

**WHEREAS,** When worthy circumstances, the Memphis City Council has seen fit to name certain public roads to honor citizens who served this community, and **Lee A. Harris** certainly worthy of this recognition; and

**WHEREAS,** **Lee Ardrey Harris** was born and raised in Memphis, Tennessee, and has dedicated his professional life to public service, education, law, and the advancement of communities throughout Shelby County; and

**WHEREAS,** **Mayor Lee Harris** is a graduate of Overton High School, Morehouse College, and Yale Law School, where he developed the academic foundation and leadership skills that would guide his distinguished career in law, education, and government; and

**WHEREAS,** **Lee Harris** began his elected public-service career as a member of the Memphis City Council, representing District 7, where he demonstrated a commitment to constituent services, neighborhood development, economic opportunity, and improving the quality of life for Memphis residents; and

**WHEREAS,** During his tenure in the Tennessee Senate, **Lee Harris** made history as the first Black legislator to serve in a Senate leadership position, becoming Senate Minority Leader and establishing a significant milestone in Tennessee's political history; and

**WHEREAS,** In 2018, **Lee Harris** was elected as the Mayor of Shelby County, becoming the chief elected executive of one of Tennessee's largest and most diverse counties and assuming responsibility for serving nearly one million residents; and

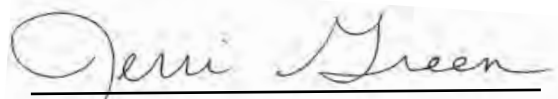
**WHEREAS,** **Mayor Harris** has consistently demonstrated a commitment to young people and the future of Shelby County, supporting programs and initiatives that recognize youth achievement, expand opportunity, and encourage the next generation of leaders to remain engaged in their communities; and

**NOW, THEREFORE, BE IT RESOLVED,** that Union Avenue between Dunlap Street and Manassas Street shall be honorarily dedicated as

## **Lee A. Harris Avenue**

**BE IT FURTHER RESOLVED,** that the City Engineer is requested to affix suitable signs so designating such public road..

**Adopted: Tuesday, August 18, 2026**



Councilwoman Jerri Green  
Memphis City Council, District 2

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

☐ ONE ORIGINAL  
☐ ONLY STAPLED  
☐ TO DOCUMENTS

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 9/1/2026**

**DATE**

**PUBLIC SESSION: 10/6/2026**

**DATE**

**ITEM (CHECK ONE)**

☒ ORDINANCE      ☐ RESOLUTION      ☒ REQUEST FOR PUBLIC HEARING

**ITEM CAPTION:** A joint ordinance amending the Memphis-Shelby County Building Home Program.

**CASE NUMBER:** n/a

**LOCATION:** City of Memphis and unincorporated Shelby County

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

**REPRESENTATIVES:** Brett Ragsdale, Division Director

**REQUEST:** Amend joint ordinance.

**AREA:** This ordinance affects all property within the City of Memphis and unincorporated Shelby County.

**RECOMMENDATION:** The Division of Planning and Development recommended ***Approval***

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Required**

First reading – 9/1/2026

Second reading – 9/15/2026

Third reading – 10/6/2026

**PRIOR ACTION ON ITEM:**

|     |                                         |
|-----|-----------------------------------------|
| n/a | 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:**

**DATE**

**POSITION**

PRINCIPAL PLANNER

DEPUTY ADMINISTRATOR

ADMINISTRATOR

8/24/26 DIRECTOR (JOINT APPROVAL)

COMPTROLLER

FINANCE DIRECTOR

CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**



## Memphis City Council Summary Sheet

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

A JOINT ORDINANCE OF THE SHELBY COUNTY BOARD OF COMMISSIONERS AND MEMPHIS CITY COUNCIL AMENDING THE MEMPHIS-SHELBY COUNTY BUILDING HOME PROGRAM PURSUANT TO THE TENNESSEE HOMESTEAD ACT WITHIN CHAPTER 281 OF THE PUBLIC ACTS OF 1985.

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

Division of Planning and Development

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

Ordinance authorizing amendments to the BuildingHome Program in concert with Shelby County Government.

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

This ordinance does not require a new contract nor amend an existing contract.

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

This ordinance does not require an expenditure of funds or budget amendment.



**JOINT ORDINANCE NO. \_\_\_\_\_**

**JOINT ORDINANCE OF THE SHELBY COUNTY BOARD OF COMMISSIONERS AND  
MEMPHIS CITY COUNCIL TO AMEND ORDINANCE NOS. 581 (COUNTY) AND 5946 (CITY)  
TO REPEAL AND REPLACE THE EXISTING BUILDING HOME PROGRAM  
IMPLEMENTATION PLAN AND TO ESTABLISH A BUILDING HOME PROGRAM  
APPLICATION FEE.**

**WHEREAS**, There exists great need to address disparities in access to safe, quality housing choice and improve access to wealth-building opportunities for residents of Memphis and Shelby County; and

**WHEREAS**, The Shelby County Board of Commissioners adopted Ordinance 581 on June 23, 2025, and the City of Memphis City Council adopted the same on June 10, 2025, as Ordinance No. 5946 of the City of Memphis; and

**WHEREAS**, Tennessee Code Annotated § 7-66-105 requires the adoption of a Building Home implementation plan by the mayor, “which shall be subject to two thirds (2/3) approval by the local [governing] body”; and

**WHEREAS**, The amended Building Home Program Implementation Plan attached hereto as Exhibit A, and incorporated herein by reference, serves as a program component to activate underutilized parcels currently held by Shelby County Government and the City of Memphis and more suitably addresses these needs than does the existing plan; and

**WHEREAS**, Pursuant to the authority granted by the Charter of Shelby County and the City of Memphis, the Board of Commissioners of Shelby County and Council of the City of Memphis have determined that certain fees should be imposed for program administration expenses; and

**WHEREAS**, The Board of Commissioners and Council of the City of Memphis find that program administration expenses justify and necessitate establishment of a reasonable administrative fee in the amount of SEVENTY-FIVE DOLLARS AND ZERO CENTS (\$75.00) per application;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE AND THE CITY COUNCIL OF THE CITY OF MEMPHIS**, That Ordinance No. 581 (County) and Ordinance No. 5946 (City) are hereby amended by repeal of the Building Home Program Implementation Plan adopted therein. The Ordinances otherwise remain in full effect.

**BE IT FURTHER ORDAINED**, That the Building Home Program Implementation Plan which is attached hereto and incorporated herein by reference as Exhibit A, is hereby approved and adopted and may be amended by joint ordinance of the Shelby County Board of Commissioners and the Memphis City Council pursuant to the authority of the Tennessee Homestead Act of 1985.

**BE IT FURTHER ORDAINED,** That the Division of Planning and Development is authorized to collect a fee of SEVENTY-FIVE DOLLARS AND ZERO CENTS (\$75.00) for each application to the Building Home Program.

**BE IT FURTHER ORDAINED,** That if any clause, section, paragraph, sentence or part of this Joint Ordinance shall be held or declared to be unconstitutional or void, it shall not affect the remaining parts of this ordinance, it being hereby declared to be the legislative intent of the Shelby County Board of Commissioners and the City Council of the City of Memphis to have passed the remainder of this Ordinance notwithstanding the part so held unconstitutional or void, if any.

**BE IT FURTHER ORDAINED,** That this Joint Ordinance amendment shall take effect according to laws of the County and of the City.

Sponsor(s):

Phillip Spinosa

**CHAIRMAN**

Building Home Program Structure and Function  
Implementation Plan 2026  
Shelby County, TN

Background and Context:

Shelby County Delegation introduced HB-410, SB-452 to enact the Tennessee Homestead Act in the 1985 Legislative Session. The Tennessee Homestead Act is outlined in TCA § 7-66-101 and includes details to provide an Implementation Plan that will subsequently be approved by the legislative body. Shelby County Government authorized implementation of the Homestead Program on October 7, 1985. The following Implementation Plan serves as the guiding document to utilize the authorities granted in the Tennessee Homestead Act and reauthorize the program as the Building Home Program of 2025. The Building Home Program helps make recommendations in the Housing Policy Plan actionable and provides opportunities for improved access to quality housing choice.

Implementation Plan Design:

1) Administering Agency:

The Memphis and Shelby County Division of Planning and Development (DPD), Department of Housing shall serve as Administering Agency of the Program. All program information and application materials will be made available on [develop901.com/housing](http://develop901.com/housing).

2) Method of Selecting Properties:

The method of selection of the properties will include review by Division leadership representatives or their designees from the DPD and Shelby County Public Works.

Eligible properties are those owned by Shelby County Government or other participating units of local, state, and federal government pursuant to TCA § 7-66-103. Eligible properties will continue to be owned and maintained by the owner/agency until disposition is completed. Eligible properties owned by Shelby County Government will also remain within the Land Bank Inventory listed for sale until such time as a qualified participant applies for and is approved to move forward with the project. Properties meeting the following criteria will be deemed eligible for the program:

- Properties located in designated priority anchors or anchor neighborhoods identified by the Memphis 3.0 Comprehensive Plan or in approved Tax Increment Financing (TIF) districts shall be included in the Building Home Program following administrative review and approval. Designated priority areas are those identified through the Housing Task Force Land Activation Sub-Committee and approved by the administering agency.
- Properties located in other anchors or anchor neighborhoods identified by the Memphis 3.0 Comprehensive Plan or in approved TIF districts are also eligible for inclusion in the Building Home Program following administrative review and approval.

- Any other properties in residential zoning districts across Shelby County, TN may be moved into the Program following administrative review and approval.

Marketability standards will be incorporated into site selection to ensure project viability. Upon approval by the administering agency, a list of the recommended properties will be designated as “Building Homes Properties” and said properties will be made available to the public via online applications broadly solicited to the public. The administering agency retains and reserves the ability to reject any property deemed not viable for marketability and/or reuse.

Eligible properties may become exclusively owned and maintained under the authority of the administering agency only by resolution of the legislative body. Such a resolution shall identify all excluded properties and provide adequate funding to support a) a small area plan for future development of the excluded area, b) a marketing plan for future development of the excluded area, and c) ongoing maintenance of all properties in the excluded area.

Properties shall be made available with this program for a maximum of four (4) years.

### 3) Criteria for Property Selection - Multifamily

The conditions and criteria that shall be used to select participants (equivalent to “homesteaders” as defined in TCA § 7-66-102) includes the provision of a complete application and appropriate supporting documentation approved by the administering agency for participation in multi-family housing unit construction or rehabilitation.

Notice of approval or disapproval will be provided by the administering agency to the participant. If approved, Shelby County will execute an Option to Purchase with the participant, which will be valid for a period of 60 days or as determined by the administering agency. During such time, all conditions included in the Option to Purchase must be met. Once conditions of the Option have been met the property will be transferred via quit claim ~~warranty~~ deed and consistent with Section 5 of this Plan. In the event a participant application is disapproved, deficiencies will be provided and an opportunity for technical assistance may be provided if deemed appropriate by the administering agency.

For the purposes of the Building Home Program, multifamily is defined as three or more units per parcel. Applications will be submitted to DPD in a format approved by the administering agency. Application fees are nonrefundable. All properties will be assigned a deposit amount at time of conveyance. If terms and conditions are not met by the approved timeline deposit amounts will be forfeited at the rate established in the executed agreement.

To remain in good standing with the Building Home Program, participants must obtain a certificate of occupancy within two (2) years of acquiring site control and moved into construction within the first 180 days. Participants in possession of partially complete projects, at the discretion of the administering agency, may apply for new projects in this program.

Criteria that render an applicant ineligible to receive assistance includes but is not limited to: history of unsuccessful closings, history of losing properties to tax sale within the past five (5) years, and/or any property tax delinquency on any property owned by the same entity. Applicants must satisfy all required application criteria in order to participate in the program.

#### 4) Criteria for Property Selection – Single Family

The conditions and criteria that shall be used to select participants includes the provision of a complete application and appropriate supporting documentation approved by the administering agency for participation in single-family housing unit construction or rehabilitation.

Notice of approval or disapproval will be provided by the administering agency to the participant. If approved, Shelby County will execute an Option to Purchase with the participant, which will be valid for a period of 60 days or as determined by the administering agency. During such time, all conditions included in the Option to Purchase must be met. Once conditions of the Option have been met, the property will be transferred via quit claim deed ~~warranty deed~~ and consistent with Section 5 of this Plan. In the event a participant application is disapproved, deficiencies will be provided and an opportunity for technical assistance may be provided if deemed appropriate by the administering agency.

For the purposes of the Building Home Program, single family is defined as one (1) to two (2) units as attached or detached structures. Application fees are nonrefundable. All properties will be assigned a deposit amount at time of conveyance. If terms and conditions are not met by the approved timeline deposit amounts will be forfeited at the rate established in the executed agreement.

To remain in good standing with the Building Home Program, participants must obtain a final inspection within one (1) year of acquiring site control and moved into construction within the first 120 days.

Criteria that render an applicant ineligible to receive assistance includes but is not limited to: history of unsuccessful closings, history of losing properties to tax sale within the past five (5) years, and/or any property tax delinquency on any property owned by the same entity. Applicants must satisfy all required application criteria in order to participate in the program.

If program participants include a co-developer applying with an existing homeowner all parties must agree to the terms and conditions of the program.

#### 5) Conveyance of Property

The conditions and criteria that shall be used for conveyance of property to homesteaders include both deed and lease provisions, as deemed appropriate by the administering agency.

Upon submission and subsequent approval of the application, and upon meeting the required conditions, the County will transfer title of the property to the applicant by fee simple title for the predetermined price and/or deposit amount. Upon transfer the property shall be subject to any and all taxes and assessments as prescribed by all other sections of the code. All property transfers from the City or County to approved participants are subject to approval by the appropriate governing body as appropriate including Shelby County Board of Commissioners or Memphis City Council.

