to this development code, the Technical Review Committee shall review the following:
 - a. Planned development outline plans;
 - b. Major preliminary plans;
 - c. Resubdivision;
 - d. Right-of-way dedication;
 - e. Street name change; and
 - f. Plat of record vacation.

9.2 SUMMARY OF REVIEW AUTHORITY

9.2.1 Governing Bodies

The City Council retains review and approval or appeal authority within the City limits of Memphis and the Board of Commissioners retains review and approval or appeal authority within unincorporated Shelby County.

9.2.2 Summary of Review Table

		Review, Recommendation, Decision and Approval							
		City or County Engineer	Building Official	Technical Review Committee	Zoning Administrator or	Board of Adjustment	Landmarks Commission	Land Use Control Board	Governing Bodies
	x-ref								
Text Amendment	9.4			Δ	RR			RR	D
Zoning Change	9.5				RR			RR	D
Comprehensive Rezoning	9.5.12				RR			RR	D
Replacement of the Zoning Map	9.5.13				RR			RR	D
Special Uses & Planned Developments:									
Special Uses & Special Use Amendments	9.6 & 9.6.12A			Δ	RR			RR	D*
Special Use Major Modification	9.6.12B			Δ	RR			D	A
Special Use Minor Modification	9.6.12C			Δ	D			A*	
P. D. Outline Plan & Amendments	9.6 & 9.6.11E (1)			R	RR			RR	D*
P. D. Major Modifications	9.6.11E (2)			Δ	RR			D	A
P. D. Minor Modifications	9.6.11E (3)			Δ	D			A*	
P. D. Final Plan	9.6			Δ	D			A*	
P. D. Public Contract	9.6	RR							D
Subdivision:									
Minor Preliminary Plan	9.7.6			Δ	D			A	
Major Preliminary Plan	9.7.7			R	RR			D	A
Resubdivision				R	RR			D	A
Final Plat without Standard Contract	9.7.8			Δ	D			A*	
Final Plat w/Standard Contract	9.7.8	RR							D
Right-of-Way Vacation	9.8			Δ	RR			RR	D
Right-of-Way Dedication	9.9			R	RR			RR	D
Street Name Change	9.10			R	RR			RR	D
Plat of Record Revocation	9.11			R	RR			D	A
Administrative Site Plan	9.12			Δ	D	A**			
Special District Administrative Review	9.13			Δ	D	A**			
Special Exception	9.14			Δ	RR			D	A
Historic District Designation	8.6				RR		RR	RR	D
Certificate of Appropriateness	8.6.3				RR		D		
Historic District (Demolition by Neglect)	8.6.4				D		A*		
Board of Adjustment					RR	D			
Administrative Decision		D	D		D	A**			
Change in Nonconforming Use Permit	10.2.5				RR	D			

D = Decision

D* = Decision but no public hearing unless a request for a hearing is properly filed by an individual who was either present at LUCB and made a vocal objection or who submitted written comments to DPD prior to LUCB.

R = Review

RR = Review & Recommendation

Δ = Review at Discretion of Zoning Administrator

A = Appeal

A* = Only the subject property owner or his or her representative may appeal decisions of the Zoning Administrator, Building Official or City or County Engineer.

A** = Only the subject property owner and those property owners within 1000 feet of the subject property, as measured from property line to property line, may appeal decisions of the Zoning Administrator, Building Official or City or County Engineer.

9.3 COMMON REVIEW PROCEDURES

9.3.1 Pre-Application Conference

- A. The pre-application conference is a meeting in which the Zoning Administrator discusses the procedures, standards and regulations required for approval in accordance with this development code with the applicant.
- B. A mandatory pre-application conference with the Zoning Administrator shall be required for the following:
 - 1. Zoning change;
 - 2. Special use permit;
 - 3. Planned development outline plan;
 - 4. Minor preliminary plan;
 - 5. Major preliminary plan;
 - 6. Right-of-way vacation;
 - 7. Right-of-way dedication;
 - 8. Plat of record;
 - 9. Plat revocation;
 - 10. Historic district designation; and
 - 11. Certificate of Appropriateness.
- C. A pre-application conference is optional for any application not listed in Sub-Section B above.

9.3.2 Neighborhood Notification and Meeting

- A. At least ten days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall host and/or attend a neighborhood meeting with representatives from neighborhoods adjacent to the development site which the hearing involves:
 - 1. Zoning change;
 - 2. Special use permit or amendment to a special use permit;
 - 3. Planned development outline plan or amendment to a planned development outline plan; and
 - 4. All subdivisions except minor subdivisions.
- B. Procedure
 - 1. Where applicable, the Division of Planning and Development shall mail notification of the neighborhood meeting prepared and provided by the applicant to the following individuals: 1) the officers of any neighborhood or business associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property; 2) all current residents of single-family and two-family dwellings within the notification area; 3) all property owners within the notification area, if different from the current residents; 4) the members of the Memphis City Council who represent the district and super-district in which the development is planned, or for areas in unincorporated Shelby County, the member of the Shelby County Board of Commissioners who represent the district in which the development is planned; and 5) all residents of multi-family dwellings within the notification area; to inform the community of the proposed development and solicit comments. If the applicant is unable to make notification to the multi-family dwellings, he or she shall provide notice to the Division of Planning and Development the reason and shall mail notification of the neighborhood meeting to the rental or management office of all multi-family dwellings within the notification area with a request that said rental or management office post the notification in a conspicuous location within a common area(s), including, but not limited to: entry doors, hallways, mailbox areas and laundry rooms.
 - 2. The neighborhood notification requirements shall be the same as the mailed public notice requirements in 9.3.4A. The notification shall identify the time and place of the neighborhood meeting, as well as a description and map of the project. The notification shall also include the public hearing date of when the application will be heard by the Land Use Control Board. The applicant shall contact the officer(s) of any neighborhood or business association registered with the City of Memphis Office of Community Affairs prior to determining a date for the neighborhood meeting.
 - 3. The notification shall be prepared by the applicant and presented to the Division of Planning and Development no later than two working days prior to the date set out in the mailing requirement provided in Paragraph 5 below. The notification shall be folded, sealed and placed in stamped envelopes when presented to the Division of Planning

and Development. The following items shall accompany the notification when presented to the Division of Planning and Development: a copy of the letter to be mailed to all parties, a copy of the address labels to whom notification will be mailed and a map of the notice area.

4. If practicable, the neighborhood meeting shall be held at a public building or place of worship within a one-mile radius of the subject property, or at the subject property itself.
 5. If the notification package is determined to be complete by the Zoning Administrator, the Division of Planning and Development shall mail the notification no later than 20 days prior to the hearing before the Land Use Control Board and no later than 10 days prior to the date of the neighborhood meeting. If the neighborhood notification package is determined to be incomplete by the Zoning Administrator, the application is subject to being considered incomplete and removed from the Land Use Control Board agenda.
 6. Neighborhood meetings are the sole responsibility of the applicant. Documentation of its proceedings shall also be provided to the Division of Planning and Development. The applicant may request neighborhood organizations' contact information, if available, from the Division of Planning and Development.
- C. The purpose of the neighborhood notification and meeting is to inform the neighborhood of the nature of the proposed land use and development features and solicit comments. Applicants shall reserve at least 15 minutes of the neighborhood meeting for community members, businesses and/or neighborhood associations wishing to make a presentation regarding the development.
- D. Any neighborhood or business association registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the development area will have the opportunity to submit a Community Impact Statement (CIS). The purpose of the CIS is to provide community members a chance to give an opinion and any recommendation regarding the development project. The CIS shall not exceed 500 words. Neighborhood or business associations who intend to file a CIS must submit said statement to the Land Use Control Board or governing bodies prior to the scheduled hearing. If provided prior to the publishing of the Land Use Control Board staff report, the CIS shall be included within the staff report in a prominent position alongside the Division of Planning and Development recommendation. If provided after the publishing of the Land Use Control Board staff report, the CIS will be referenced during the Land Use Control Board public hearing and contained in the materials that are forwarded to the legislative body, where applicable.
- E. Exigent circumstances. A neighborhood meeting may be conducted through electronic or telephonic means if holding an in-person meeting is impractical due to an ongoing public health crisis or other similar situation that is out of the control of the applicant, provided all notice requirements of this section are met. In addition, a neighborhood meeting may be held after the Land Use Control Board votes on the matter but before the governing body does so in the event the Division of Planning and Development makes a determination that a zoning change is not in compliance with a Chapter 1.9 plan with the publishing of its Land Use Control Board staff report (see Paragraph 9.3.2A(1)). In such an event, all notice and timing requirements of this Section shall still apply, but will be timed in conjunction with date the governing body is expected to vote on the matter.

9.3.3 Application Requirements

A. Initiation of Request

A request for development approval may be initiated in accordance with the following. For the purpose of this Sub-Section, “body” shall mean either the Memphis City Council or the Shelby County Board of Commissioners; “board” shall mean the Land Use Control Board and “staff” shall mean the Chief Administrative Officer of either the City of Memphis or Shelby County, or the Zoning Administrator.

	Agent/ Owner/ Applicant	Body/ Board/ Staff
Text Amendment		■
Zoning Change	■	■
Comprehensive Rezoning		■*
<u>Replacement of the Zoning Map</u>		■*
Special Uses and Planned Developments:		
Special Uses & Special Use Amendments	■	
Special Use Minor Modifications	■	
Special Use Major Modifications	■	
P. D. Outline Plan & Amendments	■	
P. D. Minor Modifications	■	
P. D. Major Modifications	■	
P. D. Final Plan	■	
P. D. Public Contract	■	
Subdivision:		
Minor Preliminary Plan	■	
Major Preliminary Plan	■	
Resubdivision	■	
Final Plat	■	
Public Contract	■	
Right-of-Way Vacation	■	■
Right-of-Way Dedication	■	
Street Name Change	■	■
Plat of Record Revocation	■	■
Administrative Site Plan Review	■	
Special District Administrative Review	■	
Special Exception Review	■	
Temporary Use Review	■	
Tree Removal	■	
Sign Permit	■	
Certificate of Occupancy	■	
Historic District Designation	■	■
Certificate of Appropriateness	■	
Demolition by Neglect		■
Written Interpretations	■	
Administrative Deviation	■	
Variance and Conditional Use Permit	■	
Appeal of Administrative Decision	■	
Change in Nonconforming Use Permit	■	

*Only the body(s) may initiate a request for a comprehensive rezoning or replacement of the zoning map(see Sub-Sections 9.5.12A and 9.5.13A).

B. Submittals

Applications required under this development code shall be filed with the Division of Planning and Development in accordance with the following.

	Zoning Administrator	Building Official
Text Amendment	■	
Zoning Change	■	
Comprehensive Rezoning	■	
<u>Replacement of the Zoning Map</u>	■	
Special Uses and Planned Developments:		
Special Uses & Special Use Amendments	■	
Special Use Minor Modifications	■	
Special Use Major Modifications	■	
P. D. Outline Plan & Amendments	■	
P. D. Minor Modifications	■	
P. D. Major Modifications	■	
P. D. Final Plan	■	
P. D. Public Contract	■	
Subdivision:		
Minor Preliminary Plan	■	
Major Preliminary Plan	■	
Resubdivision	■	
Final Plat	■	
Public Contract	■	
Right-of-Way Vacation	■	
Right-of-Way Dedication	■	
Street Name Change	■	
Plat of Record Revocation	■	
Administrative Site Plan Review	■	
Special District Administrative Review	■	
Special Exception Review	■	
Temporary Use Review		■
Tree Removal	■	
Sign Permit	■	
Certificate of Occupancy		■
Historic District Designation	■	
Certificate of Appropriateness	■	
Demolition by Neglect	■	
Written Interpretations	■	
Administrative Deviation	■	
Variance and Conditional Use Permit	■	
Appeal of Administrative Decision	■	
Change in Nonconforming Use Permit	■	

C. Forms

Applications required under this development code must be submitted on forms and in such numbers as required by the Division of Planning and Development.

D. Fees

Filing fees have been established to defray the cost of processing the application, as listed with the Division of Planning and Development and adopted by the governing bodies. Before review of an application, all filing fees must be paid in full.

E. Completeness Determination

1. All applications must be complete before the Zoning Administrator/Building Official is required to review the application.
2. An application is considered complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this development code.
3. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this Article. However, it is recognized that each application is unique, and therefore more or less information may be required according to the needs of the particular case. The applicant may rely on the recommendations of the Zoning Administrator/Building Official as to whether more or less information shall be submitted.
4. Once the application has been determined complete, copies of the application shall be referred by the Zoning Administrator/Building Official to the reviewing entities.
5. The Zoning Administrator/Building Official may require an applicant to present evidence of authority to submit the application.

F. Application Deadline

Complete applications shall be submitted in accordance with the published calendar schedule. Schedules indicating submittal dates shall be developed each year and made available to the public.

G. Staff Consultation after Application Submitted

1. Upon receipt of a complete application, within 21 days after the filing deadline, the Zoning Administrator/Building Official shall review the application and confer with the applicant to ensure an understanding of the applicable requirements of this development code; that the applicant has submitted all of the information they intend to submit; and that the application represents precisely and completely what the applicant proposes to do.
2. Once the applicant indicates that the application is as complete as the applicant intends to make it, the application shall be placed on the agenda of the appropriate review board in accordance with standard procedures. However, if the application is determined incomplete, a recommendation to deny the application on that basis shall be provided to the appropriate reviewing entity.

H. Concurrent Applications

Applications may be filed and reviewed concurrently, at the option of the applicant, provided there is not a pending appeal filed by applicant on the subject site (see Paragraph 9.23.1D(1)).

9.3.4 Public Hearings and Notification

A. Required Hearings and Notification

A public hearing shall be required and notification given as set forth below:

	x-ref	Public Hearing					Public Hearing Notice			Public Notice Mailed To			
		Board of Adjustment	Technical Rev. Committee	Landmarks Commission	Land Use Control Board	Governing Bodies	Sign Posted	Mailed	Newspaper Publication	Subject Property	Adjacent Owners ⁴	Owners within 750 Ft. Radius ¹	Neighborhood Associations ⁵
Text Amendment	9.4				PH	PH			LUCB/GB				
Zoning Change & Residential Corridors	9.5 & 8.5				PH	PH	SP	M	GB	■	■	■	■
Comprehensive Rezoning	9.5.12				PH	PH	SP	M	LUCB/GB	■			■
Replacement of the Zoning Map	9.5.13				PH	PH		M ⁹	LUCB/GB	■ ⁹			
Special Uses & Planned Developments:													
Special Uses & Special Use Amendments	9.6 & 9.6.12A				PH	PH-AO	SP	M		■	■	■	■
Special Use Major Modifications	9.6.12B				PH	PH-AO	SP	M		■	■	■	■
Special Use Minor Modifications	9.6.12C				PH-AO			M-AO		■	□		□
P. D. Outline Plan & Amendments	9.6 & 9.6.11E(1)				PH	PH-AO	SP	M		■	■	■	■
P. D. Major Modifications	9.6.11E(2)				PH	PH-AO	SP	M		■	■	■	■
P. D. Minor Modifications	9.6.11E(3)				PH-AO			M-AO		■	□		□
P. D. Final Plan	9.6												
P. D. Public Contract	9.6												
Subdivision:													
Minor Preliminary Plan	9.7.6		PH		PH-AO			M		■	■		■
Major Preliminary Plan	9.7.7				PH	PH-AO		M		■	■		■
Resubdivision					PH	PH-AO		M		■	■	■	■
Final Plat	9.7.8												
Public Contract	9.7.8												
Right-of-Way Vacation													
Conversions	9.8				PH	PH-AO	SP	M		■	■		■
Physical Closures	9.8				PH	PH-AO	SP	M		■	■	■ ⁶	■
Abandonment	9.8				PH	PH-AO		M		■	■		■
Right-of-Way Dedication	9.9				PH	PH-AO		M		■	■		■
Street Name Change	9.10				PH	PH		M		■	■		■
Plat of Record Revocation	9.11				PH	PH-AO		M		■	■		■
Administrative Site Plan	9.12	PH-AO						M-AO		■	□		□
Special Exception	9.14				PH	PH-AO	SP	M		■	■		■
Special District Administrative Review	9.13	PH-AO								■	□ ³		□
Historic District Designation	8.6			PH	PH	PH	SP	M	LM/LUCB/GB	■	■		■
Major Certificate of Appropriateness	8.6.3			PH				M		■	■	■ ⁷	
Historic District (Demolition by Neglect)	8.6.4			PH-AO						□	□		
Non-Use Variance² and Cond. Use Perm.	9.22 & 9.24	PH						M		■	■	■	
Use Variance	9.22	PH					SP ⁸	M		■	■	■	
Board of Adjustment Correspondence	2.4.5, 9.22.9, 9.23.1E(2) & 9.24.10	PH						M		■	■		
Administrative Decision		PH-AO								□			
Change in Nonconforming Use Permit	10.2.5	PH						M		■	■	■	

1. If the 750-foot radius includes less than 25 property owners, the radius shall be extended at 100-foot intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500 feet.
2. In the case of setback variation requests less than 5 feet only adjacent property owners shall be notified.
3. Public notice mailed to property owners within a 300-foot radius of the subject property.
4. "Adjacent owners" includes abutting owners and those across the street or other ROW from the subject site.
5. Public Notice to Neighborhood Associations may be mailed or sent via electronic mail.
6. The 750-foot radius shall be measured from the entire segment of the road affected by the closure rather than the area of right-of-way to be vacated. The segment of road affected shall be defined to mean that portion of public right-of-way that contains the proposed closure between the two nearest intersecting streets on either side of the closure.
7. A 150-foot radius is utilized for Certificates of Appropriateness.
8. Sign posting is not required for use variances for single-family residences.
9. See Sub-Section 9.5.13B for the mailed notice requirements applicable to replacements of the zoning map

PH = Public Hearing
 PH-AO = Public Hearing Upon Appeal or Objection Only (see Section 9.2.2)
 LUCB = Land Use Control Board
 GB = Governing Body

SP = Public Hearing Sign Posted
 LM = Landmarks Commission
 M = Public Hearing Notice Mailed
 M-AO = Public Hearing Notice Mailed - Appeal Only

GB-RO = Governing Body Publication for Hearing upon Request Only
 P = Sign posted prior to administrative approval

■ = Public Notice Sent To
 □ = Public Notice Sent Only On Appeal

B. Published Notice

Where published notice is required, a distinctive advertisement shall be placed by the Zoning Administrator in a local newspaper of general circulation in the City of Memphis and Shelby County not more than 30 or less than ten days prior to the date of the public hearing.

C. Posted Notice (Sign)

1. Sign Size and Type

Each sign shall be two feet by three feet in size made to standards and specifications as provided by the Zoning Administrator. All signs will include language stating that defacing or removal of the sign by anyone other than the owner or his or her agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized. Public notice signs are not subject to any sign permit or sign permit fees.

2. Location

a. Zoning Change, Special Use, Planned Development, Special Exception

Signs shall be posted at the nearest right-of-way with the largest traffic volumes as determined by the Zoning Administrator. Each sign shall be placed no further than five feet from the right-of-way visible from each public street on which the subject property has frontage and placed outside the sight distance triangle. Additional signs may be required to be posted at each major roadway entrance to the development or as otherwise determined to be needed by the Zoning Administrator.

b. Comprehensive Rezoning and Historic District Designation

A sign shall be posted at each major roadway entrance to any area being comprehensively rezoned as determined by the Zoning Administrator.

c. Right-of-Way Vacation

A sign shall be posted at each end of the right-of-way to be vacated.

3. Responsibility for Installation and Removal

- a. The applicant shall be solely responsible for signage installation and removal and associated costs.
- b. Signs shall be erected not more than 30 or less than 10 days prior to the date of the public hearing. Applicants may temporarily remove the signs after each public hearing, provided they reinstall the signs at least 10 days prior to the next public hearing. The applicant shall submit a signed affidavit stating that the signs were installed and the date and posting of the property.
- c. Signs shall be removed within 14 days following final action by the governing bodies.

D. Mailed Notice

1. Where mailed notice is required, notification shall be mailed not more than 45 or less than 20 days prior to the date of the public hearing. Mailed notice shall be provided to all property owners within Shelby County in accordance with the provisions of this Code.
2. All of the neighborhood associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property shall be provided mailed notice in accordance with Sub-Section 9.3.4A. Notice via electronic mail may substitute for mailed notice.

E. Content of Notice

1. Published or Mailed Notice

Published or mailed notice shall provide at least the following:

- a. A case number;
- b. The address of the subject property (if available);
- c. The general location of the land that is the subject of the application, which may include, a location map
- d. A description of the action requested;
- e. Where a zoning change is proposed, the current and proposed districts;
- f. The time, date and location of the public hearing (or neighbor meeting if applicable);
- g. A phone number and email address to contact the Zoning Administrator; and

- h. A statement that interested parties may appear at the public hearing.

2. Posted Notice

Required posted notice shall indicate the following:

- a. A case number;
- b. Type of action; and
- c. A phone number to contact the Zoning Administrator; and
- d. All signs shall include language stating that defacing or removal of the sign by anyone other than the owner or his agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized.

F. Constructive Notice

- 1. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.
- 2. Undelivered mailed notice in excess of 25% of total required mailing within a 750-foot radius of the property only, shall constitute failed notice and shall serve to invalidate proceedings unless sufficient notice is provided in accordance with this section.

9.3.5 Notice of Decision

Within seven days after a decision is made, a copy of the decision shall be sent to the applicant and filed with the Zoning Administrator, where it shall be available for public inspection during regular office hours.

9.3.6 Withdrawal of Application

- A. An applicant may withdraw an application at any time, by filing a statement of withdrawal with the Zoning Administrator/Building Official except as provided in paragraph C below.
- B. The statement of withdrawal shall be in writing and may be delivered by hand, through mail or electronically.
- C. If a valid zoning protest petition has been filed, the application may be withdrawn only if the statement of withdrawal is filed no later than five days prior to the date of the public hearing upon which the matter is to be returned for action by the governing bodies. Thereafter, the application may be withdrawn only by action of the governing bodies, by majority vote.

The Zoning Administrator/Building Official may withdraw applications due to the failure of the applicant to submit required information within 90 days of the initial request.

NOTE- Skip to Section 9.5.13 (pg. 454). No changes proposed to text for Chapter 9.4.

NOTE- The below is a new Section to be inserted after existing Section 9.5.12

9.5.13 Replacement of the Zoning Map

A. Purpose and Intent

The governing bodies may from time to time repeal and completely replace the zoning map in order to make necessary and appropriate revisions. In so doing, consideration will be given to the character of the areas, suitability of particular uses, protecting natural areas, conservation and protection of aesthetics, conserving the value of buildings and communities, and encouraging the most appropriate use of land throughout the City and County. These procedures shall further the protection of the health, safety and general welfare of the citizens of the City and County. Only the legislative bodies may initiate a repeal and complete replacement of the zoning map. Repeal and complete replacement of the map shall be accomplished by majority vote.

B. Mailed Notice

1. Replacements of the zoning map shall be subject to only the mailed notice requirements of this Sub-Section
2. Not more than 45 or less than 20 days prior to the date of the Land Use Control Board hearing, the Zoning Administrator shall issue a mailed notice to the owners of all properties within Memphis and unincorporated Shelby County. The notice shall contain the following information:
 - a. The current zoning district of the subject property
 - b. The proposed zoning district of the subject property
 - c. Information on how the recipient may review the proposed map in its entirety
 - d. The time, date, and location of the Land Use Control Board public hearing
 - e. A statement that interested parties may appear at the public hearing
 - f. A statement that that the proposed zoning district is subject to change prior to the final decision of the governing body
 - g. A statement that the Land Use Control Board will be making a recommendation on the proposed map at the public hearing, with a final decision to be made by the appropriate governing body
 - h. Notice that the governing body will then meet for a final decision, including citation to or location where the governing body's agenda may be found
3. For the purposes of this Sub-Section, "owner" shall mean the owner of record according to the most recent tax roll published by the County Assessor of Property.
4. For the purposes of mailed notice, the current and proposed zoning district for each property shall be those in which the property's centroid lies. The Zoning Administrator need not issue multiple notices for split-zoned properties.
5. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with the applicable notice requirements.

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 08/18/2026

DATE

PUBLIC SESSION: 09/1/2026

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 2021 Berryhill Road. By taking the land out of the Conservation Agriculture (CA) Use District and including it in the Residential Single-Family – 6 (R-6) Use District, known as case number Z 2026-005

CASE NUMBER:

Z 2026-005

LOCATION:

2021 Berryhill Road

COUNCIL DISTRICTS:

District 1 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT:

Berryhill Wisdom Property Trust

REPRESENTATIVES:

Josh Burnette

REQUEST:

Rezoning of +/-3.36 acres from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6)

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 – August 4, 2026

Second reading – August 18, 2026

Third reading – September 1, 2026

PRIOR ACTION ON ITEM:

(1) _____
07/09/2026 _____
(1) Land Use Control Board _____

APPROVAL - (1) APPROVED (2) DENIED

DATE

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:

Chloe Christian

DATE

7/27/26

POSITION

PLANNER II

DEPUTY ADMINISTRATOR

ADMINISTRATOR

DIRECTOR (JOINT APPROVAL)

COMPTROLLER

FINANCE DIRECTOR

CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

Z 2026-005

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 2021 BERRYHILL ROAD. BY TAKING THE LAND OUT OF THE CONSERVATION AGRICULTURE (CA) USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL SINGLE-FAMILY – 6 (R-6) USE DISTRICT, KNOWN AS CASE NUMBER Z 2026-006

- 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, July 9, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: Z 2026-005

LOCATION: 2021 Berryhill Road

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

OWNER/APPLICANT: Berryhill Wisdom Property Trust

REPRESENTATIVE: Josh Burnette

REQUEST: Rezoning of +/-3.36 acres from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6)

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 7-0 on the consent agenda.

Respectfully,



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

Cc: Committee Members
File

PLOT PLAN



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 2021 BERRYHILL ROAD. BY TAKING THE LAND OUT OF THE CONSERVATION AGRICULTURE USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL SINGLE-FAMILY – 6 (R-6) USE DISTRICT, KNOWN AS CASE NUMBER Z 2026-005

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 2026-005**; 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 CONSERVATION AGRICULTURE (CA) USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL SINGLE-FAMILY – 6 (R-6) USE DISTRICT.

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

DESCRIPTION

Description of the Berryhill Wisdom Property Trust property recorded in Instrument No. 16021935 in Memphis, Shelby County, Tennessee:

Beginning at a set pk nail in the centerline of existing pavement in Berryhill Road (Public), said point being the northeast corner of said property recorded in Instrument No. 16021935 and the southeast corner of the Elizabeth S. Todd (Trustee) property recorded in Instrument No. 14025886; thence South 04 degrees 04 minutes 07 seconds West along the centerline of existing pavement in said Berryhill Road, 99.39 feet to a set pk nail at the southeast corner of said property recorded in Instrument No. 16021935 and in the eastwardly projection of the north line of Lot 1, Miller's Point P.D. recorded in Plat Book 210, Page 48; thence North 87 degrees 42 minutes 06 seconds West along the south line of said property recorded in Instrument No. 16021935, along the eastwardly projection of the north line of Lot 1 of said Subdivision recorded in Plat Book 210, Page 48, along a north line of said Berryhill Road per said Subdivision recorded in Plat Book 210, Page 48 and along the north line of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12 of said Subdivision recorded in Plat Book 210, Page 48 and along the north terminus of Berry Hollow Drive (31' R.O.W.) – (Public), 938.68 feet to a found 1/2" rebar at the northwest corner of Lot 12 of said Subdivision recorded in Plat Book 210, Page 48, the northwest corner of Lot 13 of said Subdivision recorded in Plat Book 210, Page 48 and the northeast corner of Lot 53, Section "A", Summerfields of Berryhill Subdivision recorded in Plat Book 161, Page 71; thence North 87 degrees 45 minutes 43 seconds West along the south line of said property recorded in Instrument No. 16021935 and along the north line of Lot 53, Lot 52, Lot 51, Lot 32, Lot 31 and Lot 30 of said Subdivision recorded in Plat Book 161, Page 71, 546.45 feet to a set 1/2" rebar with plastic cap (OLLAR) at the southwest corner of said Property recorded in Instrument No. 16021935 and in the east line of Lot 116, Section "B", Summerfields of Berryhill Subdivision recorded in Plat Book 152, Page 14; thence North 01 degrees 48 minutes 44 seconds East along the west line of said property recorded in Instrument No. 16021935 and along the east line of Lot 116 and Lot 115 of said Subdivision recorded in Plat Book 152, Page 14, 99.10 feet to a set 1/2" rebar with plastic cap (OLLAR) at the northwest corner of said property recorded in Instrument No. 16021935 and the southwest corner of said property recorded in Instrument No. 14025886; thence South 87 degrees 44 minutes 00 seconds East along the north line of said property recorded in Instrument No. 16021935 and along the south line of said property recorded in Instrument No. 14025886, passing a set 1/2" rebar with plastic cap (OLLAR) at 1432.01 feet and continuing for a total distance of 1489.04 feet to the POINT OF BEGINNING and containing 3.38 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.