Prior to the vesting of such transfer and consistent with TCA § 7-66-108, any material failure by the applicant to carry out the terms of the agreement entered into nullifies such agreement and all rights, title, and interest in the property shall revert to the agency unless the agency deems an extension not to exceed two (2) years is permitted in order to come into compliance with all stated terms and conditions.

There shall be an Escrow Account established at the closing of the sale to hold the predetermined purchase price amount and/or deposit amount. The applicant shall present to the administering agency full payment in the amount established in the contractual agreement. This amount shall be no less than all tax lien and fees assessed on the property, unless otherwise dictated by the administering agency.

The Shelby County Board of Commissioners may waive any and all back taxes, liens, and fees on subject properties consistent with TCA § 7-66-108. The Escrow Account shall be governed by a contract between the applicant and the County which will specify the conditions to be met in order to receive a refund of the Escrow Account in full or in part. If the development is completed in the time specified, the account will be refunded consistent with the terms established in the contractual agreement. In the event that the development is not completed within the time allotted, the Escrow amount will be forfeited by the participant and receipted as revenue to the Building Home Program. Funds collected in this manner will be utilized consistent with the terms outlined in Section 10 of this plan. This contract shall provide for one extension of time which may be requested by the applicant for just cause and evaluated by the administering agency.

Furthermore, consistent with TCA § 7-66-108 in the event of any material failure by the applicant to carry out the terms of the agreement all rights, title and interest in and to the property shall revert to the administering agency, pending any approved extensions to the project.

Any applicant that remains delinquent in developing an awarded property or has past due taxes will be excluded from consideration to move forward on additional properties and no further applications will be deemed approved by the administering agency.

Regardless of completion or failure to complete the development plan, the applicant will hold title to the subject property and shall owe property taxes from the date title is transferred.

#### 6) Building Standards

Building standards and codes that shall apply to the designated properties include those currently adopted by the City of Memphis and Shelby County and administered by the Memphis and Shelby County Division of Planning and Development, including the Unified Development Code (UDC) and all technical building codes. Methods of monitoring these standards shall include monitoring of all permitted work through DPD's Construction Code Enforcement department.

Consistent with Sections 3 and 4 of this plan, multifamily properties shall be given 180 days to move into construction and a maximum of two (2) years to obtain a certificate of occupancy and single-family properties shall be given 120 days to move into construction and a maximum of one (1) year to obtain a final inspection. Extension requests will be evaluated and if approved granted by the administering agency.

## 7) Coordination Efforts

The Building Home Program shall coordinate with state and federal agencies through existing channels already in place through ongoing outreach efforts to meet community needs. DPD staff may also provide a wide variety of technical assistance services to applicants to support successful applications and project implementation to the greatest extent feasible. DPD shall make best efforts to ensure at least 30% of Building Home Program parcels and financial supports are prioritized for emerging developers and community-based rehabbers with less than five (5) completed projects, with particular emphasis on recruiting and working with developers from historically underrepresented groups.

DPD is authorized to contract with diverse organizations and will make efforts to collaborate with local community partners including but not limited to nonprofit community development corporations (CDCs), certified Community Development Financial Institutions (CDFIs), and workforce training providers to support implementation and outreach efforts.

## 8) Technical and Financial Assistance and Incentives

The technical assistance and referrals to other relevant and current programs offered by private and public agencies shall be coordinated or supported by the administering agency as appropriate. Ongoing coordination with relevant agencies will continue throughout the administration of this program. Any available incentives as existing or new programs are developed locally shall be included in referral materials provided to program participants.

As funding allows, the Building Home Program shall include a developer capacity-building component, offering technical assistance, training workshops, and mentorships to participating small-scale and community rehabbers to support successful project delivery and sustainability.

DPD shall make best efforts to ensure loan products offered under the Building Home Program shall include whenever feasible alternative underwriting criteria and down payment assistance to improve access for developers and rehabbers with limited credit history or traditional collateral, while maintaining risk mitigation standards.

## 9) Methods to Acquire and Dispose of Properties

All properties part of the Building Home Program shall be disposed of in the manner prescribed in Sections 5 to eligible and approved participants.

The administering agency shall acquire property through tax lien foreclosure or gift or contract from other private or public entities. When properties are secured, appropriate public notification will occur on the administering agency's website. Disposition of properties under this Program shall include simplified application processes, reduced acquisition costs, and scoring criteria that reward community-based impact, inclusive hiring, and developer equity participation.

## 10) Other Conditions

Other conditions and criteria that are deemed to be in the public interest include use of program revenue from defaulted escrow or other source as applicable. Such revenue may be utilized to improve or otherwise make more marketable properties held within the program or be utilized for other land

activation strategy consistent with the Joint Memphis and Shelby County Housing Policy Plan or its subsequent updates or successor plans.

The Building Home Program commits to addressing historical inequities in land access and wealth building by centering racial equity, equitable affordability, and anti-displacement principles in program design and implementation. The program prioritizes inclusive participation by historically marginalized developers and intentionally targets neighborhoods impacted by discriminatory policies such as redlining. The success of the program will be measured not only by the number of units developed but by its effectiveness in redressing past harms and building a more just and inclusive housing system for Shelby County.

DPD shall produce, at minimum, an annual report that tracks and evaluates the performance of the Building Home Program with respect to its stated equity and affordability goals. The report shall include the number and type of housing units produced; affordability levels achieved; and demographic, geographic, and ownership profiles of participating developers, with specific attention to race, gender, and place-based representation. This data will be used to assess the program's effectiveness in advancing equitable access to housing, facilitating racial and generational wealth-building opportunities, and reversing patterns of disinvestment linked to historic redlining and exclusion. The annual report shall also provide recommendations for improving the program's ability to promote racial equity, mitigate displacement risk, and expand the affordable housing stock in high-opportunity areas.

The Building Home Program may be amended by approval of the administration through capturing relevant changes in the applicable Policies and Procedures audit log.

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

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

Planning & Development  
DIVISION

Planning & Zoning COMMITTEE: 9/01/2026  
DATE

PUBLIC SESSION: 9/15/2026  
DATE

ITEM (CHECK ONE)

ORDINANCE X RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 0 & 3260 Holmes Rd, known as case number PD 2026-004

CASE NUMBER: PD 26-04

DEVELOPMENT: Holmes Tchulahoma Planned Development

LOCATION: 0 & 3260 Holmes Rd

COUNCIL DISTRICTS: District 3 and Super District 8

OWNER/APPLICANT: New Development LLC

REPRESENTATIVE: David Gean Bray, The Bray Firm

REQUEST: Mixed-use planned development to allow uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck Stop) zoning

AREA: +/-34.78 acres

RECOMMENDATION: The Division of Planning and Development recommended *Rejection*  
The Land Use Control Board recommended *Rejection*

RECOMMENDED COUNCIL ACTION: Public Hearing Not Required

**PRIOR ACTION ON ITEM:**

(2) \_\_\_\_\_  
08/13/2026 \_\_\_\_\_  
(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:**

Nabanita Nira

DATE

POSITION

8/24/26

PLANNER II

DEPUTY ADMINISTRATOR

8/24/26

ADMINISTRATOR

8/24/26

DIRECTOR (JOINT APPROVAL)

COMPTROLLER

FINANCE DIRECTOR

CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



## **Memphis City Council Summary Sheet**

### **PD 26-04**

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 0 & 3260 HOLMES RD, KNOWN AS CASE NUMBER PD 26-04

- This item is a resolution with conditions to allow a mixed-use planned development with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck Stop) zoning uses; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, August 13, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

|                             |                                                                                                                                                                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>         | PD 26-04                                                                                                                                                        |
| <b>DEVELOPMENT:</b>         | Holmes Tchulahoma Planned Development                                                                                                                           |
| <b>LOCATION:</b>            | 0 & 3260 Holmes Rd                                                                                                                                              |
| <b>COUNCIL DISTRICT(S):</b> | District 3 and Super District 8                                                                                                                                 |
| <b>OWNER/APPLICANT:</b>     | New Development LLC                                                                                                                                             |
| <b>REPRESENTATIVE:</b>      | David Gean Bray, The Bray Firm                                                                                                                                  |
| <b>REQUEST:</b>             | Mixed-use planned development to allow uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck Stop) zoning |
| <b>EXISTING ZONING:</b>     | Residential Urban – 3 (RU-3) & Commercial Mixed Use – 2 (CMU-2)                                                                                                 |
| <b>AREA:</b>                | +/-34.78 acres                                                                                                                                                  |

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**The following spoke in support:** Thomas Hewgley & Aaron Robinson

**The following spoke in opposition:** None

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

**The motion failed by a unanimous vote of 3-5 on the regular agenda.**

Respectfully,



Nabanita Nira  
Planner II  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**PD 26-04**  
**CONDITIONS**

**Outline Plan Conditions**

- I. USES PERMITTED:
  - A. AREA A - R-6
  - AREA B - CMU-2
  - AREA C – CMU-2 with following exception:
    - a. Convenience store with gas pumps
    - b. Truck Stop without tractor trailer parking
- II. BULK REGULATIONS:
  - A. AREA A - The bulk regulations of the R-6 zoning district shall apply.
  - B. AREA B - The bulk regulations of the CMU-2 zoning district shall apply.
  - C. AREA C - The bulk regulations of the CMU-2 zoning district shall apply.
- III. ACCESS AND CIRCULATION:
  - A. The City Engineer shall approve the design, number and location of curb cuts.
  - B. Any existing nonconforming curb cuts shall be modified to meet current City/ County Standards or closed with curb, gutter and sidewalk.
  - C. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/ egress easements shall be shown on the final plats.
- IV. LANDSCAPING, SCREENING, AND LIGHTING:
  - A. An NOI as required by the Tree Ordinance shall be filed with the Division of Planning and Development at least 10 days prior to the removal of any tree that is 10 inches or greater in diameter.
  - B. Any dumpster or accessory buildings shall be compatible with the main building.
  - C. Any HVAC equipment or utility meters shall be screened through the use of fencing or landscaping. If roof mounted, the equipment shall be screened through the use of an architectural feature such as a parapet.
  - D. The required landscaping shall be exclusive of and in addition to any required easements.
  - E. A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development. If the City Engineer's Office requires detention on this property that requires landscape to be revised, no use Occupancy Permit shall be issued until a detailed landscaping plan has been approved by the DPD.
  - F. All light poles shall be limited to a maximum of 35 feet in height.
  - G. All lighting shall be designed to direct light straight down and not to trespass onto the adjoining properties. A detailed lighting plan showing the location of the poles and other lighting fixtures and the photometric analysis shall be submitted with the final plat, subject to the review and approval of the DPD.
- V. Site Plan Review:

A site plan shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan.

However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and If necessary, the Memphis City Council.

A. The Site plan shall include:

1. The exact location and dimensions including height of all buildings.
2. The number, location, and dimensions of parking spaces within proposed structures/ lots.
3. A detailed landscaping plan including the species and diameter of any new plants.
4. A lighting plan showing the location of the freestanding poles, the type of fixtures and if required by DPD, photometric analysis that shows the trespass of light onto adjacent residential properties is no great than 1.0 candle foot at the property line.

B. The site plan shall be reviewed based on the following criteria:

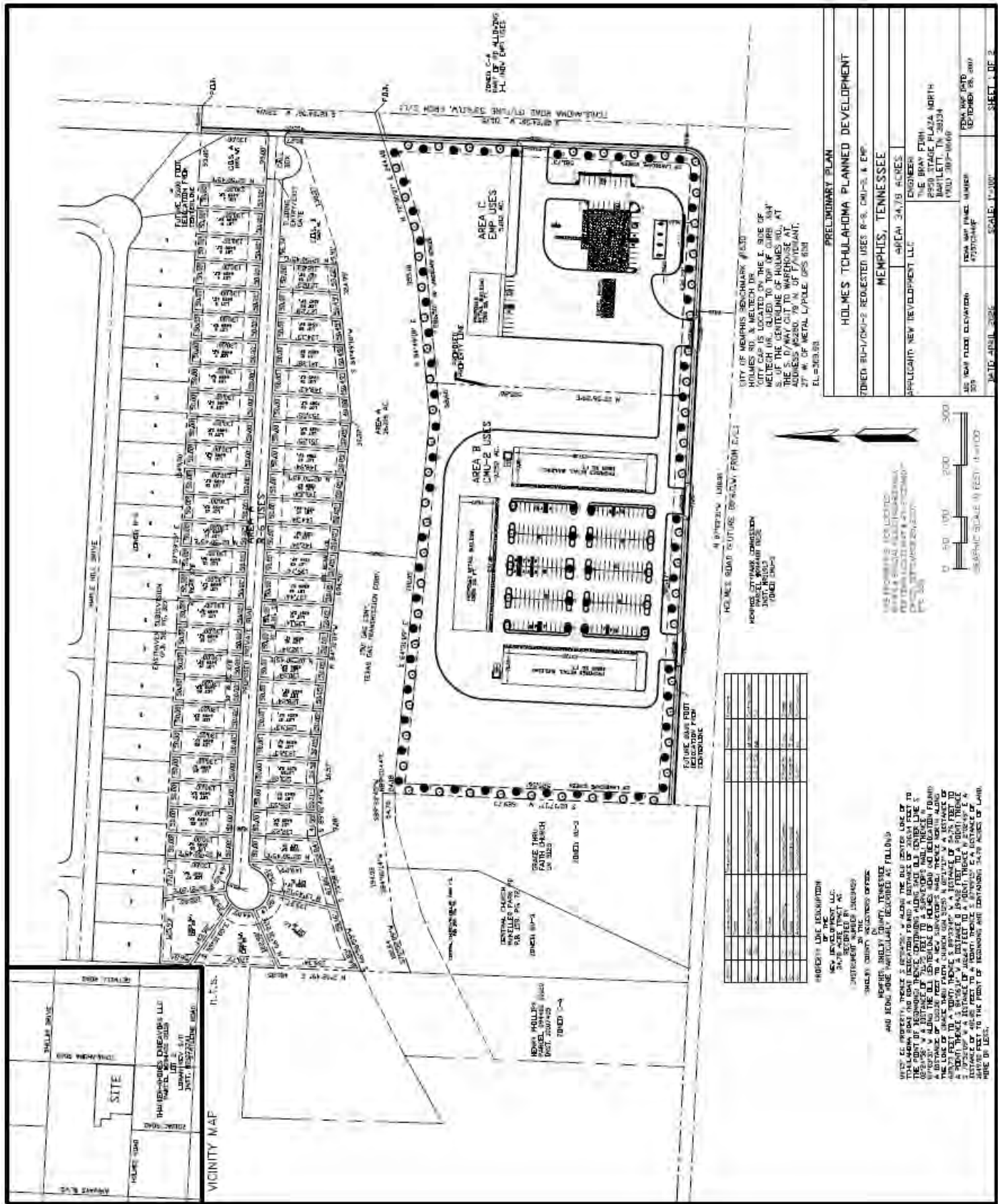
1. Conformance with the Outline Plan Conditions.
2. Compatibility with existing properties surrounding the site as well as a compatible internal arrangement of uses.
3. Elements of design such as building orientation, building mass and height, building materials, setback, access, parking and internal circulation, landscaping, and lighting.
4. Adequate access shall be provided to the site as determined by the City Engineer.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