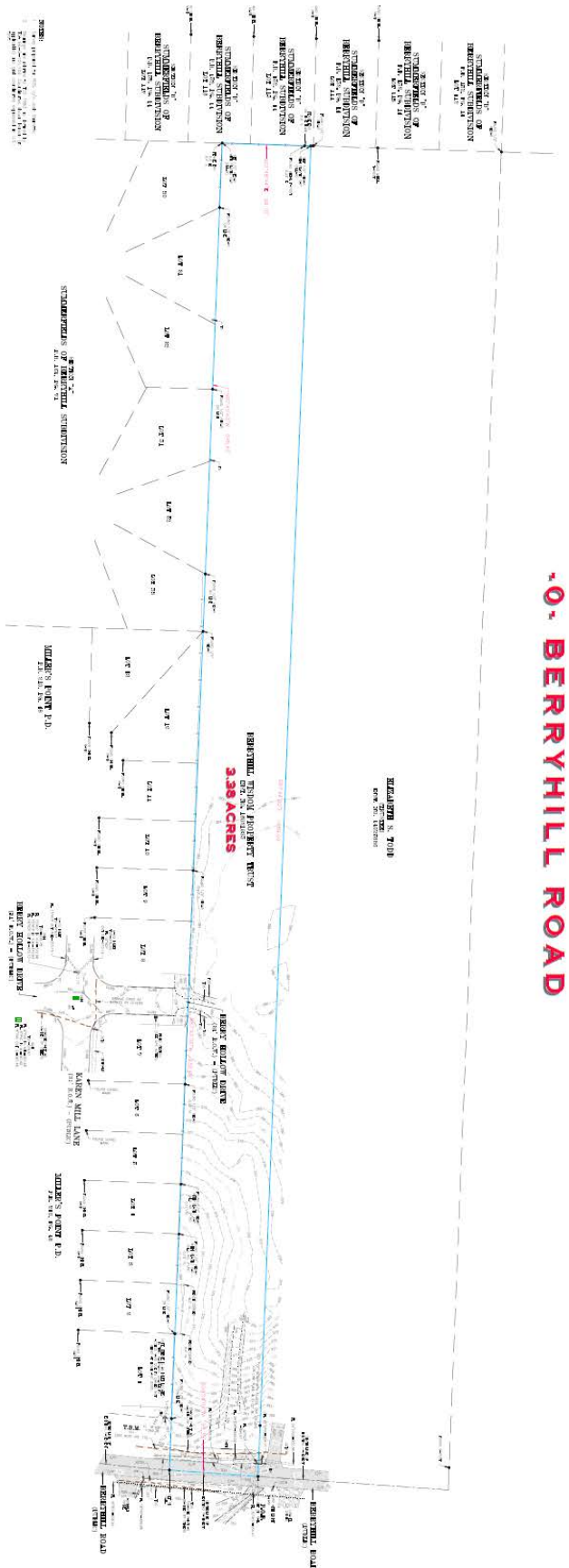
SECTION 2:

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.

1. $\text{Fe}^{2+} + \text{H}_2\text{O} + \text{O}_2 \rightarrow \text{Fe}(\text{OH})_3 + \text{H}^+$



ATTEST:

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

AGENDA ITEM: 12 **L.U.C.B. MEETING:** July 9, 2026

CASE NUMBER: Z 2026-005

LOCATION: 2021 Berryhill Road

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: Berryhill Wisdom Property Trust

REPRESENTATIVE: Josh Burnette

REQUEST: Rezoning of +/-3.36 acres from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6)

CONCLUSIONS

1. The applicant seeks approval to rezone +/- 3.36 acres of vacant land from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6) to allow future development for single-family residential lots.
2. While the underlying zoning is also CA, the land abutting the subject property to the southeast is a part of the Millers Point Planned Development (PD 2002-358CC) which follows the bulk regulations of the R-6 district, which allows a minimum lot size of 6,000 square feet for conventional homes. Additionally, the Summerfields of Berryhill Subdivision to the southwest known as S 1993-016CC allows a minimum lot size of 8,000 as required in the R-8 district. The applicant's proposal is compatible with the nature of the development of surrounding area.
3. Given the residential nature of the adjacent zoning and land uses, staff finds a zoning change to R-6 is appropriate and recommends approval. If approved, a corresponding subdivision application subject to review and approval by the Land Use Control Board will be required.

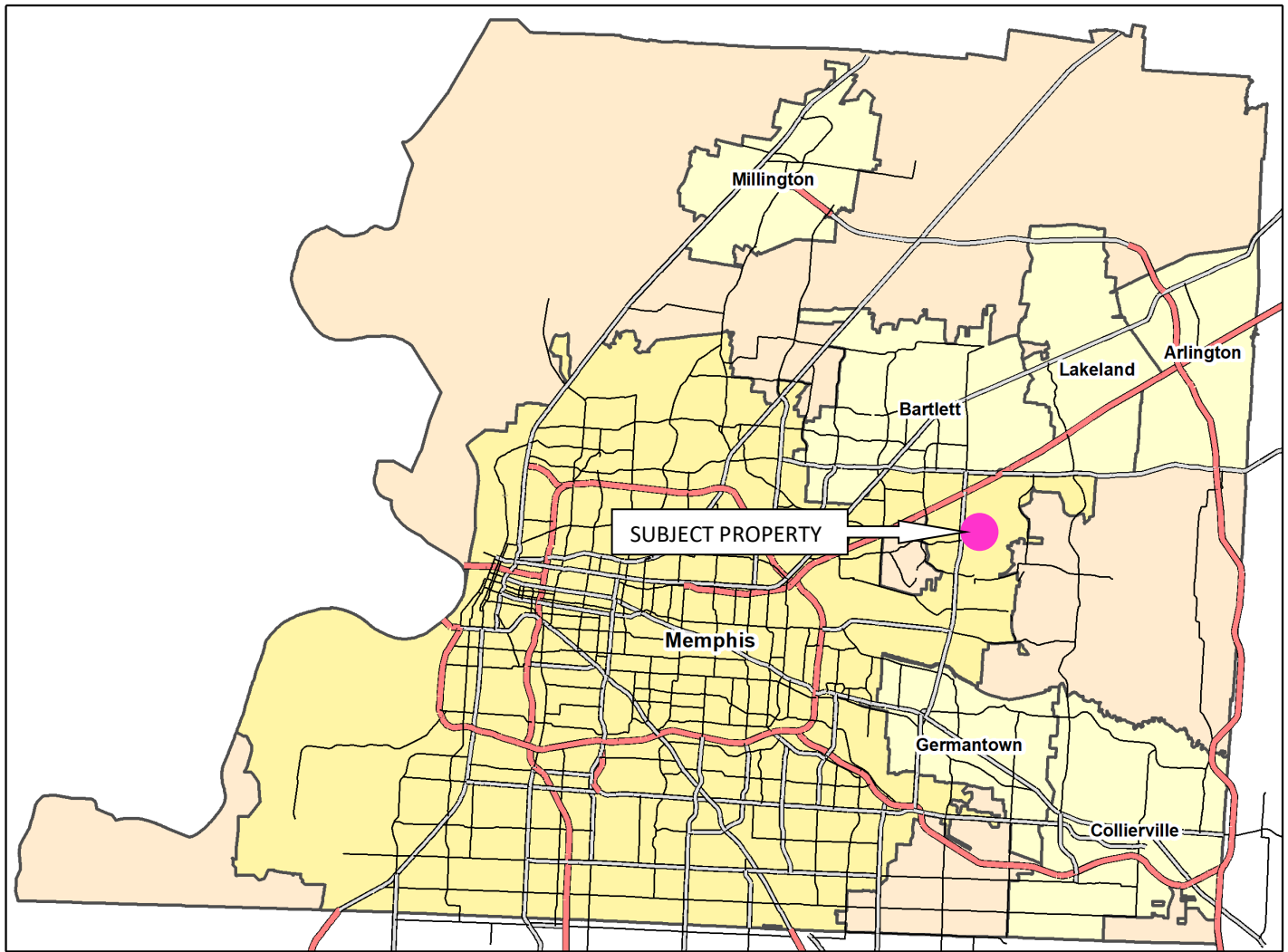
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 13-15 of this report.

RECOMMENDATION:

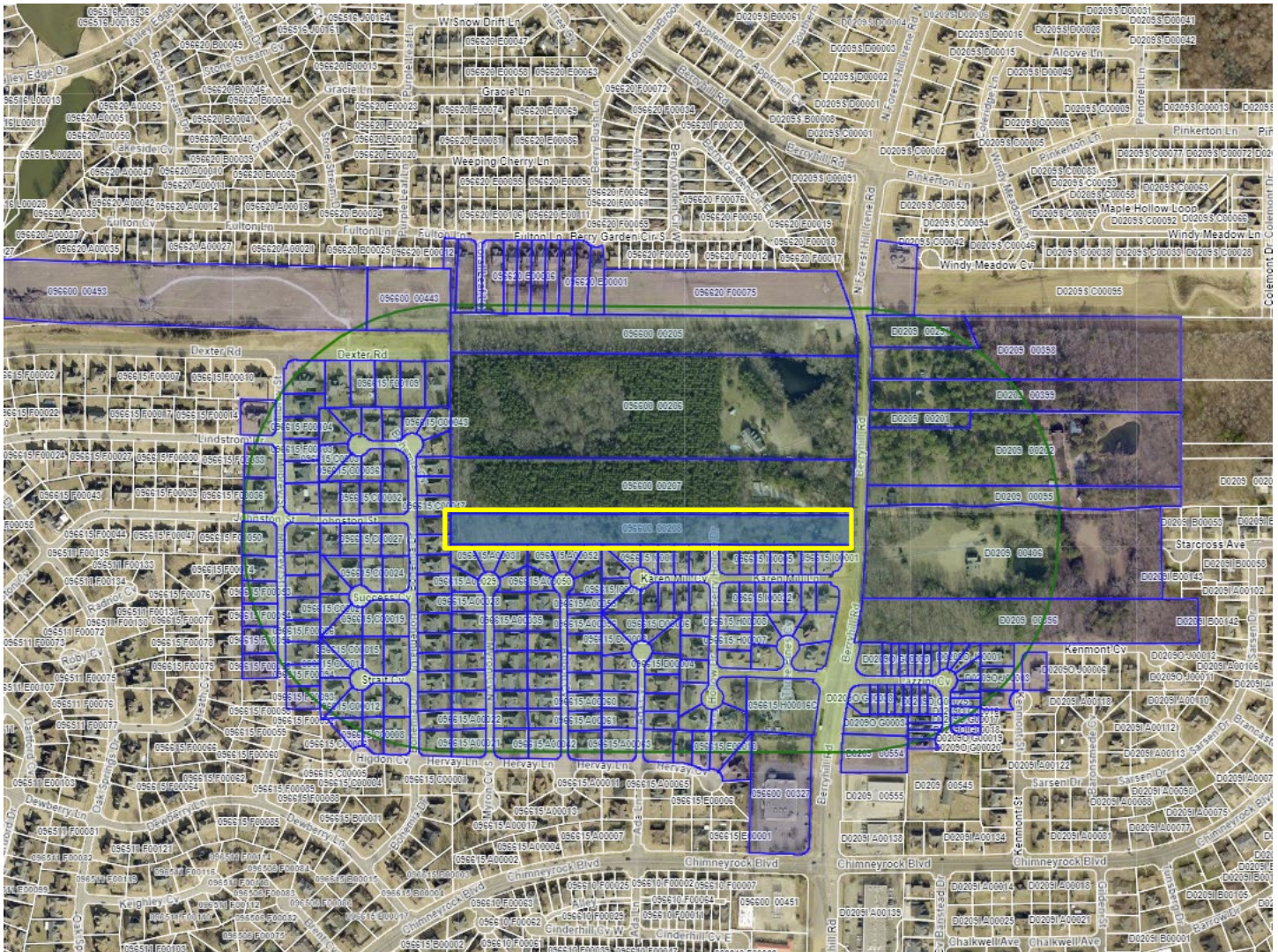
Approval

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property outlined 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 220 notices were mailed on June 15, 2026 and 250 revised notices were mailed on June 25, 2026 see page 16 of this report for copies of said notices. Additionally, one sign was posted at the subject property, see page 17 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 5:30 PM on Thursday, June 25, 2026, at Vantage Point Golf Center on 9580 Macon Road.

AERIAL



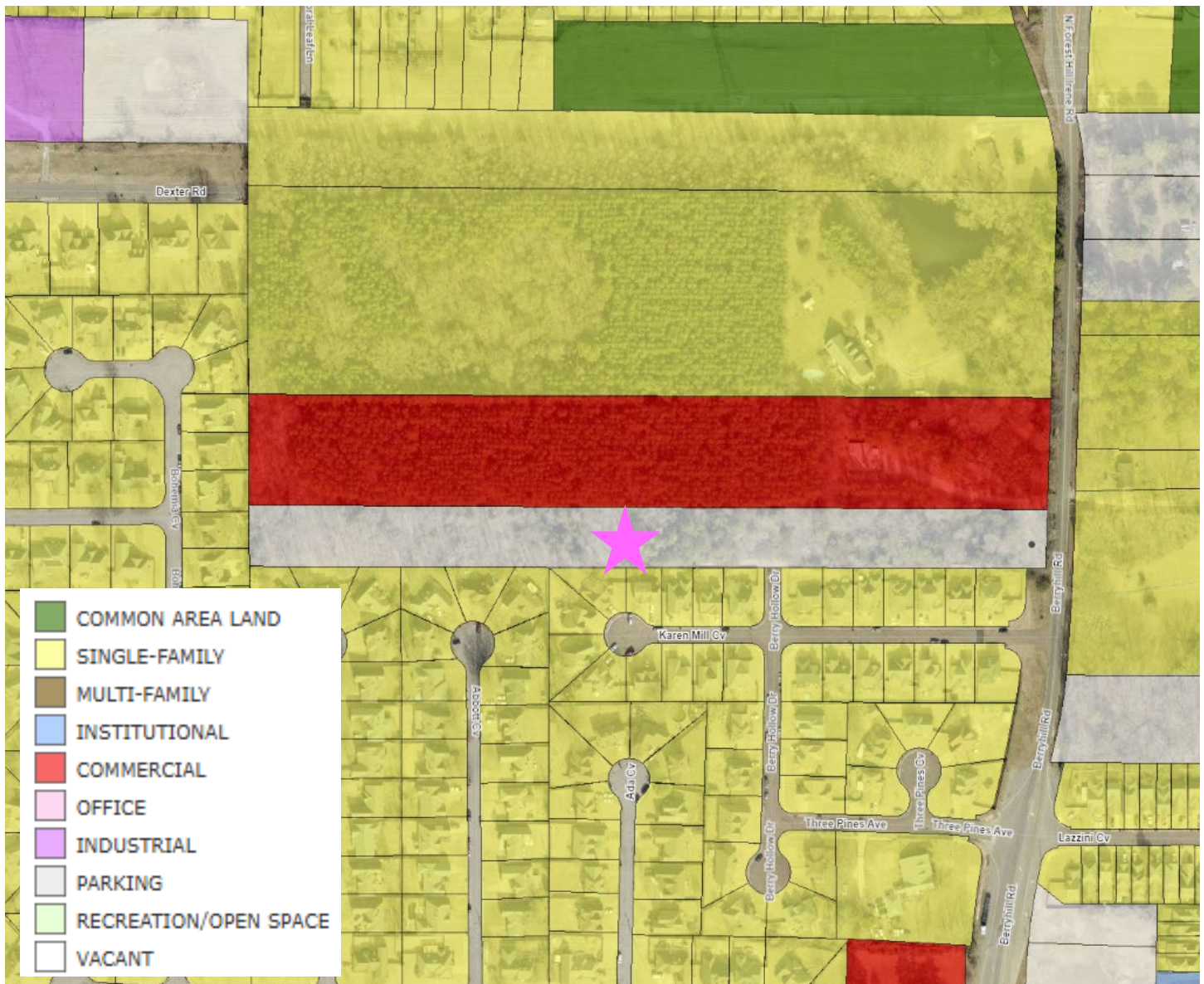
Subject property outlined in yellow, imagery from 2025