VII. Any final plan shall include the following:

- A. The Outline Plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping,
- D. The number of parking spaces
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

CONCEPT PLAN



**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 0 & 3260 HOLMES RD, KNOWN AS CASE NUMBER PD 26-04**

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

**WHEREAS**, the New Development LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow a mixed-use planned development in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck Stop) zoning uses; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on August 13, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

## OUTLINE PLAN CONDITIONS

- I. USES PERMITTED:
  - A. AREA A - R-6  
AREA B - CMU-2  
AREA C – CMU-2 with following exception:
    - a. Convenience store with gas pumps
    - b. Truck Stop without tractor trailer parking
- II. BULK REGULATIONS:
  - A. AREA A - The bulk regulations of the R-6 zoning district shall apply.
  - B. AREA B - The bulk regulations of the CMU-2 zoning district shall apply.
  - C. AREA C - The bulk regulations of the CMU-2 zoning district shall apply.
- III. ACCESS AND CIRCULATION:
  - A. The City Engineer shall approve the design, number and location of curb cuts.
  - B. Any existing nonconforming curb cuts shall be modified to meet current City/ County Standards or closed with curb, gutter and sidewalk.
  - C. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/ egress easements shall be shown on the final plats.
- IV. LANDSCAPING, SCREENING, AND LIGHTING:
  - A. An NOI as required by the Tree Ordinance shall be filed with the Division of Planning and Development at least 10 days prior to the removal of any tree that is 10 inches or greater in diameter.
  - B. Any dumpster or accessory buildings shall be compatible with the main building.
  - C. Any HVAC equipment or utility meters shall be screened through the use of fencing or landscaping. If roof mounted, the equipment shall be screened through the use of an architectural feature such as a parapet.
  - D. The required landscaping shall be exclusive of and in addition to any required easements.
  - E. A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development. If the City Engineer's Office requires detention on this property that requires landscape to revised, no use Occupancy Permit shall be issued until a detailed landscaping plan has been approved by the DPD.
  - F. All light poles shall be limited to a maximum of 35 feet in height.
  - G. All lighting shall be designed to direct light straight down and not to trespass onto the adjoining properties. A detailed lighting plan showing the location of the poles and other lighting fixtures and the photometric analysis shall be submitted with the final plat, subject to the review and approval of the DPD.
- V. Site Plan Review:

A site plan shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and If necessary, the Memphis City Council.

  - A. The Site plan shall include:
    - 1. The exact location and dimensions including height of all buildings.
    - 2. The number, location, and dimensions of parking spaces within proposed structures/ lots.
    - 3. A detailed landscaping plan including the species and diameter of any new plants.

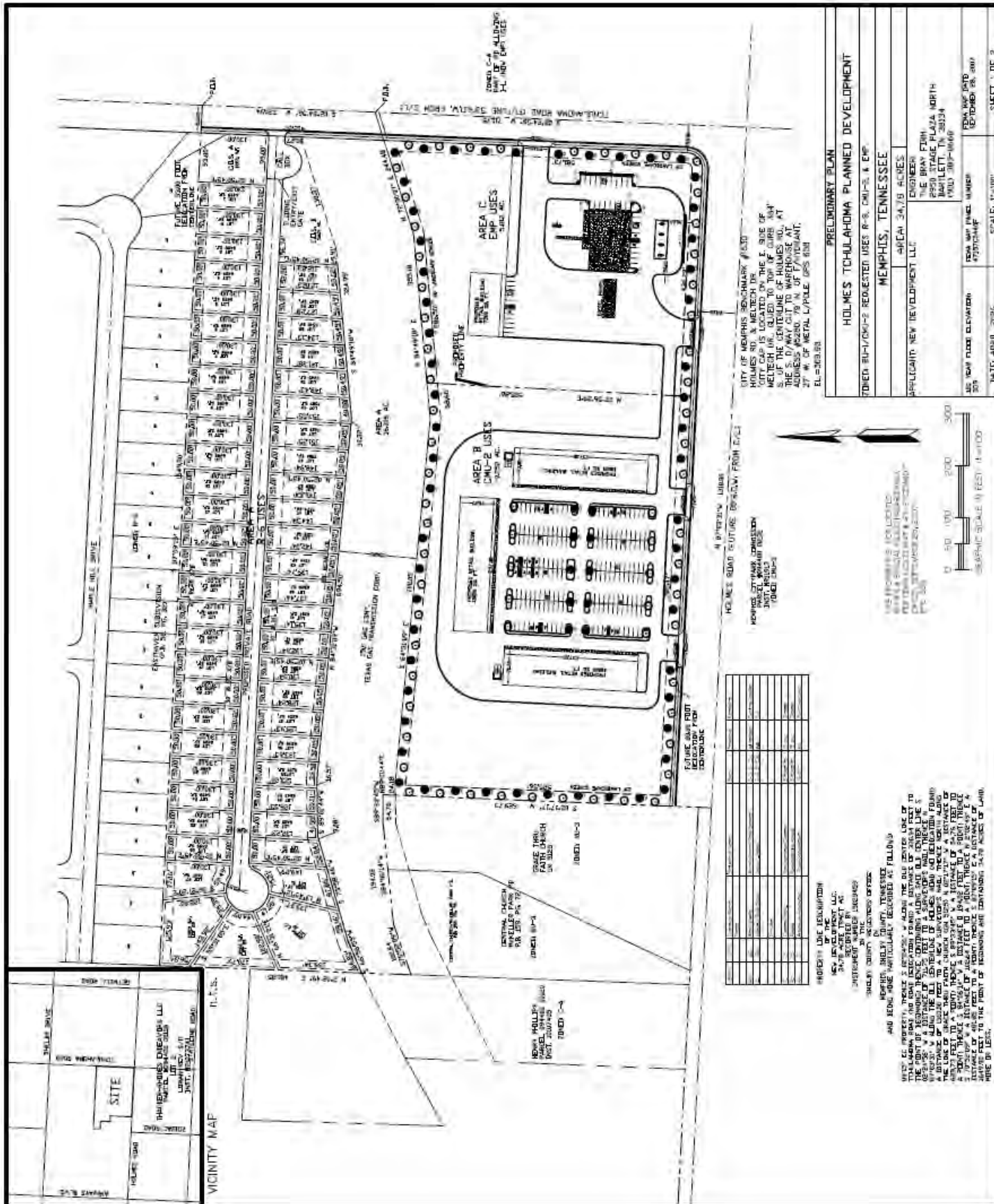
4. A lighting plan showing the location of the freestanding poles, the type of fixtures and if required by DPD, photometric analysis that shows the trespass of light onto adjacent residential properties is no greater than 1.0 candle foot at the property line.
- B. The site plan shall be reviewed based on the following criteria:
  1. Conformance with the Outline Plan Conditions.
  2. Compatibility with existing properties surrounding the site as well as a compatible internal arrangement of uses.
  3. Elements of design such as building orientation, building mass and height, building materials, setback, access, parking and internal circulation, landscaping, and lighting.
  4. Adequate access shall be provided to the site as determined by the City Engineer.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

VII. Any final plan shall include the following:

- A. The Outline Plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping,
- D. The number of parking spaces
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## CONCEPT PLAN



***ATTEST:***

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

**AGENDA ITEM:** 4 **L.U.C.B. MEETING:** August 13, 2026

**CASE NUMBER:** PD 2026-004

**DEVELOPMENT:** Holmes Tchulahoma Planned Development

**LOCATION:** 3260 & 0 Holmes Rd

**COUNCIL DISTRICT:** District 3 and Super District 8

**OWNER/APPLICANT:** New Development LLC

**REPRESENTATIVE:** David Gean Bray, The Bray Firm

**REQUEST:** Mixed-use planned development to allow uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck Stop) zoning

**EXISTING ZONING:** Residential Urban – 3 (RU-3) & Commercial Mixed Use – 2 (CMU-2)

## CONCLUSIONS

1. The subject property is currently vacant and the proposed residential and commercial uses for Area A and B are allowed by right. However, the proposed use for Area C, truck stop and convenience store with gas pumps are not allowed in CMU-2 zoning district.
2. The applicant previously submitted a rezoning from CMU-2 to EMP application (Z 2025-007) at the subject property and withdrawn it before the LUCB meeting.
3. The UDC intends planned development to promote higher-quality environmental design, appropriate locations for commercial or industrial activities, and consistency with Memphis 3.0. A planned development should not be functioned to place an intensive use in a district where that use would otherwise be prohibited.
4. The proposed planned development does not demonstrate that it would produce a higher quality environment beyond those achievable under current conventional zoning. Other than the truck stop / gas station, residential and commercial developments are permitted by the current zoning. The commercial shopping plaza is already allowed per the existing CMU-2 zoning district, and the single-family detached houses are permitted use in RU-3 by subdividing the lots. The principal benefit of the request appears to be the introduction of a truck stop.
5. Also, according to the UDC, while reviewing a Special Use Permit application for convenience stores with gas pumps or gas stations in CMU-2 district, the Land Use Control Board and governing body must consider the proposed facility's proximity to other gas stations and convenience stores with gas pumps, as well as to single-family residential zoning districts. See page 7 of this report that demonstrates the proximity to the single-family residential in the vicinity. Note that a planned development is approved through the issuance of a special use permit to allow for flexible and creative land design.
6. The staff received three letters of opposition, see pages 35-36 of this report.
7. The project will have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

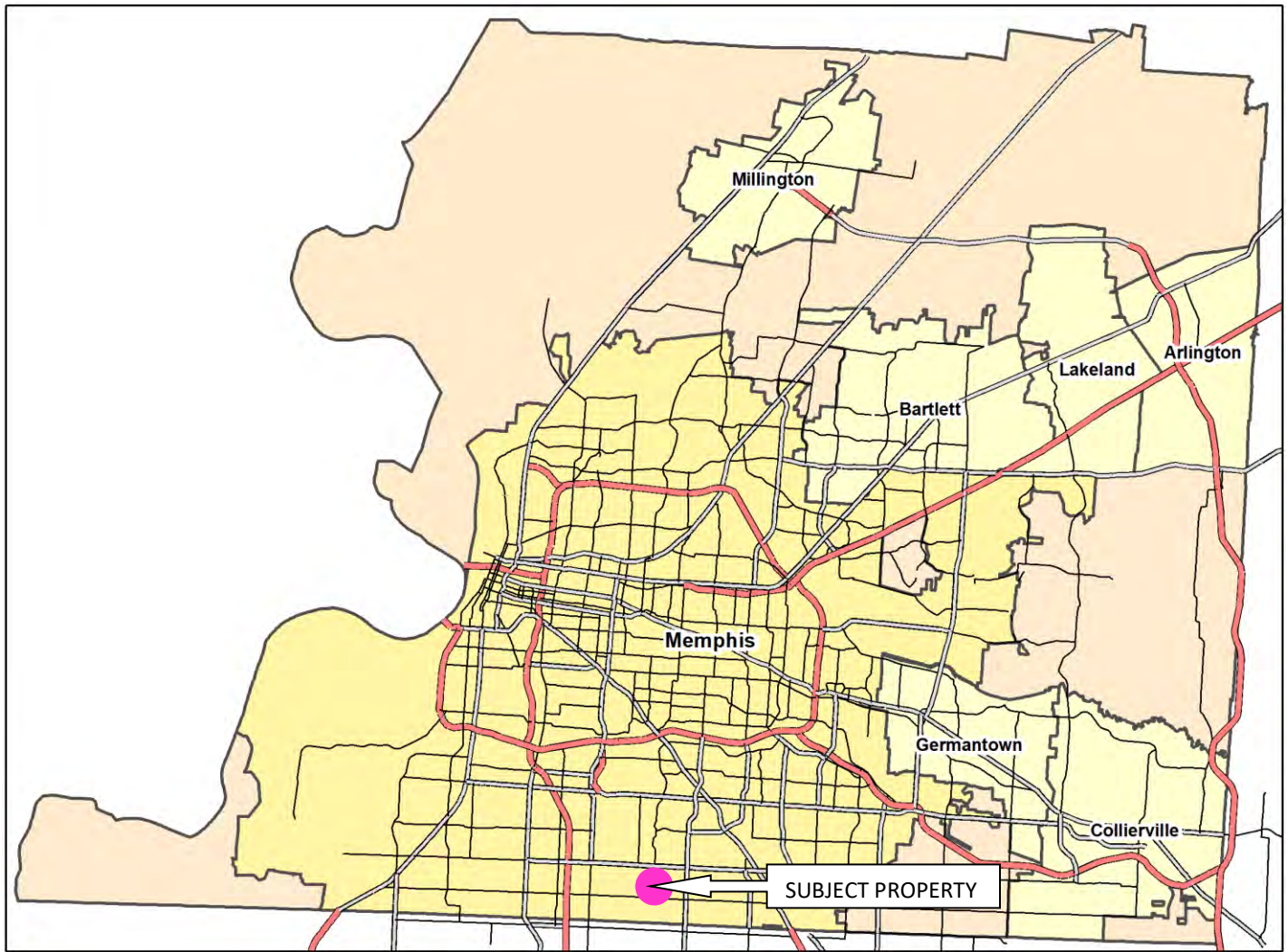
## CONSISTENCY WITH MEMPHIS 3.0

This proposal is inconsistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 23-25 of this report.