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS

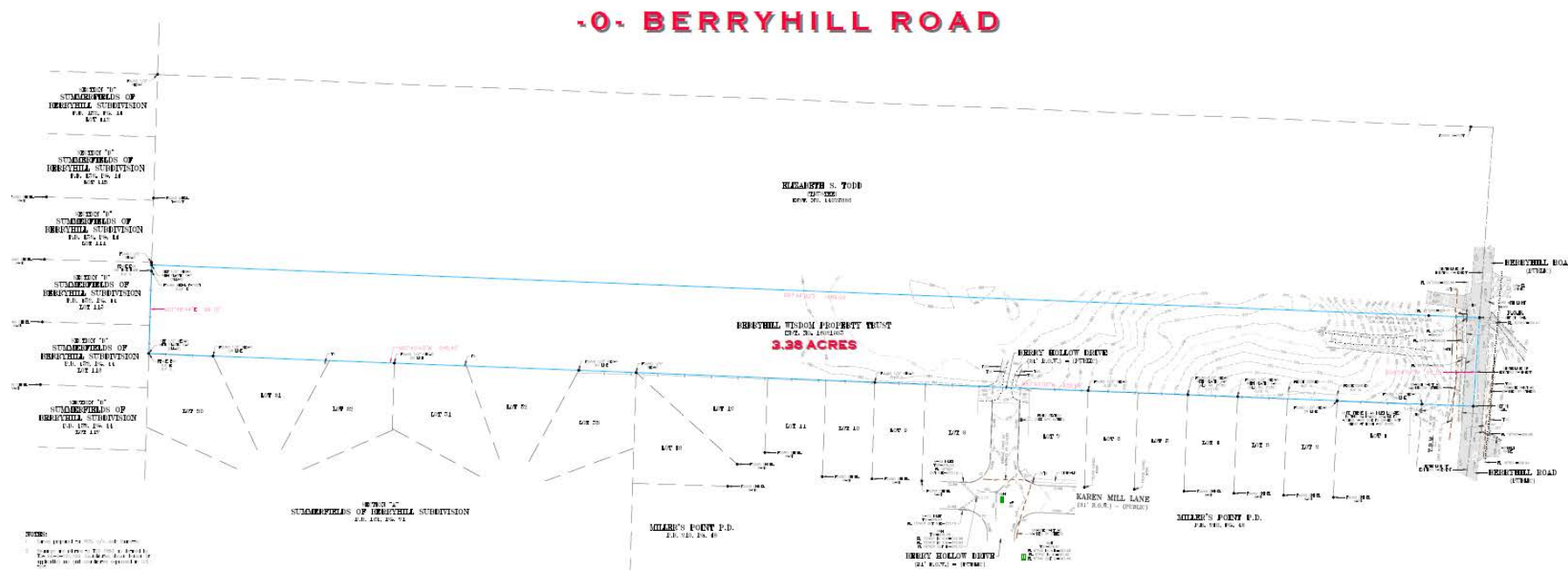


View of subject property from Berryhill Road.



View of subject property from Berry Hollow Drive.

PLOT PLAN



DESCRIPTION

Description of the Berryhill Wisdom Property Trust property recorded in Instrument No. 16021935 in Memphis, Shelby County, Tennessee:

Beginning at a set pk nail in the centerline of existing pavement in Berryhill Road (Public), said point being the northeast corner of said property recorded in Instrument No. 16021935 and the southeast corner of the Elizabeth S. Todd (Trustee) property recorded in Instrument No. 14025886; thence South 04 degrees 04 minutes 07 seconds West along the centerline of existing pavement in said Berryhill Road, 99.39 feet to a set pk nail at the southeast corner of said property recorded in Instrument No. 16021935 and in the eastwardly projection of the north line of Lot 1, Miller's Point P.D. recorded in Plat Book 210, Page 48; thence North 87 degrees 42 minutes 06 seconds West along the south line of said property recorded in Instrument No. 16021935, along the eastwardly projection of the north line of Lot 1 of said Subdivision recorded in Plat Book 210, Page 48, along a north line of said Berryhill Road per said Subdivision recorded in Plat Book 210, Page 48 and along the north line of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12 of said Subdivision recorded in Plat Book 210, Page 48 and along the north terminus of Berry Hollow Drive (31' R.O.W.) – (Public), 938.68 feet to a found 1/2" rebar at the northwest corner of Lot 12 of said Subdivision recorded in Plat Book 210, Page 48, the northwest corner of Lot 13 of said Subdivision recorded in Plat Book 210, Page 48 and the northeast corner of Lot 53, Section "A", Summerfields of Berryhill Subdivision recorded in Plat Book 161, Page 71; thence North 87 degrees 45 minutes 43 seconds West along the south line of said property recorded in Instrument No. 16021935 and along the north line of Lot 53, Lot 52, Lot 51, Lot 32, Lot 31 and Lot 30 of said Subdivision recorded in Plat Book 161, Page 71, 546.45 feet to a set 1/2" rebar with plastic cap (OLLAR) at the southwest corner of said Property recorded in Instrument No. 16021935 and in the east line of Lot 116, Section "B", Summerfields of Berryhill Subdivision recorded in Plat Book 152, Page 14; thence North 01 degrees 48 minutes 44 seconds East along the west line of said property recorded in Instrument No. 16021935 and along the east line of Lot 116 and Lot 115 of said Subdivision recorded in Plat Book 152, Page 14, 99.10 feet to a set 1/2" rebar with plastic cap (OLLAR) at the northwest corner of said property recorded in Instrument No. 16021935 and the southwest corner of said property recorded in Instrument No. 14025886; thence South 87 degrees 44 minutes 00 seconds East along the north line of said property recorded in Instrument No. 16021935 and along the south line of said property recorded in Instrument No. 14025886, passing a set 1/2" rebar with plastic cap (OLLAR) at 1432.01 feet and continuing for a total distance of 1489.04 feet to the POINT OF BEGINNING and containing 3.38 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.

CASE REVIEW

Request

The request is a Rezoning of +/-3.36 acres from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6)

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:

2021 Berryhill Road

Parcel ID:

096600 00208

Area:

+/-3.36 acres

Description:

The subject property is not a part of any known platted subdivisions of planned developments. It is zoned Conservation Agriculture with nearby land uses consisting of predominately single-family uses. The subject property is vacant with one street frontage on Berryhill Road and on Berry Hollow Drive.

Analysis

The applicant seeks approval to rezone +/- 3.36 acres of vacant land from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6) to allow future development for single-family residential lots.

While the underlying zoning is also CA, the land abutting the subject property to the southeast is a part of the Millers Point Planned Development (PD 2002-358CC) which follows the bulk regulations of the R-6 district, which allows a minimum lot size of 6,000 square feet for conventional homes. Additionally, the Summerfields of Berryhill Subdivision to the southwest known as S 1993-016CC allows a minimum lot size of 8,000 as required in the R-8 district. The applicant's proposal is compatible with the nature of the development of surrounding area.

Given the residential nature of the adjacent zoning and land uses, staff finds a zoning change to R-6 is appropriate and recommends approval. If approved, a corresponding subdivision application subject to review and approval by the Land Use Control Board will be required.

RECOMMENDATION

Staff recommends approval.

DEPARTMENTAL COMMENTS

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

City Engineer:

1. Sewer capacity is available to serve this development.
2. The developer shall extend Sewer to serve upstream properties.
3. A sanitary sewer plan is required to be submitted (via 901 portal) to the City Land Development Office for review and approval.
4. All required design plans and potential traffic control plan must be prepared in accordance with the City's Standard Requirements and must be stamped by a Professional Engineer registered in the State of Tennessee.
5. A Sewer Development fee is required per the City of Memphis Sewer Use Ordinance.
6. The developer shall extend Sewer to serve upstream properties.
7. May be sewer extension will be required to serve this development.
8. Existing 8" sewer at the edge of south property line.

County Engineer: No comments received.

City Fire Division:

1. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.
2. Fire apparatus access shall comply with section 503.
3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.

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

County Fire Division:	No comments received.
City Real Estate:	No comments received.
County Health Department:	No comments received.
Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Office of Sustainability and Resilience:	No comments received.
Office of Comprehensive Planning:	See pages 13-16.

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: LUCB 2026-005 Cordova

Site Address/Location: 2021 BERRYHILL RD, CORDOVA 38016

Overlay District/Historic District/Flood Zone: The site is not located in an overlay district, historic district, or flood zone.

Future Land Use Designation: Primarily Single-Unit Neighborhood (NS) / Low Intensity Residential

Street Type: Local Street

The applicant is seeking approval to rezone the subject property from Conservation Agriculture (CA) to Residential Single Family (R-6).

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

Primarily Single-Unit Neighborhood (NS) are residential neighborhoods consisting primarily of single-unit houses that are not near a Community Anchor. Graphic portrayal of NS is above.



“NS” Form & Location Characteristics

Primarily detached, House scale buildings, Primarily residential, 1 – 3 stories; Beyond ½ mile from a Community Anchor

“NS” Zoning Notes

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

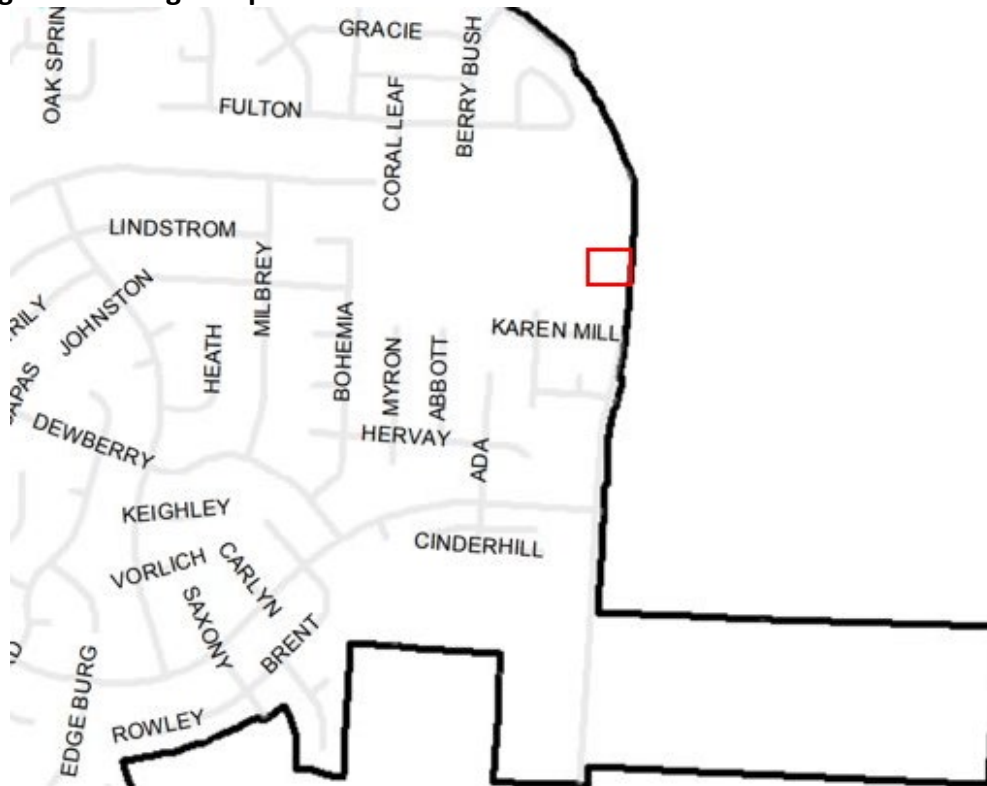
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Conservation Agriculture (CA)

Adjacent Land Use and Zoning: Single Family, R-8

Overall Compatibility: The requested use is consistent with the Memphis 3.0 Comprehensive Plan and the Future Land Use Planning Map, classifications, intent, and form. As the subject parcel has already been identified for further single-unit residential development through the Future Land Use (FLU) Map, and given it abuts an existing residential development of the same intensity and form, the requested use is consistent with all pertinent sections of Memphis 3.0 and Future Land Use guidance.

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

The subject property has not been assigned a degree of change classification.

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

N/A

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

Although Memphis 3.0 provides little guidance for routine cases such as this, the Future Land Use does provide direct feedback. Cordova residents identified this zone to be suitable for further residential development and frequently cited the importance of enabling homeownership opportunities, with extra emphasis on single-family units.

Consistency Analysis Summary

The applicant is seeking approval to rezone the subject property from Conservation Agriculture (CA) to Residential Single Family (R-6).

The requested use is consistent with the Memphis 3.0 Comprehensive Plan and the Future Land Use Planning Map, classifications, intent, and form. As the subject parcel has already been identified for further single-unit residential development through the Future Land Use (FLU) Map, and given it abuts an existing residential development of the same intensity and form, the requested use is consistent with all pertinent sections of Memphis 3.0 and Future Land Use guidance.

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

Summary Compiled by: Eli Askren, Comprehensive Planning.

MAILED PUBLIC NOTICES

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, July 1, 2026 at 8 AM.**

CASE NUMBER: Z 2026-005
ADDRESS: 2047 Berryhill Drive
REQUEST: Rezoning from Conservation Agriculture (CA) to Residential Single—6 (R-6)
APPLICANT: Josh Burnette

Meeting Details

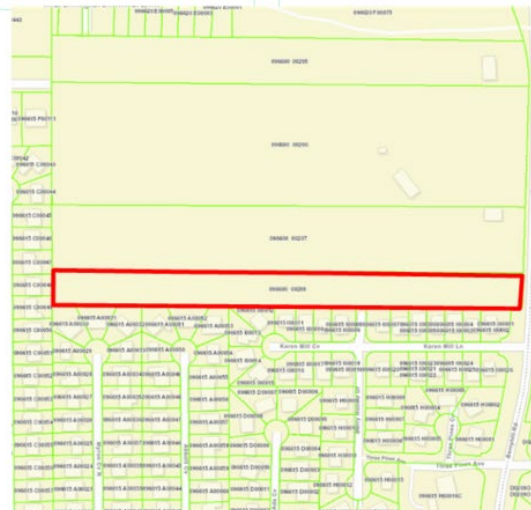
Location: Council Chambers
City Hall 1st Floor
125 N Main St.

Time: 9:00 AM
Date: Thursday, July 9, 2026

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

MEMPHIS AND
SHELBY COUNTY DIVISION OF PLANNING
AND DEVELOPMENT

VICINITY MAP



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



230 Notices Mailed 6/15/2026

REVISED NOTICE OF PUBLIC HEARING

MEMPHIS AND
SHELBY COUNTY DIVISION OF PLANNING
AND DEVELOPMENT

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, July 1, 2026 at 8 AM.**

CASE NUMBER: Z 2026-005
ADDRESS: 2021 Berryhill Road
REQUEST: Rezoning from Conservation Agriculture (CA) to Residential Single—6 (R-6)
APPLICANT: Josh Burnette

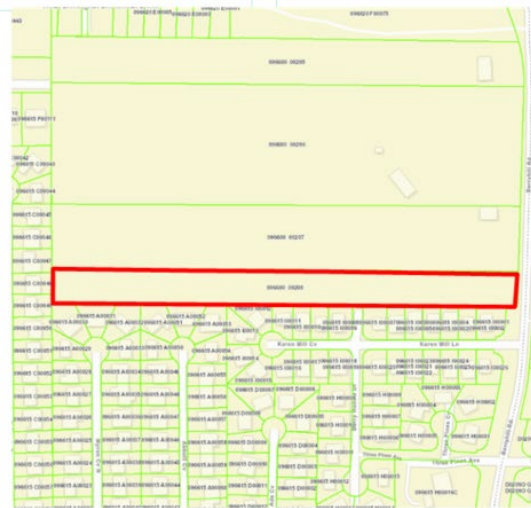
Meeting Details

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

Time: 9:00 AM
Date: Thursday, July 9, 2026

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

VICINITY MAP



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



230 Notices Mailed 6/25/2026

SIGN AFFIDAVIT

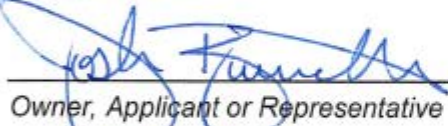
AFFIDAVIT

Shelby County
State of Tennessee

I, Josh Burnette, being duly sworn, depose and say that at 12 am/pm
on the 26th day of June, 2026, I posted 1 Public Notice Sign(s)
pertaining to Case No. Z 2026-005 at 2021 Berryhill Road,
providing notice of a Public Hearing before the (check one):

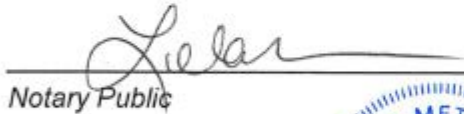
☒ Land Use Control Board
☐ Board of Adjustment
☐ Memphis City Council
☐ Shelby County Board of Commissioners

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.


Owner, Applicant or Representative

6-26-2026
Date

Subscribed and sworn to before me this 26th day of June, 2026.


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 Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: May 28, 2026

Record Number: Z 2026-005

Expiration Date:

Record Name: Berryhill Road Rezoning

Description of Work: On behalf of the property owner, we respectfully submit this request to rezone Parcel
096600

00208 from CA (Conservation Agriculture) to R-6 (Residential Single-Family – 6). The subject
property consists of approximately 3.38 acres located along Berryhill Road in unincorporated
Shelby County.

Parent Record Number:

Address:

2021 BERRYHILL RD, CORDOVA 38016

Owner Information

Primary Owner Name

Y BERRYHILL WISDOM PROPERTY TRUST

Owner Address

11781 MAGNOLIA PARK CT, LAS VEGAS, NV 89141

Owner Phone

7025538619

Parcel Information

096600 00208

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Chloe Christion

Date of Meeting

04/07/2026

Pre-application Meeting Type

Virtual

GENERAL INFORMATION

Have you held a neighborhood meeting?

No

Is this application in response to a citation from

No

GENERAL INFORMATION

Construction Code Enforcement or Zoning
Letter?

If yes, please provide additional information -

GIS INFORMATION

Case Layer	BOA1975-129
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	CA
State Route	-
Lot	0 5
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ADDRESS AND PARCEL LIST

Property Address:	2021 Berryhill
Property Parcel Number:	096600 002808

Contact Information

Name
BLAKE SY

Contact Type
APPLICANT

Address

Phone
(702)553-8619

Name
JOSH BURNETTE

Contact Type
REPRESENTATIVE

Address

Phone
(901)605-2998

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1734933	Residential Rezoning - 5 acres or less	1	750.00	INVOICED	0.00	05/28/2026
1734933	Credit Card Use Fee (.026 x fee)	1	19.50	INVOICED	0.00	05/28/2026

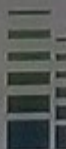
Total Fee Invoiced: \$769.50

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$769.50	Credit Card

OWNER AFFIDAVIT

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Anthony Joseph Sy _____, state that I have read the definition of
(Print Name) (Sign Name)

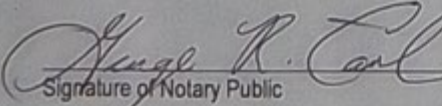
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

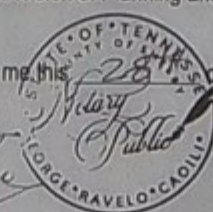
☒ I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate 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 0 Berryhill Road
and further identified by Assessor's Parcel Number 096600 00208
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 28th day of May in the year of 2026.

 Signature of Notary Public

 My Commission Expires 10.26.29

LETTER OF INTENT



May 26, 2026

Shelby County Land Use Control Board
125 N. Main Street
Memphis, TN 38103

**RE: Rezoning Justification Letter – Request to Rezone Property to R-6
0 Berryhill Road, Parcel 096600 00208**

Dear Members of the Land Use Control Board and Planning Staff:

On behalf of the property owner, we respectfully submit this request to rezone Parcel 096600 00208 from CA (Conservation Agriculture) to R-6. The subject property consists of approximately 3.38 acres located along Berryhill Road in unincorporated Shelby County. The property is currently zoned CA; however, the parcel does not meet the minimum width requirements associated with long-term agricultural or estate-residential land use.

The proposed rezoning to R-6 is intended to allow for a small-scale single-family residential development consisting of approximately six (6) lots. Public sanitary sewer service is available to the site, making the property suitable for residential development consistent with the intent of the Unified Development Code.

The surrounding zoning and development pattern support the proposed request:

- The property immediately south is developed as Miller's Point Planned Development, which contains approximately 6,000-square-foot residential lots.
- Properties farther south along Berryhill Road are primarily zoned RU-2.
- The subdivision to the east, Summerfields of Berryhill, is zoned R-8.
- The property to the north contains a cell tower operating under a Special Use Permit and is not agricultural in nature.

The proposed R-6 zoning serves as an appropriate transition between the adjacent planned residential developments and the remaining undeveloped property in the area. The request is compatible with the surrounding residential character and represents a logical extension of existing residential development patterns already established along Berryhill Road.

The Memphis and Shelby County Unified Development Code states that the R-6 district is intended to accommodate single-family detached residential development in areas where similar lot sizes are already part of the surrounding development fabric. The proposed rezoning is consistent with this intent, particularly given the adjacent Miller's Point development pattern and nearby R-8 and RU-2 zoning classifications.

The request also satisfies the standards and considerations applicable to zoning amendments. The legal purposes for which zoning exists are not contravened by this request. Rather, the rezoning promotes orderly residential growth in an area already characterized by surrounding subdivisions, available sanitary sewer infrastructure, and urban development patterns. The proposed amendment is consistent with the intent and purposes of the Unified Development Code, including encouraging orderly development, protecting neighborhood character, and ensuring development occurs where infrastructure is available and adequate.

To the extent the request differs from any prior land use pattern, conditions in the area have substantially changed over time through continued residential development along Berryhill Road and the extension of urban services. The surrounding area is no longer predominantly agricultural in character, as evidenced by the adjacent planned developments and residential zoning classifications surrounding the property.

The proposed rezoning will not create a material adverse impact on adjoining property owners. The proposed use consists of low-density single-family residential lots that are compatible with surrounding residential development. The request is less intensive than nearby RU-2 zoning classifications and is buffered to the north by the existing Special Use Permit cell tower property.

Additionally, the request is not intended to create a special benefit for a single property owner to the detriment of the public. Instead, it allows reasonable residential development of a parcel located within an area where the surrounding development pattern, zoning, and available infrastructure are consistent and support the request.

Traffic impacts associated with the proposed rezoning are expected to be minimal. The proposed development is anticipated to yield approximately six (6) single-family residential lots. Based on standard trip generation rates for single-family detached residential development, the project would generate only approximately 4 to 6 vehicle trips during the typical peak hour. By comparison, existing traffic volumes along the Berryhill Road corridor are substantially greater, with reported traffic counts of approximately 11,038 AADT near the intersection of Berryhill Road and Macon Road and approximately 5,243 AADT near Berryhill Road and Highway 64. The subject property is located between these two traffic count locations along an already established collector corridor serving surrounding residential development. Access is anticipated from Berryhill Road and Berry Hollow Drive, both of which already serve existing residential subdivisions in the area. Given the limited number of lots proposed, the low projected peak-hour trip generation, and the existing roadway capacity and traffic volumes along the corridor, the proposed rezoning is not expected to create a material traffic or circulation concern.

Public infrastructure is adequate to support the proposed zoning classification. Public sanitary sewer, water, gas, and electric are available to the property, and the anticipated development yield of approximately six single-family lots represents a minor extension of the existing residential development pattern already served by public roads and utilities in the area.

Thank you for considering this request. Please contact us if additional information is needed.

Regards,



Josh Burnette, P.E.

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: May 28, 2026

Record Number: Z 2026-005

Expiration Date:

Record Name: Berryhill Road Rezoning

Description of Work: On behalf of the property owner, we respectfully submit this request to rezone Parcel 096600

00208 from CA (Conservation Agriculture) to R-6 (Residential Single-Family – 6). The subject property consists of approximately 3.38 acres located along Berryhill Road in unincorporated Shelby County.

Parent Record Number:

Address:

2021 BERRYHILL RD, CORDOVA 38016

Owner Information

Primary Owner Name

Y BERRYHILL WISDOM PROPERTY TRUST

Owner Address

11781 MAGNOLIA PARK CT, LAS VEGAS, NV 89141

Owner Phone

7025538619

Parcel Information

096600 00208

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Chloe Christion

Date of Meeting

04/07/2026

Pre-application Meeting Type

Virtual

GENERAL INFORMATION

Have you held a neighborhood meeting?

No

Is this application in response to a citation from

No

GENERAL INFORMATION

Construction Code Enforcement or Zoning
Letter?

If yes, please provide additional information

-

GIS INFORMATION

Case Layer	BOA1975-129
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	CA
State Route	-
Lot	0 5
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables**ADDRESS AND PARCEL LIST**

Property Address:	2021 Berryhill
Property Parcel Number:	096600 002808

Contact Information

Name
BLAKE SY

Contact Type
APPLICANT

Address

Phone
(702)553-8619

Name
JOSH BURNETTE

Contact Type
REPRESENTATIVE

Address

Phone
(901)605-2998

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1734933	Residential Rezoning - 5 acres or less	1	750.00	INVOICED	0.00	05/28/2026
1734933	Credit Card Use Fee (.026 x fee)	1	19.50	INVOICED	0.00	05/28/2026

Total Fee Invoiced: \$769.50

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$769.50	Credit Card

MEMPHIS AND SHELBY COUNTY

DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Anthony Joseph Sy
(Print Name)

(Signature)
(Sign Name)

state that I have read the definition of

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

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

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

of the property located at 0 Berryhill Road

and further identified by Assessor's Parcel Number 096600 00208

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

Subscribed and sworn to (or affirmed) before me this 28 day of May in the year of 2026.

(Signature of Notary Public)
Signature of Notary Public

10.26.29
My Commission Expires



May 26, 2026

Shelby County Land Use Control Board
125 N. Main Street
Memphis, TN 38103

**RE: Rezoning Justification Letter – Request to Rezone Property to R-6
0 Berryhill Road, Parcel 096600 00208**

Dear Members of the Land Use Control Board and Planning Staff:

On behalf of the property owner, we respectfully submit this request to rezone Parcel 096600 00208 from CA (Conservation Agriculture) to R-6. The subject property consists of approximately 3.38 acres located along Berryhill Road in unincorporated Shelby County. The property is currently zoned CA; however, the parcel does not meet the minimum width requirements associated with long-term agricultural or estate-residential land use.

The proposed rezoning to R-6 is intended to allow for a small-scale single-family residential development consisting of approximately six (6) lots. Public sanitary sewer service is available to the site, making the property suitable for residential development consistent with the intent of the Unified Development Code.

The surrounding zoning and development pattern support the proposed request:

- The property immediately south is developed as Miller's Point Planned Development, which contains approximately 6,000-square-foot residential lots.
- Properties farther south along Berryhill Road are primarily zoned RU-2.
- The subdivision to the east, Summerfields of Berryhill, is zoned R-8.
- The property to the north contains a cell tower operating under a Special Use Permit and is not agricultural in nature.

The proposed R-6 zoning serves as an appropriate transition between the adjacent planned residential developments and the remaining undeveloped property in the area. The request is compatible with the surrounding residential character and represents a logical extension of existing residential development patterns already established along Berryhill Road.

The Memphis and Shelby County Unified Development Code states that the R-6 district is intended to accommodate single-family detached residential development in areas where similar lot sizes are already part of the surrounding development fabric. The proposed rezoning is consistent with this intent, particularly given the adjacent Miller's Point development pattern and nearby R-8 and RU-2 zoning classifications.

The request also satisfies the standards and considerations applicable to zoning amendments. The legal purposes for which zoning exists are not contravened by this request. Rather, the rezoning promotes orderly residential growth in an area already characterized by surrounding subdivisions, available sanitary sewer infrastructure, and urban development patterns. The proposed amendment is consistent with the intent and purposes of the Unified Development Code, including encouraging orderly development, protecting neighborhood character, and ensuring development occurs where infrastructure is available and adequate.

To the extent the request differs from any prior land use pattern, conditions in the area have substantially changed over time through continued residential development along Berryhill Road and the extension of urban services. The surrounding area is no longer predominantly agricultural in character, as evidenced by the adjacent planned developments and residential zoning classifications surrounding the property.

The proposed rezoning will not create a material adverse impact on adjoining property owners. The proposed use consists of low-density single-family residential lots that are compatible with surrounding residential development. The request is less intensive than nearby RU-2 zoning classifications and is buffered to the north by the existing Special Use Permit cell tower property.

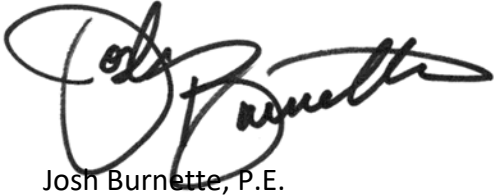
Additionally, the request is not intended to create a special benefit for a single property owner to the detriment of the public. Instead, it allows reasonable residential development of a parcel located within an area where the surrounding development pattern, zoning, and available infrastructure are consistent and support the request.

Traffic impacts associated with the proposed rezoning are expected to be minimal. The proposed development is anticipated to yield approximately six (6) single-family residential lots. Based on standard trip generation rates for single-family detached residential development, the project would generate only approximately 4 to 6 vehicle trips during the typical peak hour. By comparison, existing traffic volumes along the Berryhill Road corridor are substantially greater, with reported traffic counts of approximately 11,038 AADT near the intersection of Berryhill Road and Macon Road and approximately 5,243 AADT near Berryhill Road and Highway 64. The subject property is located between these two traffic count locations along an already established collector corridor serving surrounding residential development. Access is anticipated from Berryhill Road and Berry Hollow Drive, both of which already serve existing residential subdivisions in the area. Given the limited number of lots proposed, the low projected peak-hour trip generation, and the existing roadway capacity and traffic volumes along the corridor, the proposed rezoning is not expected to create a material traffic or circulation concern.

Public infrastructure is adequate to support the proposed zoning classification. Public sanitary sewer, water, gas, and electric are available to the property, and the anticipated development yield of approximately six single-family lots represents a minor extension of the existing residential development pattern already served by public roads and utilities in the area.

Thank you for considering this request. Please contact us if additional information is needed.