## RECOMMENDATION:

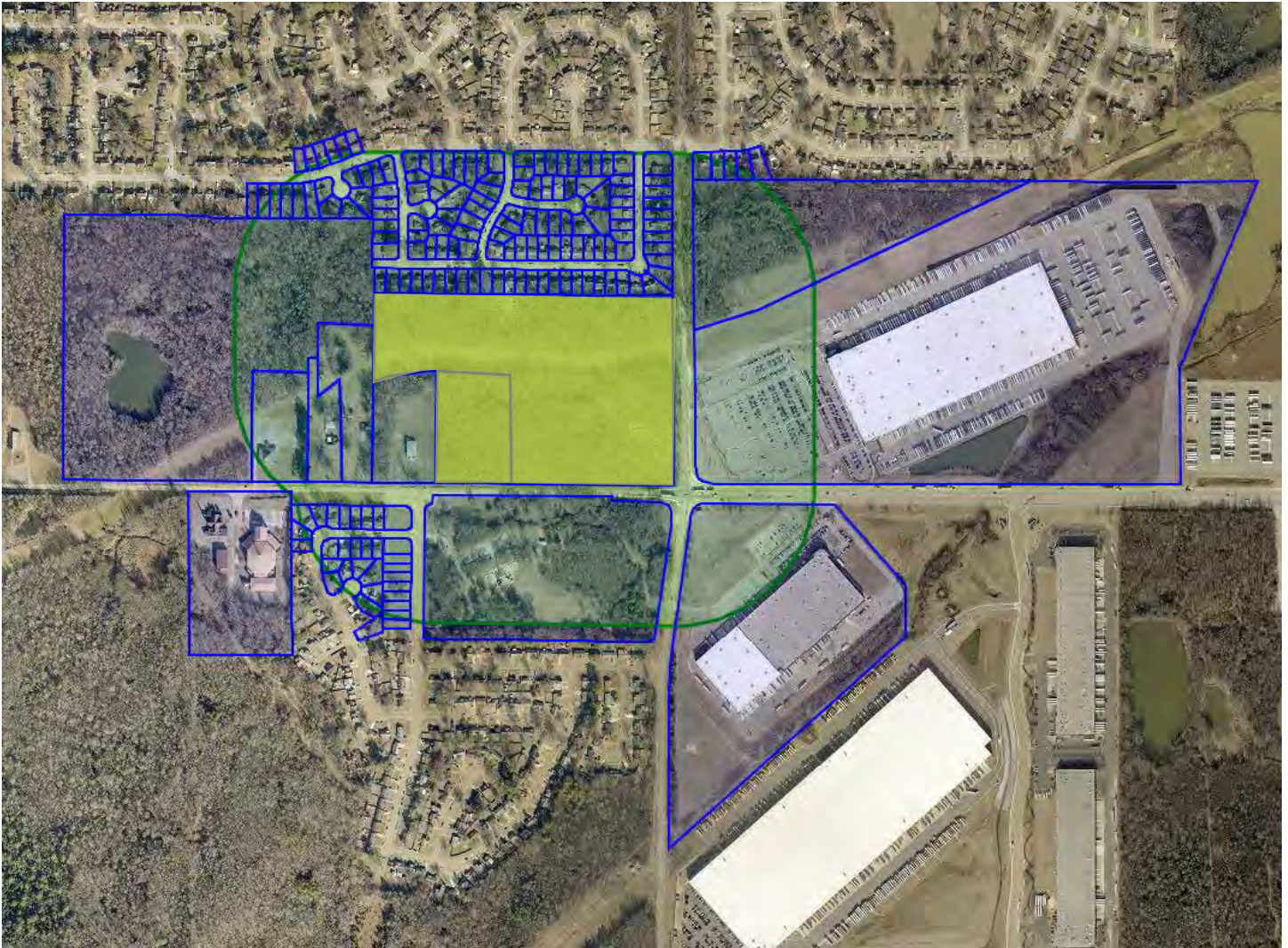
***Rejection***

**LOCATION MAP**



Subject property located within the pink circle

## PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

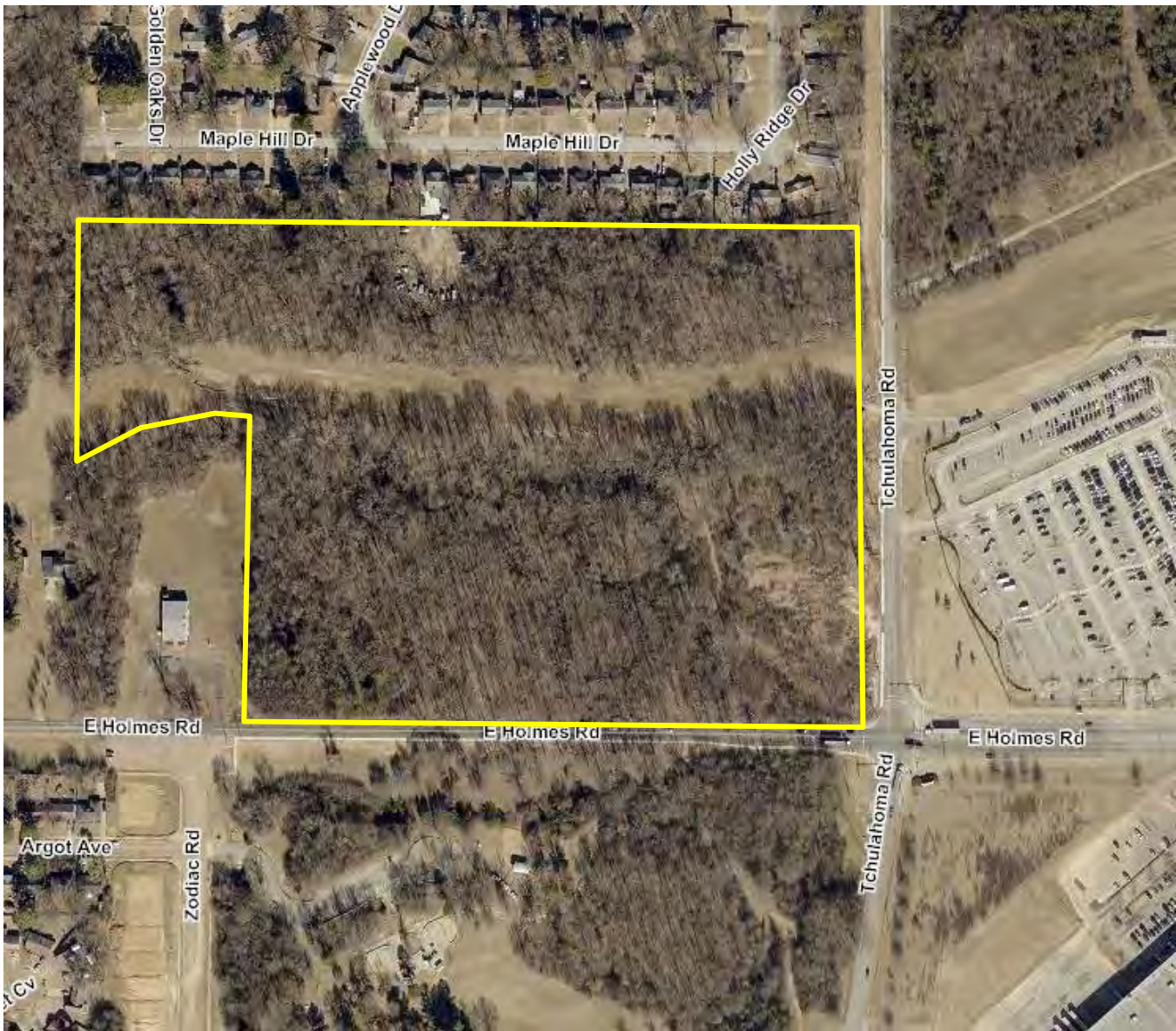
## PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 166 notices were mailed on June 16, 2026, see page 26 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see pages 27-28 of this report for a copy of the sign affidavit.

## NEIGHBORHOOD MEETING

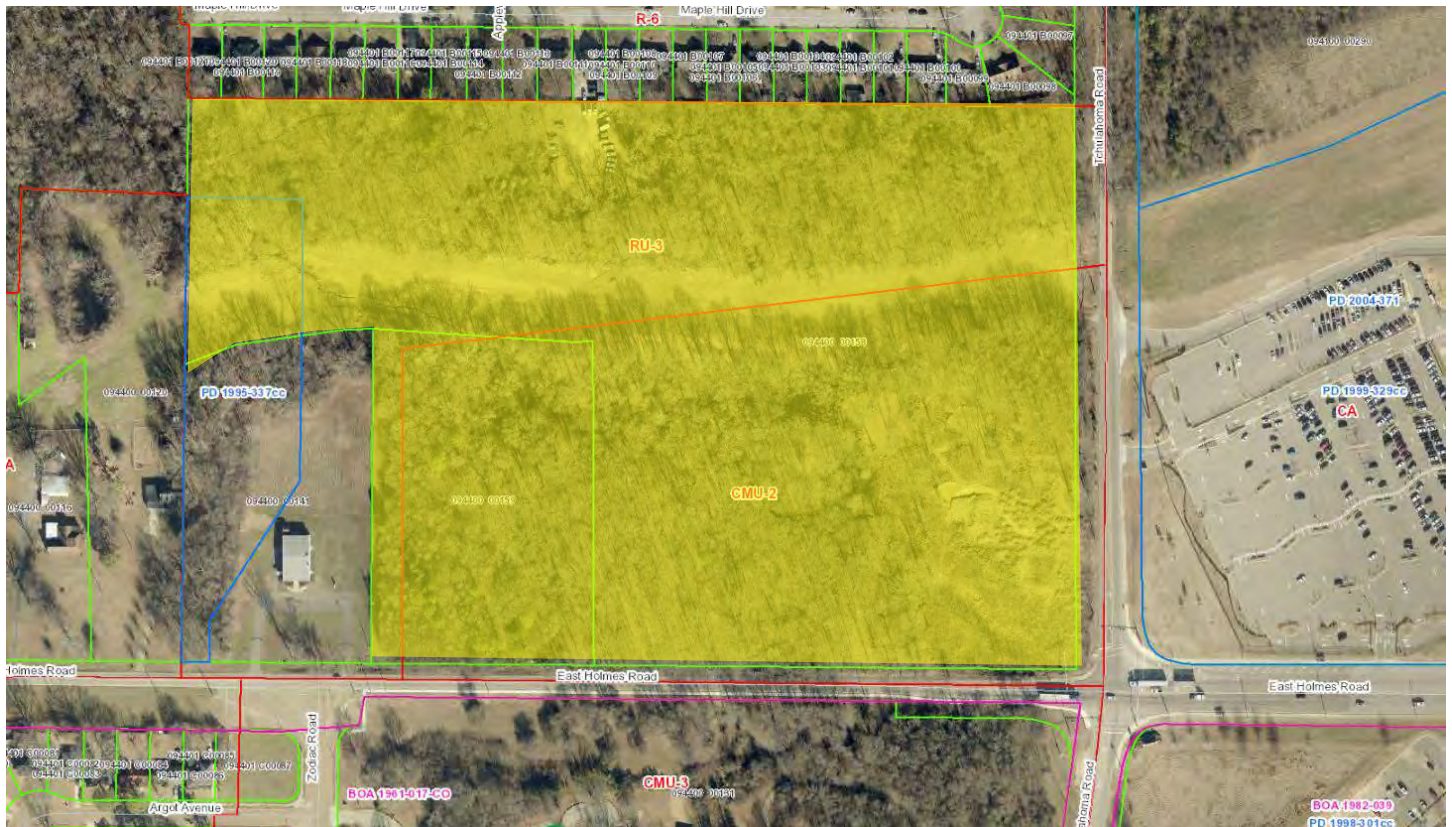
The meeting was held at 5:00 PM on Tuesday, June 23, 2026, at the Whitehaven Branch Library, 4120 Millbranch Road.