Regards,

A handwritten signature in black ink, appearing to read "Josh Burnette". The signature is stylized with a large, looping initial "J" and a long, sweeping horizontal stroke at the end.

Josh Burnette, P.E.

0 BERRYHILL ROAD

ELIZABETH S. TODD
(TRUSTEE)
INST. NO. 14025886

BERRYHILL WISDOM PROPERTY TRUST
INST. NO. 16021935
3.38 ACRES

MILLER'S POINT P.D.
P.B. 210, PG. 48

MILLER'S POINT P.D.
P.B. 210, PG. 48

NOTES:

1. Survey prepared for RDS, c/o Josh Burnette.
2. Bearings are relative to TCS 1983 as defined by TCA 65-6-101.103. Coordinates shown hereon (if applicable) are grid coordinates expressed in U.S. feet.
3. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of this property.
4. No deeds, easements, etc. were provided to Ollar Surveying Company, LLC. We have provided our own research and do not guarantee same as to accuracy or completeness.
5. Adjoining property owners' and deed references and street information were provided by Ollar Surveying Company, LLC and are not guaranteed as to accuracy or completeness.
6. Adjoining property lines as shown were not surveyed at this time, unless noted by location of property corners. Adjoining property lines derived using deeds as shown.
7. There may be visible/non-visible structures located on this property that were obstructed or not visible on the date of the survey and are not shown.
8. There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
11. If this survey plot is provided in electronic form (AutoCad Drawing file), said copy must be compared to the original survey issued (either sealed hard copy or digitally sealed Adobe PDF) to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on said AutoCad Drawing file transmitted unless first compared to the original sealed document issued of the time of the survey.
12. Ollar Surveying Company, LLC, will provide, if requested, printed versions of this survey and will have the original seal of surveyor. Additionally, a digitally sealed Adobe PDF version of this survey will be provided to the party(ies) listed in Note #1 as well as any party(ies) listed in the survey.
13. This survey has been prepared for the party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification. Said survey, either sealed hard copy or digitally sealed Adobe PDF in the property of Ollar Surveying Company, LLC, and those party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification.

Except for the party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification, this survey may not be copied, reproduced or distributed, nor shall any alteration be made to this survey in whole or in part, without the expressed written permission of Ollar Surveying Company, LLC.

Further, this survey, either digitally sealed Adobe PDF, photocopied replication or the like, may not be used by any person/company other than those listed in Note #1 and/or the party(ies) listed in the survey certification (i.e., attorney(s), real estate agent(s), surveying company(ies) or similar type company(ies) for the facilitation of future transactions involving this surveyed property without the expressed written permission of Ollar Surveying Company, LLC.

14. This property is located in Zone "X", which is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157003170, Community Panel No. 470214 0317 5, Effective Date: February 06, 2013.

15. Temporary Benchmark (T.B.M.): Top of cap screw on fire hydrant, located between "MEASLEY". Said fire hydrant is located on the west side of Berryhill Road, near the southeast corner of the SUBJECT property as shown hereon.

Elevation on (T.B.M.) was derived from GPS observation utilizing TDDT reference station #45. Elevation: 361.43.

16. Elevations shown hereon were taken on the ground using T.B.M. noted hereon.

17. Contours were derived from elevations taken on the ground by means of radial topo and are relative to T.B.M. noted hereon.

18. Contours shown hereon were plotted at one foot intervals for convenience only.

19. No recorded right-of-way dedication was found for Berryhill Road.

20. Reference is hereby made to Quit Claim Deed recorded in Instrument No. 16021935.

21. For the purpose of this survey, interior improvements (if shown) which have dimensions to the exterior boundary line(s) as shown hereon can be definitively relied upon. Non-dimensioned interior improvement locations (if shown) are graphic representations and should not be used for design purposes.

NOTES:

- IC CURB CUT
- CMF CORRUGATED METAL PIPE
- CPVC CORRUGATED PVC PIPE
- DMH DRAIN MANHOLE
- E EAST
- E/P EDGE OF PAVEMENT
- FH FIRE HYDRANT
- FL FLOWLINE
- FLD FLOWLINE OF DITCH
- HW HEADWALL
- INST INSTRUMENT
- N NORTH
- ND NUMBER
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- PG PAGE
- PP POWER POLE
- R.O.W. RIGHT-OF-WAY
- RCP REINFORCED CONCRETE PIPE
- S SOUTH
- SMH SEWER MANHOLE
- SSL SANITARY SEWER LINE
- T.B.M. TEMPORARY BENCHMARK
- TB TOP OF BANK
- TDB TOP OF DITCH
- TOE TOP OF SLOPE
- UGTS UNDERGROUND TELEPHONE BOX
- W WEST
- WM WATER METER
- WV WATER VALVE
- XY FENCE
- OVERHEAD LINES

DESCRIPTIVE LOCATION OF PROPERTY:

The property is located on the west side of Berryhill Road, and 178 +/- north of Karen Mill Lane.

GPS NOTES:

1. For boundary and topographic aspects of this survey, RTK GPS positional data was observed on the dates of 05-14-2026 and 05-15-2026.
2. A Trimble Rb5 dual frequency receiver was used.
3. The grid coordinates of the Fixed Station shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Grid 18.
4. Positional accuracy of the GPS vectors does not exceed: Horizontal 0.05' - Vertical 0.10'.
5. Combined Grid Factor: 1.0000007824 centered on Fixed Station as shown hereon.
6. It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category 1 Survey.

CERTIFICATE:

I hereby certify that this is a Category 1 Survey and that the ratio of precision of the unadjusted survey is greater than 1:10,000, and is in compliance with the current Tennessee minimum standards of practice.

OLLAR SURVEYING COMPANY, LLC.

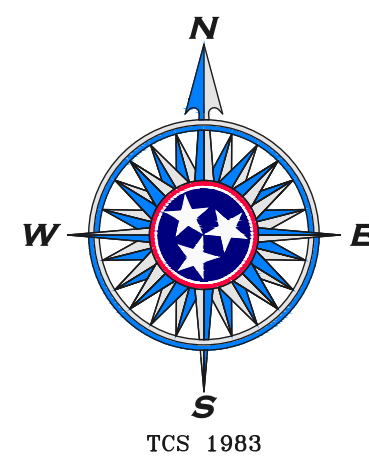


DESCRIPTION:

Description of the Berryhill Wisdom Property Trust property recorded in Instrument No. 16021935 in Memphis, Shelby County, Tennessee.

Beginning at a set pk nail in the centerline of existing pavement in Berryhill Road (Public), said point being the northeast corner of said property recorded in Instrument No. 16021935 and the southeast corner of the Elizabeth S. Todd (Trustee) property recorded in Instrument No. 14025886; thence South 04 degrees 04 minutes 07 seconds West along the centerline of existing pavement in said Berryhill Road, 99.39 feet to a set pk nail at the southeast corner of said property recorded in Instrument No. 16021935 and in the easterly projection of the north line of Lot 1, Miller's Point P.D. recorded in Plat Book 210, Page 48; thence North 87 degrees 45 minutes 06 seconds West along the south line of said property recorded in Instrument No. 16021935, along the easterly projection of the north line of Lot 1 of said Subdivision recorded in Plat Book 210, Page 48, along a north line of said Berryhill Road per said Subdivision recorded in Plat Book 210, 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12 of said Subdivision recorded in Plat Book 210, Page 48 and along the north terminus of Berryhill Drive (31' R.O.W.) - (Public), 938.65 feet to a found 1/2" rebar at the northwest corner of Lot 12 of said Subdivision recorded in Instrument No. 16021935 and along the north line of Lot 53, Lot 52, Lot 51, Lot 32, Lot 31 and Lot 30 of said Subdivision recorded in Plat Book 161, Page 71, 546.45 feet to a set 1/2" rebar with plastic cap (OLLAR) at the southwest corner of said property recorded in Instrument No. 16021935 and in the east line of Lot 116, Section "B", Summerfields of Berryhill Subdivision recorded in Plat Book 152, Page 14; thence North 01 degrees 48 minutes 44 seconds East along the west line of said property recorded in Instrument No. 16021935 and along the east line of Lot 116 and Lot 115 of said Subdivision recorded in Plat Book 152, Page 14, 89.10 feet to a set 1/2" rebar with plastic cap (OLLAR) at the northwest corner of said property recorded in Instrument No. 16021935 and the southwest corner of said property recorded in Instrument No. 14025886; thence South 87 degrees 44 minutes 00 seconds East along the north line of said Subdivision recorded in Instrument No. 16021935 and along the south line of said property recorded in Instrument No. 14025886, passing a set 1/2" rebar with plastic cap (OLLAR) at 1432.01 feet and continuing for a distance of 1489.04 feet to the POINT OF BEGINNING and containing 3.38 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.



SURVEY OF THE
BERRYHILL WISDOM PROPERTY TRUST
PROPERTY
RECORDED IN
INSTRUMENT NO. 16021935
MEMPHIS, SHELBY COUNTY, TENNESSEE
SHEET 1 OF 1
SCALE: 1"=40' DATE: MAY 15, 2026
40 0 40
Scale: 1" = 40'

Description of the Berryhill Wisdom Property Trust property recorded in Instrument No. 16021935 in Memphis, Shelby County, Tennessee:

Beginning at a set pk nail in the centerline of existing pavement in Berryhill Road (Public), said point being the northeast corner of said property recorded in Instrument No. 16021935 and the southeast corner of the Elizabeth S. Todd (Trustee) property recorded in Instrument No. 14025886; thence South 04 degrees 04 minutes 07 seconds West along the centerline of existing pavement in said Berryhill Road, 99.39 feet to a set pk nail at the southeast corner of said property recorded in Instrument No. 16021935 and in the eastwardly projection of the north line of Lot 1, Miller's Point P.D. recorded in Plat Book 210, Page 48; thence North 87 degrees 42 minutes 06 seconds West along the south line of said property recorded in Instrument No. 16021935, along the eastwardly projection of the north line of Lot 1 of said Subdivision recorded in Plat Book 210, Page 48, along a north line of said Berryhill Road per said Subdivision recorded in Plat Book 210, Page 48 and along the north line of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12 of said Subdivision recorded in Plat Book 210, Page 48 and along the north terminus of Berry Hollow Drive (31' R.O.W.) – (Public), 938.68 feet to a found 1/2" rebar at the northwest corner of Lot 12 of said Subdivision recorded in Plat Book 210, Page 48, the northwest corner of Lot 13 of said Subdivision recorded in Plat Book 210, Page 48 and the northeast corner of Lot 53, Section "A", Summerfields of Berryhill Subdivision recorded in Plat Book 161, Page 71; thence North 87 degrees 45 minutes 43 seconds West along the south line of said property recorded in Instrument No. 16021935 and along the north line of Lot 53, Lot 52, Lot 51, Lot 32, Lot 31 and Lot 30 of said Subdivision recorded in Plat Book 161, Page 71, 546.45 feet to a set 1/2" rebar with plastic cap (OLLAR) at the southwest corner of said Property recorded in Instrument No. 16021935 and in the east line of Lot 116, Section "B", Summerfields of Berryhill Subdivision recorded in Plat Book 152, Page 14; thence North 01 degrees 48 minutes 44 seconds East along the west line of said property recorded in Instrument No. 16021935 and along the east line of Lot 116 and Lot 115 of said Subdivision recorded in Plat Book 152, Page 14, 99.10 feet to a set 1/2" rebar with plastic cap (OLLAR) at the northwest corner of said property recorded in Instrument No. 16021935 and the southwest corner of said property recorded in Instrument No. 14025886; thence South 87 degrees 44 minutes 00 seconds East along the north line of said property recorded in Instrument No. 16021935 and along the south line of said property recorded in Instrument No. 14025886, passing a set 1/2" rebar with plastic cap (OLLAR) at 1432.01 feet and continuing for a total distance of 1489.04 feet to the POINT OF BEGINNING and containing 3.38 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.



Tom Leatherwood
Shelby County Register / Archives

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

16021935

03/08/2016 - 09:13 AM

4 PGS

CHRISTINAM	1434079-16021935
VALUE	12500.00
MORTGAGE TAX	0.00
TRANSFER TAX	46.25
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	69.25

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:

TWELVE THOUSAND, FIVE HUNDRED DOLLARS & NO/100

\$12,500.00 Dollars,

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

BERRYHILL WISDOM PROPERTY TRUST

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 **1102** on which sale was confirmed in Docket #

Property Address: 0 BERRYHILL

Parcel # 09660000002080

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 17th day of February, 2016.

BY

[Signature of David C. Lenoir]

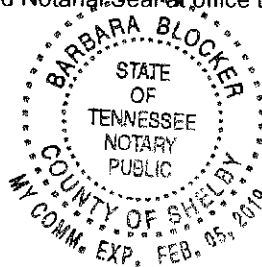
DAVID C. LENOIR, SHELBY COUNTY TRUSTEE

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 17th day of Feb, 2016.

My Commission Expires:



[Signature of Barbara Blocker]
NOTARY PUBLIC

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Mayor, this 11th day of February, 2016.

BY

[Signature of 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 Mark H. Luttrell, Jr. as 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 11th day of February, 2016.

My Commission Expires:

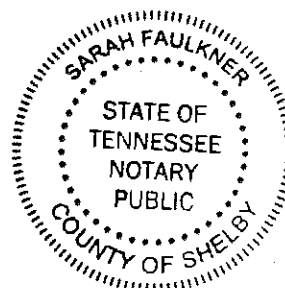
My Commission Expires May 11, 2019

[Signature of Sarah Faulkner]
NOTARY PUBLIC

APPROVED AS TO FORM:

BY

[Signature of John Zelinka]
(JOHN ZELINKA DPR#18303)
DELINQUENT TAX ATTORNEY



RECORDING DATA ONLY

Return Address:

Office of the Shelby County Trustee
157 Poplar Avenue - Third Floor
Memphis, TN 38103

ATTENTION: SABRINA SAMUELS

Property Address:

0 BERRYHILL
09660000002080

Mail Tax Bills To:

BERRYHILL WISDOM PROPERTY TRUST
11781 MAGNOLIA PARK COURT
LAS VEGAS NV 89141

Property Owner:

BERRYHILL WISDOM PROPERTY TRUST
11781 MAGNOLIA PARK COURT
LAS VEGAS NV 89141

This instrument prepared by:
(JOHN ZELINKA BPR#18303)
DELINQUENT TAX ATTORNEY
157 POPLAR AVENUE, 2ND FLOOR
MEMPHIS, TN 38103

STATE TAX _____

REGISTER'S FEE _____

RECORDING FEE _____

TOTAL _____

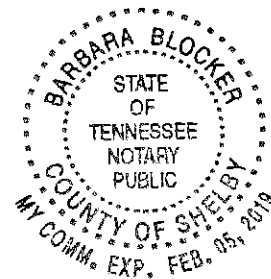
I/We hereby swear/affirm that to the best of
affiant's knowledge, information, and belief,
the actual consideration for this transfer
is \$12,500.00

Wendie Blanton
AFFIANT

Subscribed and sworn to before me
this 17 day of Feb, 2016

Barb Blocker
NOTARY

My Commission expires:



“Exhibit A”

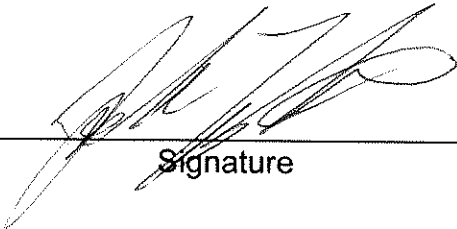
Part of Lot 5, R. B. Davis Estate, in Memphis, Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of Lot 5, said point being located 206.20 feet northwardly from the southeast corner of said Lot 5; thence westwardly parallel with the south line of Lot 5 of said subdivision, a distance of 1478.40 feet to a point; thence northwardly parallel to Berryhill Road, a distance of 99.10 feet to a point; thence eastwardly and parallel with the south line of Lot 5 of said subdivision, a distance of 1478.40 feet to a point in the center line of Berryhill Road, the east line of Lot 5 of said subdivision; thence southwardly along the center line of Berryhill Road, a distance of 99.10 feet to the point of beginning.