**AERIAL**



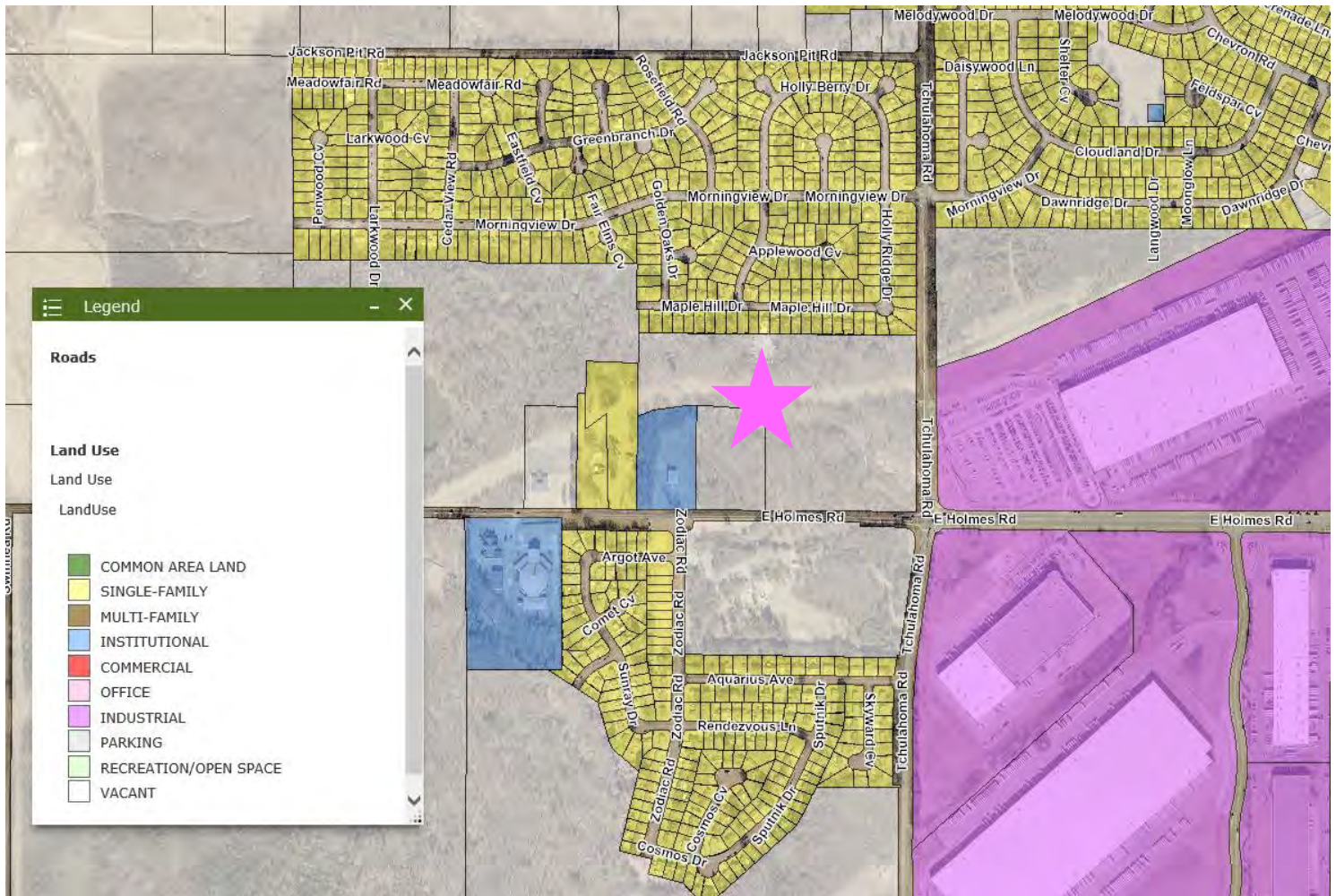
Subject property outlined in yellow, imagery from 2023

**ZONING MAP**



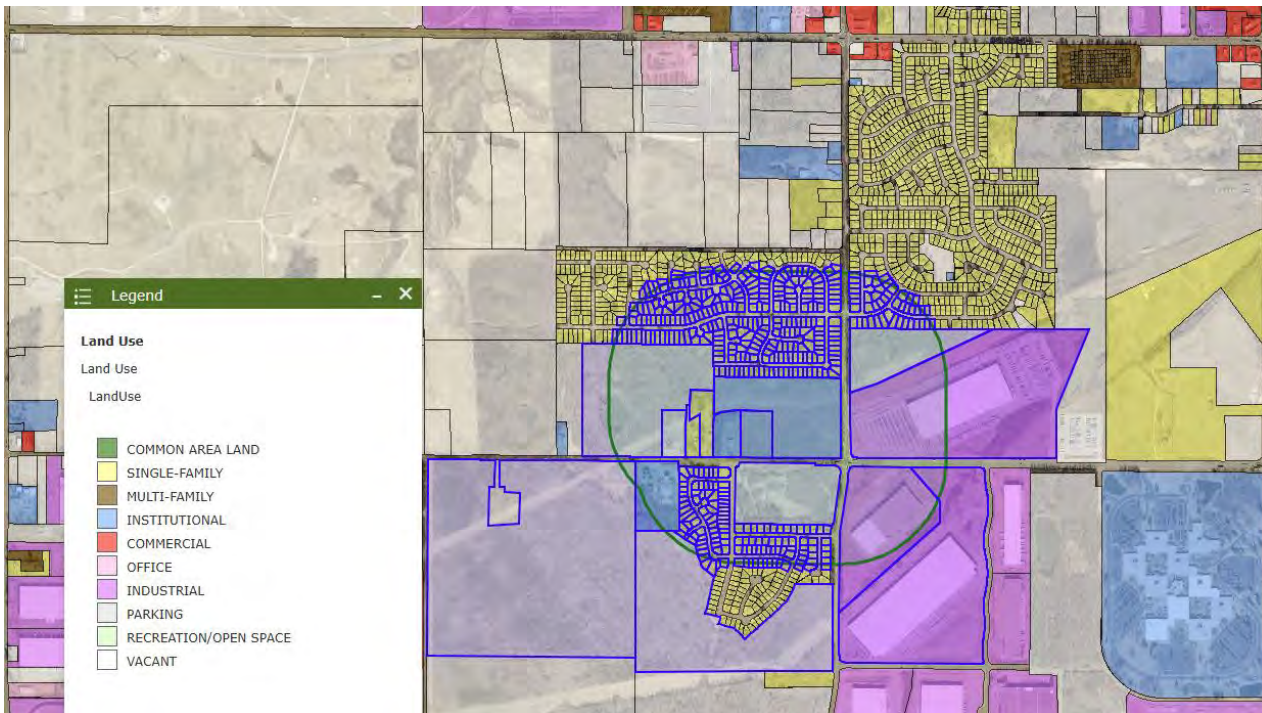
Subject property highlighted in yellow

LAND USE MAP

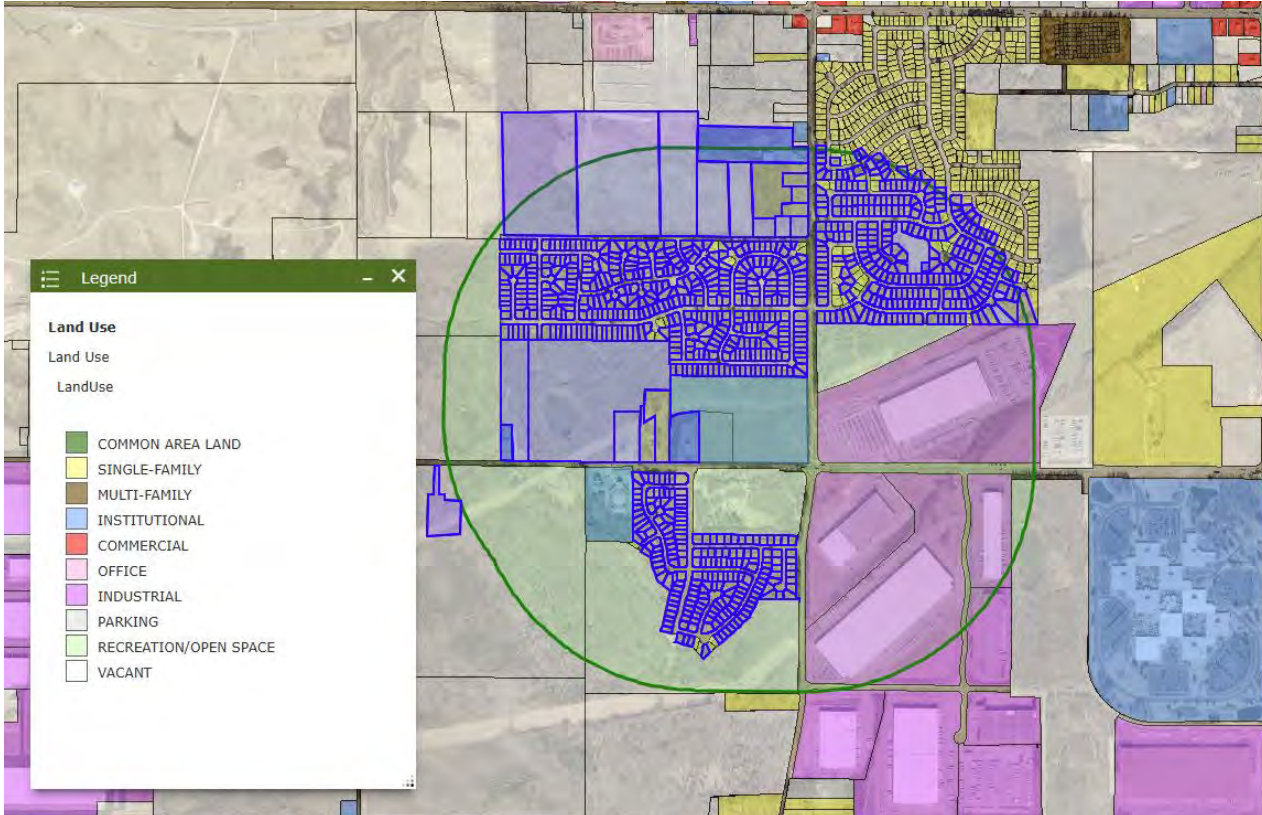


Subject property indicated by a pink star

**LAND USE WITHIN QUARTER MILE (1/4) & HALF MILE (1/2)**



Quarter mile (1/4) radius of the subject property highlighted in green



Half mile (1/2) radius of the subject property highlighted in green

**SITE PHOTOS**



View of subject property from East Holmes Rd and Tchulahoma Rd looking northwest



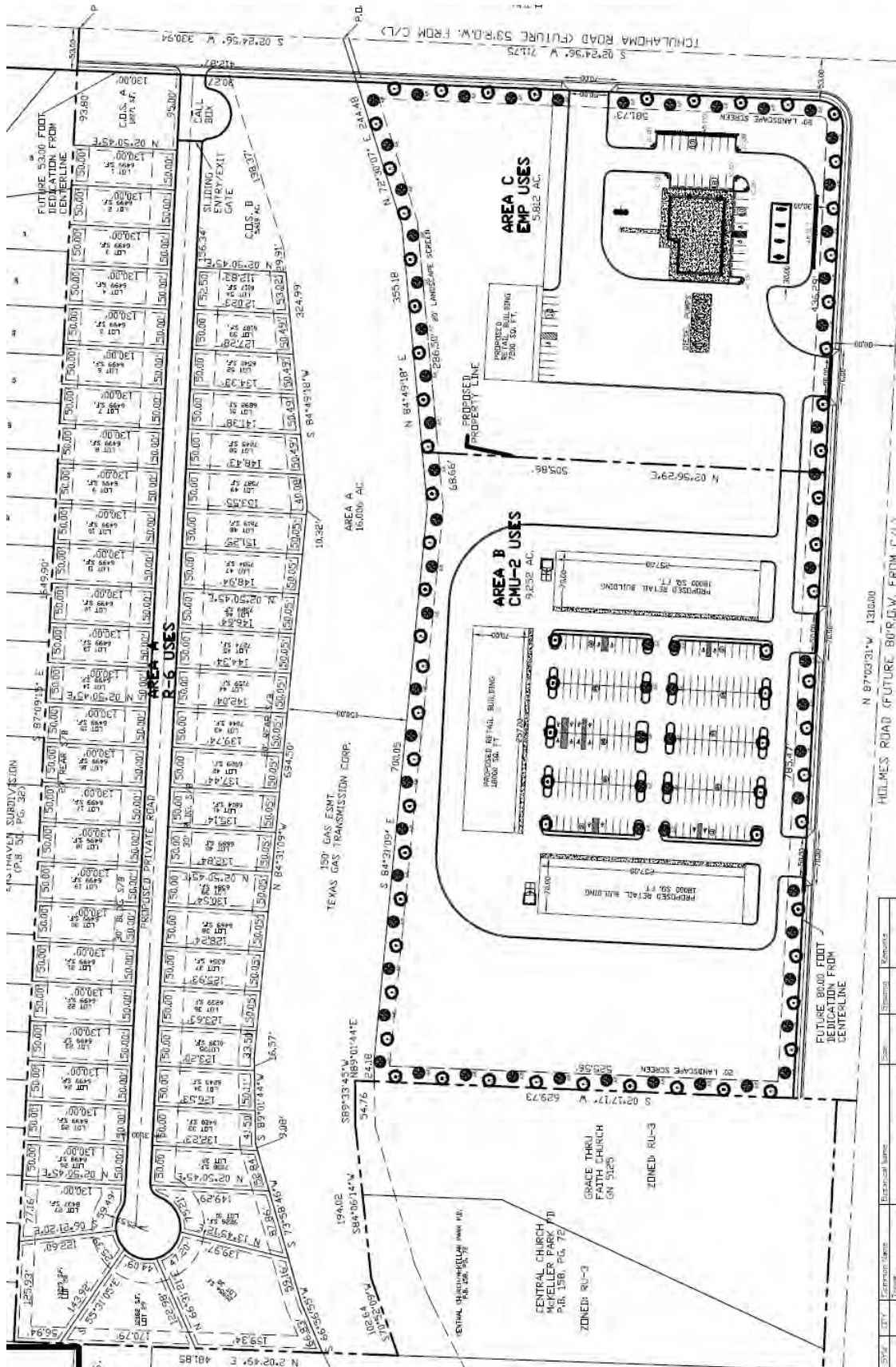
View of subject property from E Holmes Rd looking northeast



View of subject property from Tchulahoma Rd looking southeast

[illegible]

CONCEPT PLAN – MAGNIFIED



## CASE REVIEW

### **Request**

The request is a mixed-use planned development to allow uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial /truck stop) zoning.

### **Applicability**

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

#### *4.10.2 Applicability*

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

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

### **General Provisions**

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

#### *4.10.3 General Provisions*

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

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

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

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

### **Residential Criteria**

Staff disagrees the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met.