Being the same property as described in Instrument No. L9 7763. 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 ID: 09660000002080

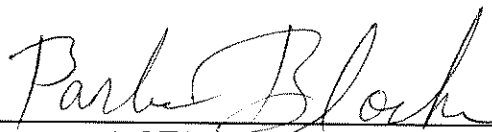
I, John Zelinka, do hereby make oath that I am a licensed attorney and/or the custodian of the paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic record executed pursuant to § 47-10-112 and other provisions of the Uniform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



Signature

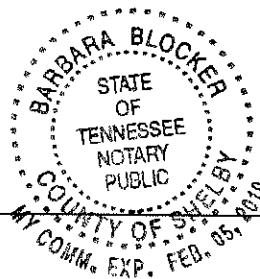
STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 2nd day of February 2016, before me personally appeared John Zelinka, 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.



NOTARY PUBLIC

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

July 9, 2026

Josh Burnette
3157 Highway 64, Suite 200
Eads, TN 38028

Sent via electronic mail to: josh@rendevco.net

Case Number: Z 2026-005
LUCB Recommendation: Approval

Dear applicant,

On Thursday, July 9, 2026, the Memphis and Shelby County Land Use Control Board recommended **approval** of your rezoning application located at 2021 Berryhill Road to be included in the Residential Single-Family – 6 (R-6) Zoning District.

This application will be forwarded, for final action, to the Council of the City of Memphis. Ordinances appear on three consecutive Council Agendas with the third one being the Public Hearing. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

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

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

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

Letter to Applicant

Z 2026-005

Respectfully,

Chloe Christion

Chloe Christion

Planner II

Land Use and Development Services

Division of Planning and Development

Cc:

File

**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 2026-005

LOCATION: 2021 Berryhill Road

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

OWNER/APPLICANT: Berryhill Wisdom Property Trust

REPRESENTATIVE: Josh Burnette

REQUEST: Rezoning of +/-3.36 acres from Conservation Agriculture (CA) to Residential Single-Family – 6 (R-6)

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 _____, _____

JANA SWEARENGEN WASHINGTON
CHAIRWOMAN OF COUNCIL

ATTEST:

KAMETRIS WYATT
CITY COMPTROLLER

TO BE PUBLISHED:

MOSLEY VANDER
9110 KAREN MILL CV #
CORDOVA TN 38016

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

FLYNN STEVEN T & ANTOINETT...
200 LOYDE LN #
PIPERTON TN 38017

ROBERTS EARL A AND VERLYN...
9063 FULTON LN #
CORDOVA TN 38016

MCCONNELLKEVIN AND MARI...
2048 MILBREY ST #
CORDOVA TN 38016

NEAL SARAH C
2022 ABBOTT CV #
CORDOVA TN 38016

GARDENS OF BERRYHILL HOM...
890 WILLOW TREE CIR #1
CORDOVA TN 38018

SCHNEIDER FAMILY REVOCABL...
2042 BOHEMIA CV #
CORDOVA TN 38016

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

NEWBILL YANG C
9005 DEXTER RD #
CORDOVA TN 38016

TODD ELIZABETH S LIVING TR...
2075 BERRYHILL RD #
CORDOVA TN 38016

THOMAS ANDREA M
9010 SUCCESS CV #
CORDOVA TN 38016

WHITE YVETTE C
9033 DEXTER RD #
CORDOVA TN 38016

HILLS WINFRED & DEBORAH L ...
2036 BOHEMIA CV #
CORDOVA TN 38016

HALE NATRIKA
9001 SUCCESS CV #
CORDOVA TN 38016

GIPSON ARTEREAN & BRITNEY
9041 DEXTER RD #
CORDOVA TN 38016

LA TUYEN N
9012 JOHNSTON ST #
CORDOVA TN 38016

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

GRANDERSON 2014 REVOCAB...
1319 PALM LN #
PHOENIX AZ 85007

GALATAS JOHN I IV & SARAH E
9026 JOHNSTON ST #
CORDOVA TN 38016

SMITH NICHOLAS D & KAYLA
2007 ABBOTT CV #
CORDOVA TN 38016

BUYSMAN KEVIN A
1140 DIVISION ST #
GENEVA IL 60134

ANTHONY REVOCABLE LIVING ...
2048 BERRYHILL RD #
CORDOVA TN 38016

FAIRCLOTH DANA
9011 SUCCESS CV #
CORDOVA TN 38016

MALDONALDO BERNARD M & A...
1944 MILBREY ST #
CORDOVA TN 38016

WILLIAMS DAVID M & DEE
9013 JOHNSTON ST #
CORDOVA TN 38016

RIDGWAY CARTER F & KIMBER...
1990 MILBREY ST #
CORDOVA TN 38016

ANTHONY REVOCABLE LIVING ...
2048 BERRYHILL RD #
CORDOVA TN 38016

JOHNSON TERENCE
2018 MILBREY ST #
CORDOVA TN 38018

BOSTON VICTOR & ANTIONETT...
1980 BERRY HOLLOW #
CORDOVA TN 38016

MOONEN TONYA M
1990 BOHEMIA DR #
CORDOVA TN 38016

SPLINTER JOSEPH T
9216 LAZZINI CV #
CORDOVA TN 38016

CASSIDY CAROLE A REVOCAB...
1965 KENMONT DR #
CORDOVA TN 38016

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

LI CHEN
52 CAMBRIDGE RD #
GREAT NECK NY 11023

ZTC PROPERTY INVESTMENTS...
4431 ROSENWALD LN #
FAIRFAX VA 22030

SHERRILL ORTRICE J
9022 STRAIT CV #
CORDOVA TN 38016

PROGRESS MEMPHIS LLC
PO BOX 1090 #
SCOTTSDALE AZ 85261

LI YUHUA & HONGZHONG ZHA...
9020 HIGDON CV #
CORDOVA TN 38016

WATKINS CYNTHIA & ROBERT ...
1987 BOHEMIA DR #
CORDOVA TN 38016

MOORE ALEXANDER AND TER...
1975 ABBOTT CV #
CORDOVA TN 38016

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

PIKE JAMES C SR & BETTY R
1982 MILBREY ST #
CORDOVA TN 38016

HUMPHREY BRENDA F
1973 ADA LN #
CORDOVA TN 38016

9100HERVAY TRUST
3592 ROSEMEAD BLVD #170
ROSEMEAD CA 91770

YOGAR NATHANIEL D & COMFO...
1990 ABBOTT CV #
CORDOVA TN 38016

GOPAUL HANSROUTIE
1974 ABBOTT CV #
CORDOVA TN 38016

DURAN MARTA A AND MANUEL ...
9130 HERVAY CV #
CORDOVA TN 38016

CLAXTON RONALD AND DERE...
1982 ABBOTT CV #
CORDOVA TN 38016

CARTWRIGHT ERICK & TASHA
9031 STRAIT CV #
CORDOVA TN 38016

EDWARDS CHANDRA
9140 HERVEY CV #
CORDOVA TN 38016

THOMAS FEREBEE
1981 ADA CV #
CORDOVA TN 38016

MONSON ALAN A
8008 ROOSEVELT ST #
MIDVALE UT 84047

CSMA BLT LLC
600 GALLERIA PWKY #300
ATLANTA GA 30339

ARMM ASSETS 2 LLC
401 CONGRESS AVE #33
AUSTIN TX 78701

PROGRESS MEMPHIS LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

ONE SMALL STEP LLC
9150 HERVAY CV #
CORDOVA TN 38016

VB NINE LLC
3500 PARK CENTER DR #100
DAYTON OH 45414

DUMAN CRAIG J & FRANCES C
31566 RAILROAD CANYON RD ...
CANYON LAKE CA 92587

ARNETT GAVIN W
1885 MUD HEN DR #
COLORADO SPRINGS CO 8092...