#### **4.10.4 Planned Residential Developments**

*In addition to the standards and criteria set forth in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:*

##### **A. Formal Open Space**

*A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.*

##### **B. Accessibility of Site**

*All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.*

##### **C. Off-Street Parking**

*Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.*

##### **D. Pedestrian Circulation**

*The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.*

##### **E. Privacy**

*The planned residential development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of*

*objectionable views or uses and reduction of noise through the use of fences, insulation, natural foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.*

**F. Distance Requirements**

*Where minimum distance requirements are provided between single family residential zoning districts and certain stipulated uses in this Code, the single-family residential areas of planned developments shall be considered zoned residential.*

**Commercial or Industrial Criteria**

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

**4.10.5 Planned Commercial or Industrial Developments**

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

**A. Screening**

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

**B. Display of Merchandise**

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

**C. Accessibility**

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

**D. Landscaping**

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

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

**A. The project will not have a substantial or undue adverse effect upon adjacent property, the character of**

*the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*

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

#### **Site Details**

Address:

3260 & 0 Holmes Rd

Parcel ID:

094400 00158 and 094400 00159

Area:

+/-34.78 acres

Description:

The subject is known as part of the PT Central Church/ McKellar Park PD (PD 95-337 CC) with underlying zoning of Residential Urban – 3 (RU-3), Commercial Mixed Use – 2 (CMU-2) & Employment (EMP). Per the Assessor's website, the subject property is vacant. A 150-foot gas easement crosses the subject property, and overhead power lines run along Tchulahoma Road.

#### **Site Zoning History**

The applicant previously submitted a rezoning from CMU-2 to EMP application (Z 2025-007) at the subject property and withdrawn it before the LUCB meeting.

#### **Concept Plan Review**

The proposed plan for mixed-use planned development includes Area A of +/-16.006 acres for residential use, Area B of +/-9.252 acres for commercial use, and Area C of +/-5.812 acres for industrial use (truck stop).

### **Analysis**

The applicant is requesting a mixed-used planned development to allow uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial /truck stop) zoning.

The subject property is currently vacant, and the underlying zoning is RU-1 and CMU-2. The proposed residential and commercial uses for Area A and B are allowed by right. However, the proposed use for Area C, truck stop and convenience store with gas pumps are not allowed in CMU-2 zoning district.

According to the UDC, the intent of planned development includes higher-quality environmental design, preservation of natural features, efficient traffic circulation, rational development in relation to public services, appropriate locations for commercial or industrial activities, and consistency with Memphis 3.0. A planned development should not be functioned to place an intensive use in a district where that use would otherwise be prohibited. The proposed planned development does not demonstrate that it would produce a higher quality environment beyond those achievable under current conventional zoning. Other than the truck stop / gas station, residential and commercial developments are permitted by the current zoning. The commercial shopping plaza is already allowed per the existing CMU-2 zoning district, and the single-family detached houses are permitted use in RU-3 by subdividing the lots. While other considerations may apply, the primary intent behind seeking a planned development designation appears to be allowing for a truck stop and convenience store with gas sales as that is the only use not currently permitted on the subject property that would be permitted within the planned development.

Also, according to the UDC, while reviewing a Special Use Permit application for convenience stores with gas pumps or gas stations in CMU-2 district, the Land Use Control Board and governing body must consider the proposed facility's proximity to other gas stations and convenience stores with gas pumps, as well as to single-family residential zoning districts. See page 7 of this report that demonstrates the proximity to the single-family residential in the vicinity. Note that a planned development is approved through the issuance of a special use permit to allow for flexible and creative land design.

This proposal is inconsistent with the Memphis 3.0 General Plan per the land use decision criteria. See pages 23-25 of this report for further analysis.

The project will have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

### **RECOMMENDATION**

Staff recommends rejection; however, if approved, staff recommends the following outline plan conditions:

#### **Outline Plan Conditions**

- I. USES PERMITTED:
  - A. AREA A - R-6
  - AREA B - CMU-2
  - AREA C – CMU-2 with following exception:
    - a. Convenience store with gas pumps
    - b. Truck Stop without tractor trailer parking

II. BULK REGULATIONS:

- A. AREA A - The bulk regulations of the R-6 zoning district shall apply.
- B. AREA B - The bulk regulations of the CMU-2 zoning district shall apply.
- C. AREA C - The bulk regulations of the CMU-2 zoning district shall apply.

III. ACCESS AND CIRCULATION:

- A. The City Engineer shall approve the design, number and location of curb cuts.
- B. Any existing nonconforming curb cuts shall be modified to meet current City/ County Standards or closed with curb, gutter and sidewalk.
- C. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/ egress easements shall be shown on the final plats.

IV. LANDSCAPING, SCREENING, AND LIGHTING:

- A. An NOI as required by the Tree Ordinance shall be filed with the Division of Planning and Development at least 10 days prior to the removal of any tree that is 10 inches or greater in diameter.
- B. Any dumpster or accessory buildings shall be compatible with the main building.
- C. Any HVAC equipment or utility meters shall be screened through the use of fencing or landscaping. If roof mounted, the equipment shall be screened through the use of an architectural feature such as a parapet.
- D. The required landscaping shall be exclusive of and in addition to any required easements.
- E. A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development. If the City Engineer's Office requires detention on this property that requires landscape to be revised, no use Occupancy Permit shall be issued until a detailed landscaping plan has been approved by the DPD.
- F. All light poles shall be limited to a maximum of 35 feet in height.
- G. All lighting shall be designed to direct light straight down and not to trespass onto the adjoining properties. A detailed lighting plan showing the location of the poles and other lighting fixtures and the photometric analysis shall be submitted with the final plat, subject to the review and approval of the DPD.

V. Site Plan Review:

A site plan shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.

A. The Site plan shall include:

- 1. The exact location and dimensions including height of all buildings.
- 2. The number, location, and dimensions of parking spaces within proposed structures/ lots.
- 3. A detailed landscaping plan including the species and diameter of any new plants.
- 4. A lighting plan showing the location of the freestanding poles, the type of fixtures and if required by DPD, photometric analysis that shows the trespass of light onto adjacent residential properties is no greater than 1.0 candle foot at the property line.

B. The site plan shall be reviewed based on the following criteria:

- 1. Conformance with the Outline Plan Conditions.
- 2. Compatibility with existing properties surrounding the site as well as a compatible internal arrangement of uses.

3. Elements of design such as building orientation, building mass and height, building materials, setback, access, parking and internal circulation, landscaping, and lighting.
  4. Adequate access shall be provided to the site as determined by the City Engineer.
- VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.
- VII. Any final plan shall include the following:
- A. The Outline Plan conditions.
  - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
  - C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping,
  - D. The number of parking spaces
  - E. The location and ownership, whether public or private, of any easement.
  - F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## DEPARTMENTAL COMMENTS

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

### City Engineer:

CITY ENGINEERING COMMENTS TRC: 25 June 2026 & LUCB: 9 JUL 2026      DATE: 1 July 2026

#### **CASE 1: PD 2026-004**

**NAME: 3260 Holmes Rd.**

**Basin/Lot/CD: Hurricane Creek 10-G/29.307 acres/District 3**

#### **Sewers:**

1. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.
2. A Sewer extension approximately 2100 LF is required to serve this development.
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 5. prepared in accordance with the City's Standard Requirements and must be stamped by a Professional Engineer registered in the State of Tennessee.
6. A Sewer Development fee is required per the City of Memphis Sewer Use Ordinance
7. The developer shall extend Sewer to serve upstream properties.

#### **Roads:**

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

#### **Traffic Control Provisions:**

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

CITY ENGINEERING COMMENTS TRC: 25 June 2026 & LUCB: 9 JUL 2026      DATE: 1 July 2026

4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan; the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips
6. meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

**Curb Cuts/Access:**

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

**Drainage:**

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

CITY ENGINEERING COMMENTS TRC: 25 June 2026 & LUCB: 9 JUL 2026      DATE: 1 July 2026

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

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

**Site Plan Notes:**

1. The minimum sign setback from the street right-of-way shall be 15 feet. Any deviation from this requirement will require approval from the Zoning Administrator.

**No other comments from City Engineering**

**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.

**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

## 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: **PD 2026-004**

Site Address/Location: 3260 HOLMES RD.

Overlay District/Historic District/Flood Zone: Not in an Overlay or Historic District nor Flood Zone

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

Street Type: Parkway

*Applicant is requesting an allowance of uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck stop) zoning for a new mixed-use planned development.*

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

### 1. Future Land Use Planning Map



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

### 2. Land Use Description/Intent

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



#### "CSL" Form & Location Characteristics

Commercial and services uses, 1-4 stories height

#### "CSL" Zoning Notes

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

#### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant; EMP

Adjacent Land Use and Zoning: Vacant; Industrial; RU-3, CMU-2, CA, CMU-3

**Overall Compatibility:** *The proposed Planned Development is NOT compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning of Low Intensity Commercial and Service (CSL). CSL is compatible with the proposed mix of R-6 and CMU-2 uses, which support neighborhood-serving residential and commercial development. However, the proposed truck stop component is not compatible with the description and intent of the CSL designation, as detailed below.*

#### Degree of Change Map



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

#### 3. Degree of Change Description

N/A

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

N/A

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

N/A

### **Consistency Analysis Summary**

*Applicant is requesting an allowance of uses in conjunction with R-6 (residential / single-family), CMU-2 (commercial), and EMP (industrial / truck stop) zoning for a new mixed-use planned development.*

*The proposed Planned Development is NOT compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning of Low Intensity Commercial and Service (CSL). CSL is compatible with the proposed mix of R-6 and CMU-2 uses, which support neighborhood-serving residential and commercial development. However, the proposed truck stop component is not compatible with the description and intent of the CSL designation, as detailed below.*

**Based on the information provided, the proposal is NOT CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Grayson Vincent, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

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

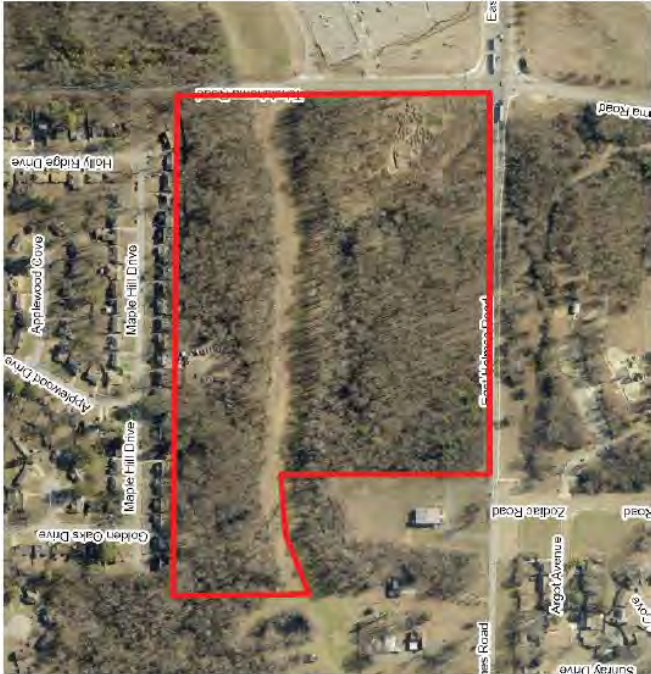
**CASE NUMBER:** PD 2026-004  
**ADDRESS:** 3260 Holmes Rd.  
**REQUEST:** Mixed-use Planned Development: Residential, Commercial and Industrial uses  
**APPLICANT:** New Development LLC

**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:**  
Nabanita Nira  
✉ Nabanita.nira@memphistn.gov  
☎ (901) 636-7406



VICINITY MAP



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

166 Notices Mailed 06/16/2026

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, FASIL KEBEDE, being duly sworn, depose and say that at 11:30 am/pm on the 23rd day of June, 2026, I posted 2 Public Notice Sign(s) pertaining to Case No. 2026-004 at 3260 Holmes Road – Parcel # 094400 00158, 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.

Fasil Kebede  
Owner, Applicant or Representative

06-23-2026  
Date

Subscribed and sworn to before me this 23 day of June, 2026.

\_\_\_\_\_  
Notary Public

My commission expires: 1-3-2028





**APPLICATION**



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

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

website: [www.develop901.com](http://www.develop901.com)

**Record Summary for Planned Development**

**Record Detail Information**

Record Type: Planned Development

Record Status: Additional Info Required

Opened Date: April 10, 2026

Record Number: PD 2026-004

Expiration Date:

Record Name: Holmes Tchulahoma Planned Development

Description of Work: 35 acre planned development with R-6, CMU-2, and EMP uses

Parent Record Number:

**Address:**

3260 HOLMES RD, MEMPHIS 38118

**Owner Information**

Primary Owner Name

Y NEW DEVELOPMENT LLC

Owner Address

3264 W SARAZENS CIR, MEMPHIS, TN 38125

Owner Phone

**Parcel Information**

094400 00158

**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner

Nira Nabanita

Date of Meeting

03/04/2026

Pre-application Meeting Type

Email

**GENERAL PROJECT INFORMATION**

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

Z 2025-007

Medical Overlay / Uptown

No

If this development is located in unincorporated  
Shelby County, is the tract at least three acres?

n/a

(Note a tract of less than three acres is not

**GENERAL PROJECT INFORMATION**

eligible for a planned development in unincorporated Shelby County)

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

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

Proposed uses are compatible with surrounding development patterns

UDC Sub-Section 9.6.9B

Proposed layout is compatible with surrounding areas with R-6 uses adjacent to existing R-6. Commercial uses are south of a natural barrier - gas easement. EMP uses are on hard corner opposite similar uses.

UDC Sub-Section 9.6.9C

Adequate utilities are present at the site . Development will contribute to the widening of both Holmes and Tchulahoma.

UDC Sub-Section 9.6.9D

Agreed

UDC Sub-Section 9.6.9E

Agreed

UDC Sub-Section 9.6.9F

Agreed

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

This project will be compatible with surrounding areas.

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

Adequate utilities are available to the site. Site will have stormwater detention

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation

Proposed site plan is compatible with existing development patterns.

D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

Agreed

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

HOA and POA will be required.

F) Lots of record are created with the recording

Agreed

**GENERAL PROVISIONS**

of a planned development final plan

**GIS INFORMATION**

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| Case Layer                            | PD95-337cc                            |
| Central Business Improvement District | No                                    |
| Class                                 | R                                     |
| Downtown Fire District                | No                                    |
| Historic District                     | -                                     |
| Land Use                              | VACANT                                |
| Municipality                          | MEMPHIS                               |
| Overlay/Special Purpose District      | -                                     |
| Zoning                                | CMU-2                                 |
| State Route                           | -                                     |
| Lot                                   | -                                     |
| Subdivision                           | PT CENTRAL CHURCH / MCKELLAR PARK P D |
| Planned Development District          | -                                     |
| Wellhead Protection Overlay District  | No                                    |
| County Commission District            | -                                     |
| City Council District                 | -                                     |
| City Council Super District           | -                                     |

**Contact Information**

|                                    |                                  |
|------------------------------------|----------------------------------|
| <b>Name</b><br>NEW DEVELOPMENT LLC | <b>Contact Type</b><br>APPLICANT |
|------------------------------------|----------------------------------|

**Address**  
3264 W SARAZENS CIR, MEMPHIS, TN, MEMPHIS, TN, 38125

**Phone**  
(901)487-2425

|                              |                                                           |
|------------------------------|-----------------------------------------------------------|
| <b>Name</b><br>THE BRAY FIRM | <b>Contact Type</b><br>ARCHITECT / ENGINEER /<br>SURVEYOR |
|------------------------------|-----------------------------------------------------------|

**Address**  
2950 STAGE PLAZA NORTH,

**Phone**  
(901)487-2425

**Fee Information**

| Invoice # | Fee Item                                                          | Quantity | Fees     | Status   | Balance | Date Assessed |
|-----------|-------------------------------------------------------------------|----------|----------|----------|---------|---------------|
| 1722257   | Credit Card Use Fee (.026 x fee)                                  | 1        | 0.00     | INVOICED | 0.00    | 04/10/2026    |
| 1722337   | Planned Development - each additional or fractional acres above 5 | 30       | 3,000.00 | INVOICED | 0.00    | 04/13/2026    |
| 1722337   | Credit Card Use Fee (.026 x fee)                                  | 1        | 117.00   | INVOICED | 0.00    | 04/13/2026    |
| 1722337   | Planned Development - 5 acres or less                             | 1        | 1,500.00 | INVOICED | 0.00    | 04/13/2026    |

Total Fee Invoiced: \$4,617.00

Total Balance: \$0.00

---

**Payment Information**

|                |                   |
|----------------|-------------------|
| Payment Amount | Method of Payment |
| \$4,617.00     | Credit Card       |

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

ASIL KEBEDE Asil, 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 3260 HOLMES ROAD & B HOLMES  
and further identified by Assessor's Parcel Number 094400 00158 & 00159  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 13 day of November in the year of 2025.

[Signature]  
Signature of Notary Public



1-3-2028  
My Commission Expires

**LETTER OF INTENT**



---

Telephone 901-383-8668

2950 Stage Plaza North  
Bartlett, Tennessee 38134

April 10, 2026

Brett Ragsdale, Director  
Memphis and Shelby County  
Office of Planning and Development  
125 North Main Street  
Memphis, Tennessee 38103

**RE: Planned Development request of the New Development LLC property  
At 3260 Holmes Road – Parcel # 094400 00158 – Instrument # 18131603  
Holmes Tchulahoma Planned Development  
Memphis, Tennessee**

Mr. Ragsdale:

Please find attached an application for a planned development on the above captioned property. The existing zoning of the property is RU-3 and CMU-2. This request would convert the RU-3 area to R-6 zoning compatible with the neighborhood to the north. A portion of the CMU-2 zoning area would remain with CMU-2 uses and the southeast corner of the site would change to EMP uses. A portion of the property was originally filed as a zoning request as Z 2025-007. The applicants have held two neighborhood meeting to work on a plan that would bring the neighbors a plan they can support.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.

## LETTERS RECEIVED

Three letters of opposition were received at the time of completion of this report and have subsequently been attached.



---

### 2027-24-OAKHAVEN COMMUNITY- Tchulahoma Holmes Road

---

**From** Joyce Adams <jussjoyce@yahoo.com>

**Date** Tue 6/9/2026 2:35 AM

**To** Nira, Nabanita <Nabanita.Nira@memphistn.gov>; Walker, Pearl <Pearl.Walker@memphistn.gov>; Cooper-Sutton, Yolanda <Yolanda.CooperSutton@memphistn.gov>; Smiley, Jr., JB <JB.SmileyJr@memphistn.gov>; White, Janika <Janika.White@memphistn.gov>; Swearengen Washington, Jana <Jana.Swearengen-Wash@memphistn.gov>; Carlisle, Chase <Chase.Carlisle@memphistn.gov>; Easter-Thomas, Michalyn <Michalyn.Easter-Thomas@memphistn.gov>; Green, Jerri <Jerri.Green@memphistn.gov>; Warren, Dr., Jeff <Jeff.Warren@memphistn.gov>; Logan, Rhonda <Rhonda.Logan@memphistn.gov>; Ford, Edmund <Edmund.Fordjr@memphistn.gov>

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

---

It has been brought to my attention that that this hearing is scheduled to be heard on June 23.

This group has failed to meet with the community to show new updates of the project that was shared with the community in December 2025.

We DO NOT want a gas station and another warehouse in this area!!!

This is still a residential community and we refused to be treated with disrespect from developers that do not care!

Regards,  
Joyce Adams  
Whitehaven Hills East Neighborhood Group  
901-859-9636



---

**PD 2026-004: Oakhaven/Parkway Village - Update Requested**

---

**From** KAREN BELL <kbell112@comcast.net>  
**Date** Tue 6/9/2026 8:51 AM  
**To** Nira, Nabanita <Nabanita.Nira@memphistn.gov>  
**Cc** Walker, Pearl <Pearl.Walker@memphistn.gov>; Tchulahoma Corridor <tchulahomacorridorwatch@gmail.com>

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

---

Good Morning! Ms. Nira (Staff Planner)

In reference to **PD 2026-004: Oakhaven /Parkway Village**, (new development at Tchulahoma & Holmes Rd) a meeting to receive a project update has been requested by our Tchulahoma Corridor organization coordinator, Ms. Donald. This is a supporting request for the application to be stayed until a community meeting has been held and community feedback has been received.

Currently, this application is scheduled for LUCB review on Thursday, July 9th at 9:00 a.m.

Respectfully submitted,  
Karen R. Bell

kbell112@comcast.net



---

**Application**

---

**From** Louise Newby <louisenewby72@gmail.com>  
**Date** Tue 6/9/2026 11:32 AM  
**To** Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

---

I am Louise Newby, a resident of the Oakhaven neighborhood. I am requesting that the application for the new development at Tchulahoma and Holmes be held, until a new update meeting, with the community can be conducted. Thank You.



# 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](http://www.develop901.com)

## Record Summary for Planned Development

### Record Detail Information

Record Type: Planned Development

Record Status: Additional Info Required

Opened Date: April 10, 2026

Record Number: PD 2026-004

Expiration Date:

Record Name: Holmes Tchulahoma Planned Development

Description of Work: 35 acre planned development with R-6, CMU-2, and EMP uses

Parent Record Number:

---

### Address:

3260 HOLMES RD, MEMPHIS 38118

### Owner Information

Primary Owner Name

Y NEW DEVELOPMENT LLC

Owner Address

3264 W SARAZENS CIR, MEMPHIS, TN 38125

Owner Phone

---

### Parcel Information

094400 00158

---

### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner

Nira Nabanita

Date of Meeting

03/04/2026

Pre-application Meeting Type

Email

#### GENERAL PROJECT INFORMATION

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

Z 2025-007

Medical Overlay / Uptown

No

If this development is located in unincorporated  
Shelby County, is the tract at least three acres?

n/a

(Note a tract of less than three acres is not

**GENERAL PROJECT INFORMATION**

eligible for a planned development in unincorporated Shelby County)

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

No

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

n/a

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

Proposed uses are compatible with surrounding development patterns

UDC Sub-Section 9.6.9B

Proposed layout is compatible with surrounding areas with R-6 uses adjacent to existing R-6.

Commercial uses are south of a natural barrier - gas easement. EMP uses are on hard corner opposite similar uses.

UDC Sub-Section 9.6.9C

Adequate utilities are present at the site .

Development will contribute to the widening of both Holmes and Tchulahoma.

UDC Sub-Section 9.6.9D

Agreed

UDC Sub-Section 9.6.9E

Agreed

UDC Sub-Section 9.6.9F

Agreed

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

This project will be compatible with surrounding areas.

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

Adequate utilities are available to the site. Site will have stormwater detention

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation

Proposed site plan is compatible with existing development patterns.

D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

Agreed

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

HOA and POA will be required.

F) Lots of record are created with the recording

Agreed

**GENERAL PROVISIONS**

of a planned development final plan

**GIS INFORMATION**

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| Case Layer                            | PD95-337cc                            |
| Central Business Improvement District | No                                    |
| Class                                 | R                                     |
| Downtown Fire District                | No                                    |
| Historic District                     | -                                     |
| Land Use                              | VACANT                                |
| Municipality                          | MEMPHIS                               |
| Overlay/Special Purpose District      | -                                     |
| Zoning                                | CMU-2                                 |
| State Route                           | -                                     |
| Lot                                   | -                                     |
| Subdivision                           | PT CENTRAL CHURCH / MCKELLAR PARK P D |
| Planned Development District          | -                                     |
| Wellhead Protection Overlay District  | No                                    |
| County Commission District            | -                                     |
| City Council District                 | -                                     |
| City Council Super District           | -                                     |

**Contact Information****Name**

NEW DEVELOPMENT LLC

**Contact Type**

APPLICANT

**Address**

3264 W SARAZENS CIR, MEMPHIS, TN, MEMPHIS, TN, 38125

**Phone**

(901)487-2425

**Name**

THE BRAY FIRM

**Contact Type**ARCHITECT / ENGINEER /  
SURVEYOR**Address**

2950 STAGE PLAZA NORTH,

**Phone**

(901)487-2425

**Fee Information**

| Invoice # | Fee Item                                                          | Quantity | Fees     | Status   | Balance | Date Assessed |
|-----------|-------------------------------------------------------------------|----------|----------|----------|---------|---------------|
| 1722257   | Credit Card Use Fee (.026 x fee)                                  | 1        | 0.00     | INVOICED | 0.00    | 04/10/2026    |
| 1722337   | Planned Development - each additional or fractional acres above 5 | 30       | 3,000.00 | INVOICED | 0.00    | 04/13/2026    |
| 1722337   | Credit Card Use Fee (.026 x fee)                                  | 1        | 117.00   | INVOICED | 0.00    | 04/13/2026    |
| 1722337   | Planned Development - 5 acres or less                             | 1        | 1,500.00 | INVOICED | 0.00    | 04/13/2026    |

Total Fee Invoiced: \$4,617.00

Total Balance: \$0.00

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**Payment Information****Payment Amount**

\$4,617.00

**Method of Payment**

Credit Card



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Telephone 901-383-8668

2950 Stage Plaza North  
Bartlett, Tennessee 38134

April 10, 2026

Brett Ragsdale, Director  
Memphis and Shelby County  
Office of Planning and Development  
125 North Main Street  
Memphis, Tennessee 38103

**RE: Planned Development request of the New Development LLC property  
At 3260 Holmes Road – Parcel # 094400 00158 – Instrument # 18131603  
Holmes Tchulahoma Planned Development  
Memphis, Tennessee**

Mr. Ragsdale:

Please find attached an application for a planned development on the above captioned property. The existing zoning of the property is RU-3 and CMU-2. This request would convert the RU-3 area to R-6 zoning compatible with the neighborhood to the north. A portion of the CMU-2 zoning area would remain with CMU-2 uses and the southeast corner of the site would change to EMP uses. A portion of the property was originally filed as a zoning request as Z 2025-007. The applicants have held two neighborhood meeting to work on a plan that would bring the neighbors a plan they can support.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.