CARTER BRYAN D & JESSICA
1984 THREE PINES CV #
CORDOVA TN 38016

MCKINNEY TOYSHA B
9095 FULTON LN #
CORDOVA TN 38016

BAF ASSETS LLC
5001 PLAZA ON THE LAKE #2...
AUSTIN TX 78746

SHARIF RUMANA M REVOCABL...
1994 BERRY HOLLOW DR #
CORDOVA TN 38016

FLOWERS KAMISHA L
2025 MYRON CV #
CORDOVA TN 38016

WADE SHERRI L
2012 BOHEMIA DR #
CORDOVA TN 38016

SINGH NARINDER
7431 PLUM BLOSSOM DR #
CUPERTINO CA 95014

GARNER JAMES D & MARILYN ...
2008 BOHEMIA DR #
CORDOVA TN 38016

HUTSON WAYNE D REVOCABL...
PO BOX 34202 #
BARTLETT TN 38184

FKH SFR PROPCO A LP
600 GALLERIA PWKY #300
ATLANTA GA 30339

PROGRESS RESIDENTIAL BOR...
PO BO 4090 #
SCOTTSDALE AZ 85261

LUMINA HOLDINGS LLC
5100 POPLAR AVE #1503
MEMPHIS TN 38137

WHITE JOHN C III
1964 ADA CV #
CORDOVA TN 38016

THOMAS FELICIA M
1995 ADA CV #
CORDOVA TN 38016

SANCHEZ MARIO R AND MARIA...
9115 KAREN MILL CV #
CORDOVA TN 38016

HAMILTON WINFRED E
1980 ADA LN #
CORDOVA TN 38016

THOMPSON DEWAYNE & DENI...
1974 MILBREY ST #
CORDOVA TN 38016

SEDORY DANIEL B
9133 KAREN MILL CV #
CORDOVA TN 38016

VELIZ CARLOS N AND RENE A
9200 LAZZINI CV #
CORDOVA TN 38016

STINSON GLENDA
1975 MYRON CV #
CORDOVA TN 38016

MILLER MAXINE
9127 KAREN MILL CV #
CORDOVA TN 38016

CARRICK REGINALD R
1981 KENMONT ST #
CORDOVA TN 38016

SCOTT DELAWN A
9003 STRAIT CV #
CORDOVA TN 38016

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

BRYANT JUJUANNA
9179 KAREN MILL LN #
CORDOVA TN 38016

AGUIRRE JOSE V AND ERNEST...
2054 BOHEMIA CV #
CORDOVA TN 38016

POWELL LASHONDA C
9178 KAREN MILL DR #
CORDOVA TN 38016

PERRY LAKISHA & RAMONE
9149 KAREN MILL LN #
CORDOVA TN 38018

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

REEDER RANDY E & KIMBERLY ...
9172 KAREN MILL LN #
CORDOVA TN 38016

BRUNO ASHLEY R
9045 FULTON LN #
CORDOVA TN 38016

TODD ELIZABETH S LIVING TR...
2075 BERRYHILL RD #
CORDOVA TN 38016

GRANDERSON 2014 REVOCAB...
1319 PALM LN #
PHOENIX AZ 85007

SMITH TREVOR J
9053 FULTON LN #
CORDOVA TN 38016

MARTINEZ MANUEL & RAQUEL ...
8993 DEXTER RD #
CORDOVA TN 38016

BAF ASSETS LLC
5001 PLAZA ON THE LAKE #2...
AUSTIN TX 78746

COX TAMIKA
9069 FULTON LN #
CORDOVA TN 38016

MURSHED AHLAM
9015 DEXTER RD #
CORDOVA TN 38016

WASHINGTON MARLIN & PATRI...
8979 LINDSTROM DR #
CORDOVA TN 38016

MCPHERSON MICHELLE L
9075 FULTON LN #
CORDOVA TN 38016

PR BORROWER 26 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

GUPTA GARG FAMILY YRUST
4076 DEEP CREEK RD #
FREMONT CA 94555

LOWDER BETTY
2074 MILBREY ST #
CORDOVA TN 38016

DAVIS WILLIAM R & LEE ANN
2071 BOHEMIA CV #
CORDOVA TN 38016

SUTTON SAEED
9085 FULTON LN #
CORDOVA TN 38016

WU LIU FAMILY TRUST
692 ROLLING ROCK CV #
CORDOVA TN 38018

MATSON HERITAGE INVESTME...
2533 1575 #
VERNAL UT 84078

PATIL SWATI REVOCABLE LIVIN...
8400 SELKIRK CV #
GERMANTOWN TN 38139

BAKERKENNETH J & DENISE D
1931 230 EAST ST #
OREM UT 84057

GRUNDMAN HELEN AND DAVID...
2041 MILBREY ST #
CORDOVA TN 38016

CITY OF MEMPHIS
125 MAIN ST #
MEMPHIS TN 38103

RAJPUT GAJENDRA S
2072 BOHEMIA CV #
CORDOVA TN 38016

ALEXANDER REGINALD J & CO...
9004 JOHNSTON ST #
CORDOVA TN 38016

HARRIS MARLON M G AND LAN...
2091 BERRYHILL RD #
CORDOVA TN 38016

WILLIAMS CORNELIUS AND SH...
2066 BOHEMIA CV #
CORDOVA TN 38016

HAYES JOHN G JR & ELIZABET...
765 POPLAR AVE #
COLLIERVILLE TN 38017

GRANDERSON 2014 REVOCAB...
1319 PALM LN #
PHOENIX AZ 85007

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

PETERSEN JUSTIN
500 STANYAN ST #405
SAN FRANCISCO CA 94117

WEBB RANDALL B
2030 BOHEMIA CV #
CORDOVA TN 38016

LEACH ONGELIA
9020 SUCCESS CV #
CORDOVA TN 38016

SMITH JILL E
9021 SUCCESS CV #
CORDOVA TN 38016

DIEP JOSEPH B AND THUYUYE...
8975 JOHNSTON ST #
CORDOVA TN 38016

HOME SFR BORROWER LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

ALLAUDDIN RAZIA
1999 BOHEMIA DR #
CORDOVA TN 38016

BERRYHILL WISDOM PROPERT...
11781 MAGNOLIA PARK CT #
LAS VEGAS NV 89141

PEARCE ANNE V
2024 MYRON CV #
CORDOVA TN 38016

MINOR TIA R
2008 ABBOTT CV #
CORDOVA TN 38016

WALLACE JAMEKA
2024 BOHEMIA DR #
CORDOVA TN 38016

AH4R-TN3 LLC
23975 PARK SORRENTO #300
CALABASAS CA 91302

BAKER CHRISTOPHER S & SAR...
1996 BOHEMIA DR #
CORDOVA TN 38016

MILLER MARC A & CYNTHIA GA...
2024 MILBREY ST #
CORDOVA TN 38016

HENDERSON BRENDA O P AND
2008 MILBREY ST #
CORDOVA TN 38016

GELLER ISSAC J
2004 MYRON CV #
CORDOVA TN 38016

BRYSON EDDIE M IV
9005 JOHNSTON ST #
CORDOVA TN 38016

PLATANIA RHONDA J
2014 ABBOTT CV #
CORDOVA TN 38016

WALKER LEONARD III & NICOL...
1999 ABBOTT CV #
CORDOVA TN 38016

MOORE LEYMONE & NYLOTICE
9019 JOHNSTON ST #
CORDOVA TN 38016

DU HAIMING & YULING ZHAO
2005 MILBREY ST #
CORDOVA TN 38016

BRANDON LINDA A
1987 MILBREY ST #
CORDOVA TN 38016

LONG BARBARA A
9027 JOHNSTON ST #
CORDOVA TN 38016

MACKLIN ZEDRIC & MICHELLE
2002 MILBREY ST #
CORDOVA TN 38016

ABUDIAB AWATIF
1965 MYRON CV #
CORDOVA TN 38016

BRANSON THOMAS W
2017 ABBOTT CV #
CORDOVA TN 38016

BROOKS CLIFTON L & VERNITA...
1496 PINECREST DR #
MEMPHIS TN 38111

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

HOME SFR BORROWER IV LLC
3505 KOGER BLVD #400
DULUTH GA 30096

PEREZ WILLIAM & EILEEN
1997 MILBREY ST #
CORDOVA TN 38016

WOOD RUSSO'S LISA PERSON...
20803 PASADENA AVE #
BUCKEYE AZ 85396

EDWARDS LEWIS
1977 MIBREY ST #
CORDOVA TN 38016

SCHUMAN LLC
3500 DUPONT HWY #
DOVER DE 19901

STRONG TIFFANY L
9203 LAZZINI CV #
CORDOVA TN 38016

OLYMPUS BORROWER LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

FKH SFR PROPCO B-HLD LP
600 GALLERIA PWKY #300
ATLANTA GA 30339

BROOKMAN BRIGID M
8332 REGIS WAY #
LOS ANGELES CA 90045

HOMAN ALAN M & KAREN S Y ...
1984 MYRON CV #
CORDOVA TN 38016

ALEXANDER LATURA
9023 STRAIT CV #
CORDOVA TN 38016

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

LEZAMA ERNESTO B & SUYAPA...
1983 ABBOTT CV #
CORDOVA TN 38016

WATSON DANIEL D & JORDAN I
1970 BOHEMIA DR #
CORDOVA TN 38018

PORT II PROPERTIES 2020-1 LL...
PO BOX 19201 #
JACKSONVILLE FL 32245

MERMAID BORROWER LLC
401 CONGRESS AVE #33
AUSTIN TX 78701

BRAVO ALEXIS & CATHERINE J
1964 MYRON CV #
CORDOVA TN 38016

WALLACE TRINA R
1954 MYRON CV #
CORDOVA TN 38016

GALLIPEAU SHAWN T
9218 LAZZINI CV #
CORDOVA TN 38016

SEVEN POINTS BORROWER LL...
PO BOX 4090 #
SCOTTSDALE AZ 85261

TURNER WENDY T
1955 ABBOTT CV #
CORDOVA TN 38016

GOLDEN PRAIRIE PROPERTIES...
9557 NAPLES DR #
CYPRESS CA 90630

VILLANUEVA DAVID & JADIYES ...
1966 ABBOTT CV #
CORDOVA TN 38016

DIAZ MICHAEL D & ROWENA C
1955 ADA LN #
CORDOVA TN 38016

ARMM ASSET COMPANY 1 LLC
5001 PLAZA ON THE LAKE #2...
AUSTIN TX 78746

HSU FAMILY TRUST
1980 ELM RIDGE DR #
VISTA CA 92081

HOBSON ROSIE L & TONY
9040 HIGDON CV #
CORDOVA TN 38016

COX CANDIS M
555 WINDING VALLEY CV #
COLLIERVILLE TN 38017

METEORITE CONSTRUCTION P...
5099 OLD SUMMER RD #
MEMPHIS TN 38122

FITZGERALD BRYANT K
1956 ABBOTT CV #
CORDOVA TN 38016

ABAQUIN JENEAH L & KRISTAL ...
1974 MYRON CV #
CORDOVA TN 38016

EBERT KEVIN R & DAWN M
1740 OAKRIDGE DR #
CORONA CA 92882

ORR CHANDRA D AND JESSIC...
9250 LAZZINI CV #
CORDOVA TN 38016

SYLVESTER AND TWEETY TRU...
832 MONTEREY RD #
GLENDALE CA 91206

HENSLEY MELODY A
9271 LAZZINI CV #
CORDOVA TN 38016

EBRON SHELDON C & MARGA...
1968 BERRYHOLLOW #
CORDOVA TN 38016

CARRUTHERS SCHERVONE D ...
9076 HERVAY LN #
CORDOVA TN 38016

MILLER REVOCABLE LIVING FA...
4270 THUNDERHEAD CV #
MEMPHIS TN 38125

AL MASHAT SARAH
9263 KENMONT CV #
CORDOVA TN 38016

STREET LYNN D & VICKIE L
9086 HERVAY LN #
CORDOVA TN 38016

CRAWFORD JOHN W & MYRNA ...
1988 BERRY HOLLOW CV #
CORDOVA TN 38016

COLE CRAIG & TAMARA
1973 KENMONT ST #
CORDOVA TN 38016

LA FLOR AGATE ESTATE LLC
30 GOULD ST #
SHERIDAN WY 82801

WILLIAMS GEORGE
1974 ADA CV #
CORDOVA TN 38016

HOME SFR BORROWER IV LLC
3505 KOGER BLVD #400
DULUTH GA 30096

JONES LEE & LISA
9108 HERVAY LN #
CORDOVA TN 38016

BUFORD ANNETTE
1988 ADA LN #
CORDOVA TN 38016

ABSTON REGINA D
9166 KAREN MILL LN #
CORDOVA TN 38016

CEYHAN ERROL AND JONATHA...
506 LINKS DR #
OCEANSIDE NY 11572

HEAD CURTIS B AND BARBARA...
1996 ADA CV #
CORDOVA TN 38016

WONDE ETETU A
9160 KAREN MILL LN #
CORDOVA TN 38016

FLAGG JAMIA N & GEORGE
9134 HERVAY CV #
CORDOVA TN 38016

ELAYAN IBRAHIM
1975 BERRY HOLLOW DR #
CORDOVA TN 38016

NORRELLS JAMILLAH
9154 KAREN MILL LN #
CORDOVA TN 38016

HARRIS BRANDON L
9259 LAZZINI CV #
CORDOVA TN 38016

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

THOMAS PERCYNTHIA
9132 KAREN MILL CV #
CORDOVA TN 38016

WYGANT STACY
9146 HERVAY CV #
CORDOVA TN 38016

BYNUM VICKI
1960 BERRYHOLLOW #
CORDOVA TN 38016

PROGRESS RESIDENTIAL BOR...
PO BOX 4090 #
SCOTTSDALE AZ 85261

AHN JASON
1027 23RD ST #
SANTA MONICA CA 90403

PIRLEPESOV FAKHRIDDIN O & ...
1993 BERRY HOLLOW DR #
CORDOVA TN 38016

JAMERSON AMOS A & ROSE M...
2116 FOREST HILL IRENE RD ...
CORDOVA TN 38016

CUMMINGS BONNIE
9101 FULTON LN #
CORDOVA TN 38016

HORSLEY DAVID L
9139 KAREN MILL CV #
CORDOVA TN 38016

KOMIS ROBERT A
1965 MYRON CV #
CORDOVA TN 38016

SMITH BENJAMIN J W
1965 BERRYHILL RD #
CORDOVA TN 38016

DANCE LINDA
9111 KAREN MILL CV #
CORDOVA TN 38016

FYR SFR BORROWER LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

PR BORROWER 26 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

LAU DIANA & FENG SHA
47 TOBIN AVE #
GREAT NECK NY 11021

MALONE LINDA D
1955 MYRON CV #
CORDOVA TN 38016

ARC WGCDVTN001 LLC
PO BOX 1159 #
DEERFIELD IL 60015

BATES SUZETTE AND CLAUDIA ...
9120 KAREN MILL CV #
CORDOVA TN 38016

BARNES DENETRICE K
1958 BOHEMIA DR #
CORDOVA TN 38016

ARMM ASSETS 2 LLC
401 CONGRESS AVE #33
AUSTIN TX 78701

HAMILTON TASHA & CORY
2015 MYRON CV #
CORDOVA TN 38016

WARREN ANGELA
1945 MYRON CV #
CORDOVA TN 38016

ALBUNNI OMAR & SUNDUS HO...
1983 THREE PINES CV #
CORDOVA TN 38016

SMOOT AMBER J & TARRIS D
1989 ADA CV #
CORDOVA TN 38016

FKH SFR PROPCO D L P
600 GALLERIA PWKY #300
ATLANTA GA 30339

JORDAN KARESA L
9173 KAREN MILL LN #
CORDOVA TN 38016

MEMPHIS INVESTMENT PROPE...
4701 SUMMER AVE #
MEMPHIS TN 38122

DALE TERRENCE
2035 MYRON CV #
CORDOVA TN 38016

MID SOUTH INVESTMENT HOL...
92 MARYS CREEK CV #
EADS TN 38028

HEATH LEROY Q JR & DAWN
9002 STRAIT CV #
CORDOVA TN 38016

AMH 2015-1 BORROWER LLC
23975 PARK SORRENTO #300
CALABASAS CA 91302

LOBOS NESTOR A
8754 DEWBERRY LN #
CORDOVA TN 38016

JACKSON JUANA
1985 MYRON CV #
CORDOVA TN 38016

PINKSTON JOYCE J LIVING TR...
2024 BERRYHILL RD #
CORDOVA TN 38016

MIAO INVESTMENT CO INC
3789 PIPER BAY LN #
LAKELAND TN 38002

MOORE ALBERT & JOCELYN
9013 STRAIT CV #
CORDOVA TN 38016

RIGHT SEEK INC
3221 POINT HILL CV #
MEMPHIS TN 38125

WATKINS FAMILY REVOCABLE ...
8757 DEXTER RD #
CORDOVA TN 38016

MEMPHIS CITY OF
125 MAIN ST #
MEMPHIS TN 38103

GRANDERSON BETTIE M AND J...
2650 BERRYHILL RD #
CORDOVA TN 38016

DOCKERY DEXTER R & PANCH...
1965 BERRY HOLLOW #
CORDOVA TN 38016

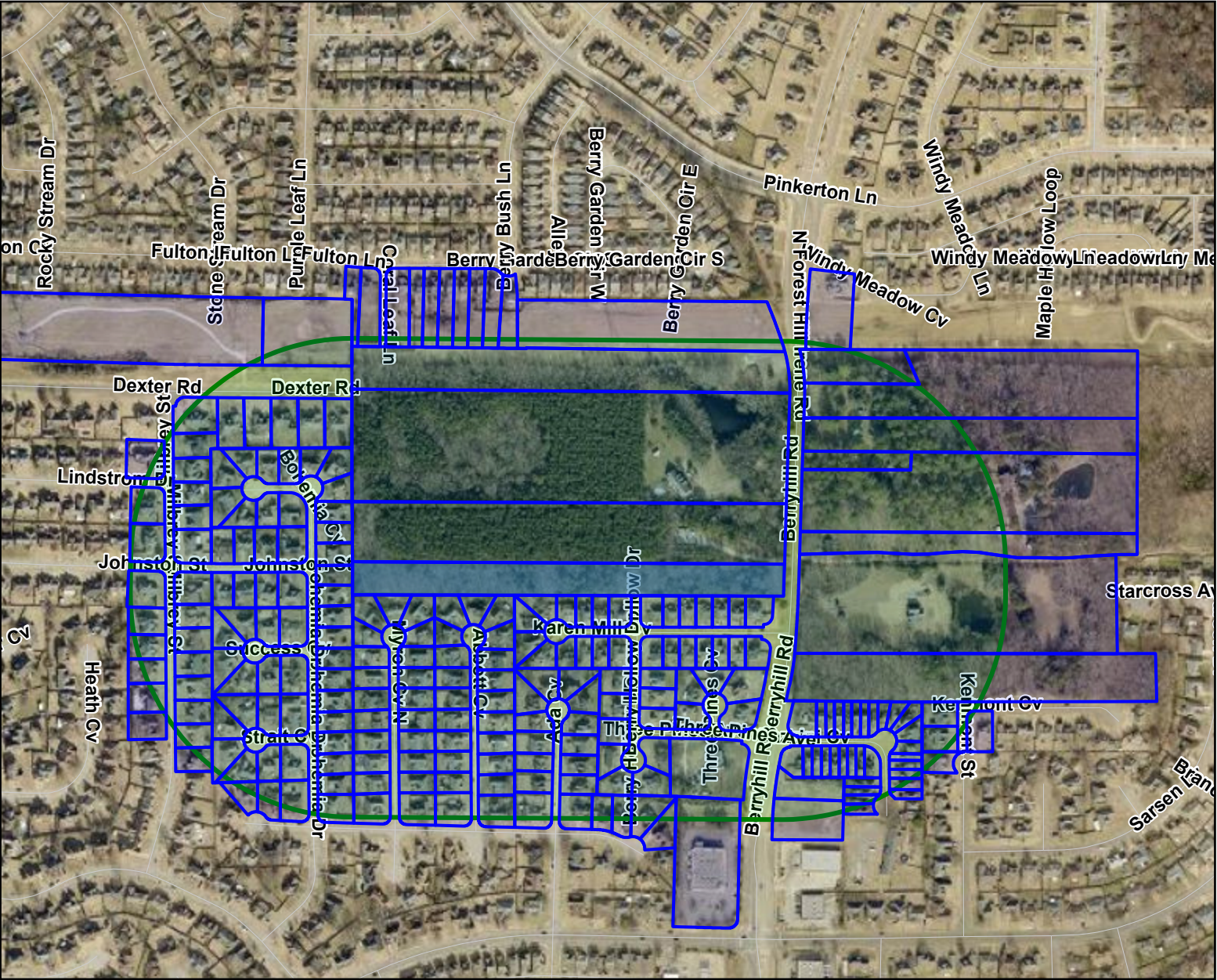
LINDSAY JESSICA A
9148 KAREN MILL LN #
CORDOVA TN 38016

COX ANTONIO & LESLIE N MOR...
1978 THREE PINES CV #
CORDOVA TN 38016

RIGHT SEEK INC
3221 POINT HILL CV #
MEMPHIS TN 38125

Legend

— Roads



SHELBY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS PROVIDED FOR VISUAL REFERENCE ONLY. IT IS NOT INTENDED TO ESTABLISH PROPERTY BOUNDARIES, LEGAL OWNERSHIP, OR EXACT LOCATION, AND SHOULD NOT BE RELIED UPON FOR SURVEYING, LEGAL, OR PROPERTY DETERMINATION PURPOSES.
MAP DATE: July 27, 2026