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

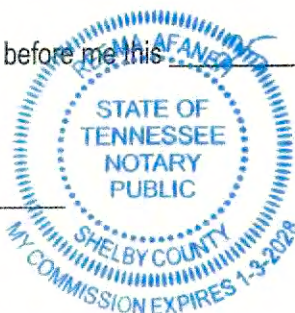
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- ☐ 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)

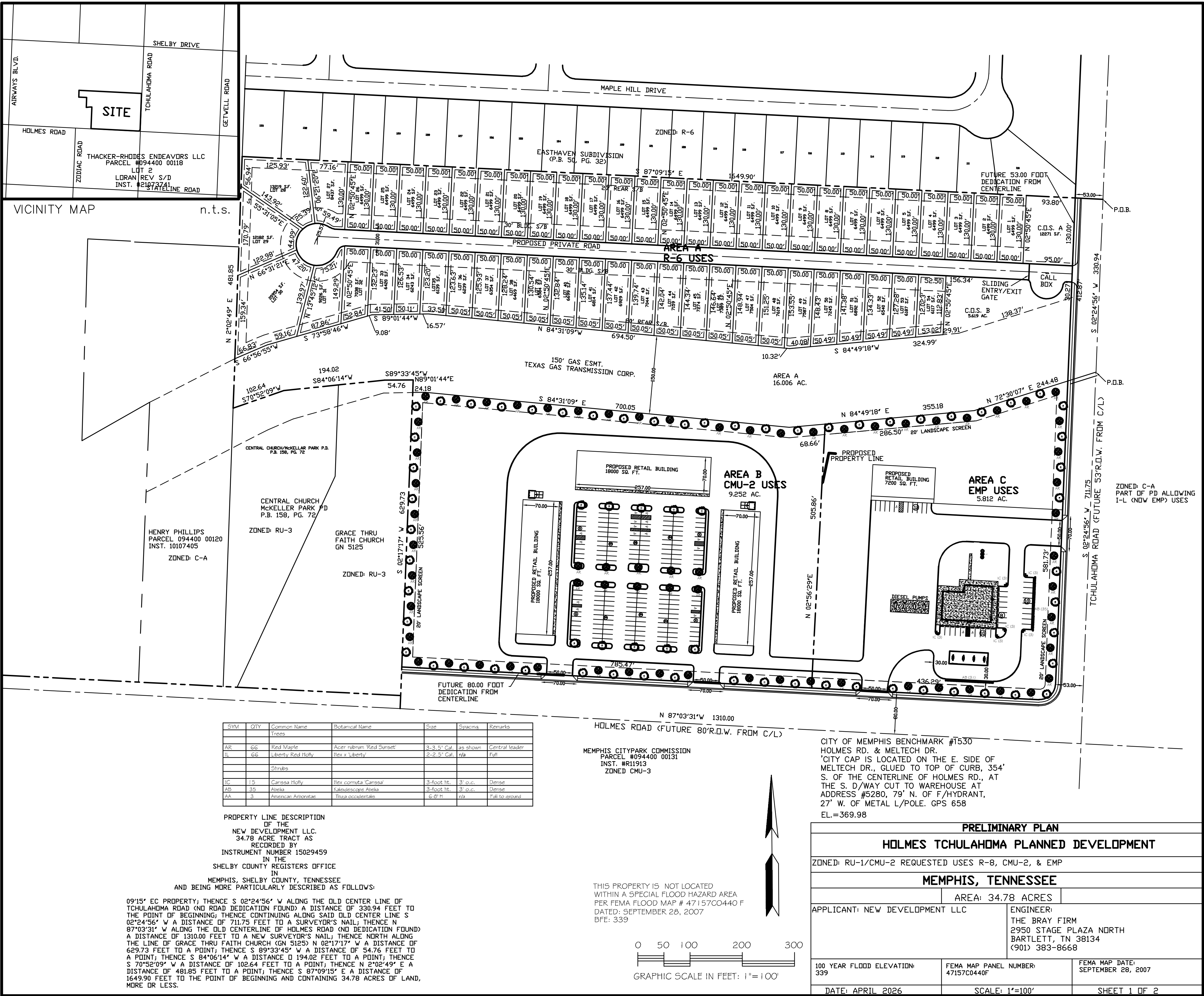
of the property located at 3260 HOLMES ROAD & O HOLMES  
and further identified by Assessor's Parcel Number 094400 00158 1 00159  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 15 day of November in the year of 2025.

[Signature]  
Signature of Notary Public



1-3-2028  
My Commission Expires



OUTLINE PLAN CONDITIONS  
SHELBY DRIVE DROP YARD PLANNED DEVELOPMENT

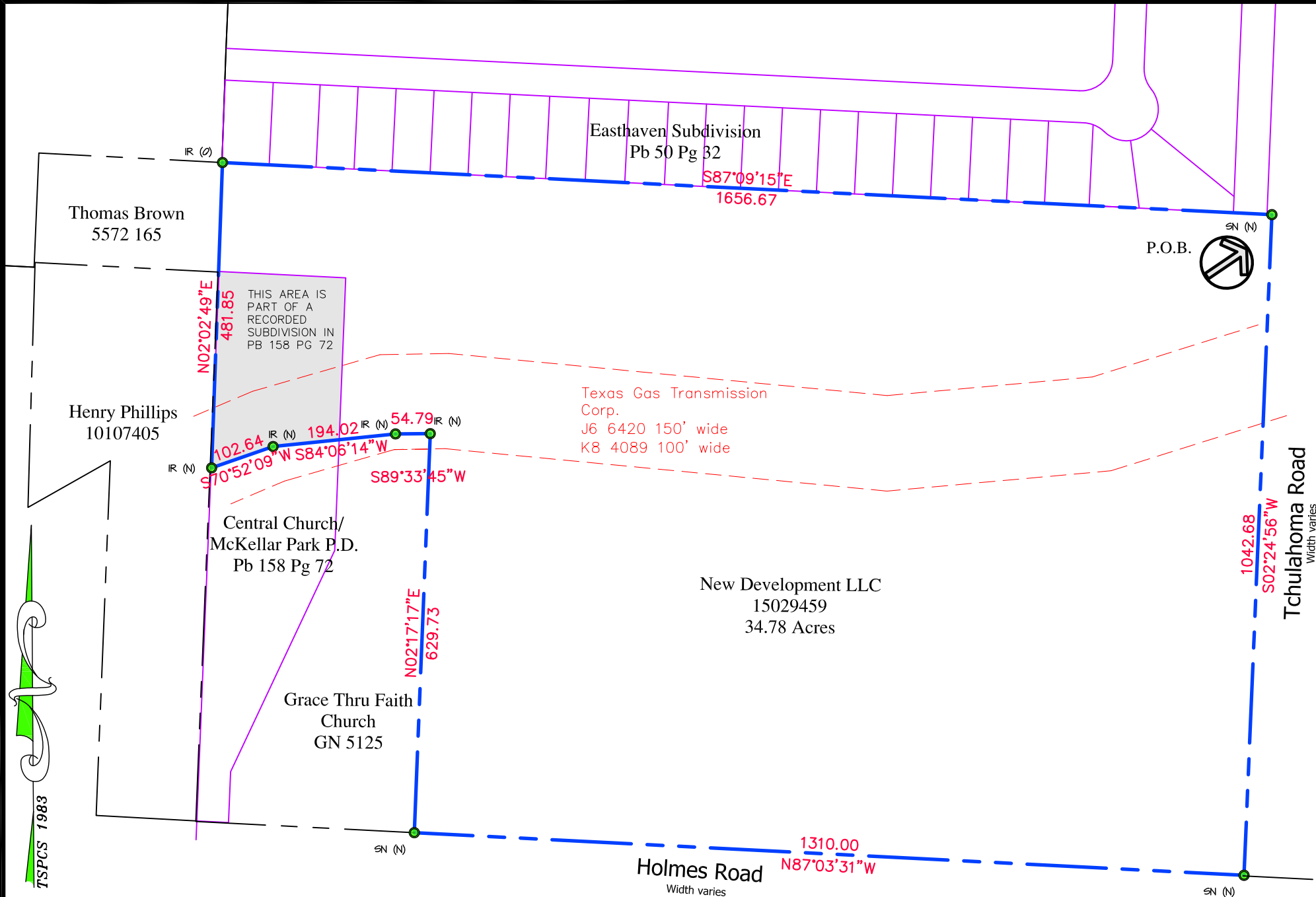
- I. USES PERMITTED:
- A. AREA A - R-6  
AREA B - CMU-2  
AREA C - EMP
- II. BULK REGULATIONS:
- A. AREA A - The bulk regulations of the R-6 zoning district shall apply.
- B. AREA B - The bulk regulations of the CMU-2 zoning district shall apply.
- B. AREA C - The bulk regulations of the EMP zoning district shall apply.
- III. ACCESS AND CIRCULATION:
- A. The City Engineer shall approve the design, number and location of curb cuts.
- B. Any existing nonconforming curb cuts shall be modified to meet current City / County Standards or closed with curb, gutter and sidewalk.
- C. Provide internal circulation between adjacent phases, lots, and sections. Common ingress / egress easements shall be shown on the final plats.
- IV. LANDSCAPING, SCREENING, AND LIGHTING:
- A. An NOI as required by the Tree Ordinance shall be filed with the Office of Planning and Development at least 10 days prior to the removal of any tree that is 10 inches or greater in diameter.
- B. Any dumpster or accessory buildings shall be compatible with the main building.
- C. Any HVAC equipment or utility meters shall be screened through the use of fencing or landscaping. If roof mounted, the equipment shall be screened through the use of an architectural feature such as a parapet.
- D. The required landscaping shall be exclusive of and in addition to any required easements.
- E. A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Office of Planning and Development. If the City Engineer's Office requires detention on this property that requires landscape to revised, no use Occupancy Permit shall be issued until a detailed landscaping plan has been approved by the DPD.
- F. All light poles shall be limited to a maximum of 35 feet in height.
- G. All lighting shall be designed to direct light straight down and not to trespass onto the adjoining properties. A detailed lighting plan showing the location of the poles and other lighting fixtures and the photometric analysis shall be submitted with the final plat, subject to the review and approval of the DPD.

- V. Site Plan Review:
- A site plan shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.
- A. The Site plan shall include:
1. The exact location and dimensions including height of all buildings.
2. The number, location, and dimensions of parking spaces within proposed structures / lots.
3. A detailed landscaping plan including the species and diameter of any new plants.
4. A lighting plan showing the location of the freestanding poles, the type of fixtures and if required by DPD, photometric analysis that shows the trespass of light onto adjacent residential properties is no great than 1.0 candle foot at the property line.
- B. The site plan shall be reviewed based on the following criteria:
1. Conformance with the Outline Plan Conditions.
2. Compatibility with existing properties surrounding the site as well as a compatible internal arrangement of uses.
3. Elements of design such as building orientation, building mass and height, building materials, setback, access, parking and internal circulation, landscaping, and lighting.
4. Adequate access shall be provided to the site as determined by the City Engineer.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

- VII. Any final plan shall include the following:
- A. The Outline Plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

|                                                    |                                                                                              |                                      |
|----------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------|
| PRELIMINARY PLAN                                   |                                                                                              |                                      |
| HOLMES TCHULAHOMA PLANNED DEVELOPMENT              |                                                                                              |                                      |
| ZONED: RU-1/CMU-2 REQUESTED USES R-8, CMU-2, & EMP |                                                                                              |                                      |
| MEMPHIS, TENNESSEE                                 |                                                                                              |                                      |
|                                                    | AREA: 34.78 ACRES                                                                            |                                      |
| APPLICANT: NEW DEVELOPMENT LLC                     | ENGINEER:<br>THE BRAY FIRM<br>2950 STAGE PLAZA NORTH<br>BARTLETT, TN 38134<br>(901) 383-8668 |                                      |
| 100 YEAR FLOOD ELEVATION:<br>339                   | FEMA MAP PANEL NUMBER:<br>47157C0440F                                                        | FEMA MAP DATE:<br>SEPTEMBER 28, 2007 |
| DATE: APRIL 2026                                   | SCALE: NONE                                                                                  | SHEET 2 OF 2                         |



METES AND BOUNDS:

Beginning a new surveyor's nail in Tchulahoma Road, nail being the southeast corner of Easthaven Subdivision (Pb 50 Pg 32) and the northeast corner of New Development LLC (15029459); thence S 02° 24' 56" W along the old center line of Tchulahoma Road ( no road dedication found) a distance of 1042.68' to a new surveyor's nail; thence N 87° 03' 31" W along the old centerline of Holmes Road ( no road dedication found) a distance of 1310.00' to a new surveyor's nail; thence north and west along the lines of Grace Thru Faith Church (GN 5125) with the following courses: (1) N 02° 17' 17" E a distance of 629.73' to a new capped #4 rebar; (2) S 89° 33' 45" W a distance of 54.79' to a new capped #4 rebar; (3) S 84° 06' 14" W a distance of 194.02' to a new capped #4 rebar; (4) S 70° 52' 09" W a distance of 102.64' to a new capped #4 rebar; thence N 02° 02' 49" E along the east line of Henry Phillips (10107405) an then Thomas Brown (5572 165) a distance of 481.85' to an old #4 rebar, the southwest corner of aforesaid Easthaven Subdivision; thence S 87° 09' 15" E along the south line of aforesaid Easthaven Subdivision a distance of 1656.67' to the point of beginning, containing 34.78 acres more or less.

PRELIMINARY  
This is the final work product and is only marked as a preliminary due to requirements set forth by the Land Surveyor's Board (820-03-.06(3)). This is an electronic copy of the survey. It was sent as a courtesy to the receiptant. The official survey will contain a seal and signature, and should be the only media relied upon.

DESCRIPTIVE LOCATION OF PROPERTY:

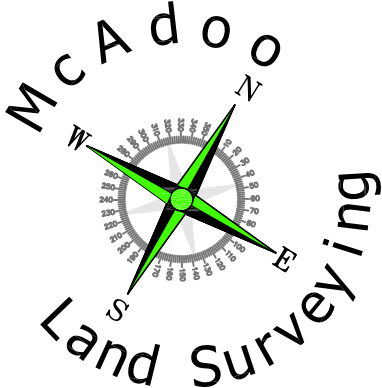
This property is located on the northwest corner of the intersection of Holmes Road and Tchulahoma.

CERTIFICATE:

I CERTIFY TO: New Development LLC

I hereby certify that the precision of the measurements made meet, at a minimum, the precision standards required by applicable state law. This survey is in compliance with the current Tennessee minimum standards of practice, and meets the minimum requirements for a Category IV Survey. This survey is expression of professional opinion of Jack McAdoo, Jr., as a registered land surveyor in the State of Tennessee, based on the surveyor's best knowledge, information and belief and does not constitute a guarantee or warranty, either express or implied.

1. Survey prepared for person(s) or entities certified to.
2. Bearings are relative to the Tennessee Coordinate System of 1983.
3. The Land surveyor are not responsible for guaranteeing the discovery of all easements or other encumbrances on the property they survey. They are required by their professional standard of care to notify the client about items which a reasonable inspection of the property would disclose and to note hereon the existence of conditions related to easements or encumbrances.
4. The contents certified to are consistent with the services rendered as defined by the Agreement.
5. This certification doesn't include any data provided to the Surveyor by others.



GPS NOTE:

For Boundary aspects of this survey: RTK GPS single vector positional data was observed on the date of the survey utilizing a Topcon GRX3 base and rover. The grid coordinates of the Fixed Station Shown were derived using a VRS solution of CORS stations referenced to TCS 83(2011), position (Epoch 2010.0) Transformed from IGS08 (epoch 2005.0) position in Aug 2011.  
DATA for TN 45(one of the CORS stations used)  
x = 30960.046 m  
Y = -5211272.383 m  
Z = 3665051.618 m  
ellipsoid height = 64.142 m  
velocity =  
northward = 0.0013 m/yr  
eastward = 0.0028 m/yr  
upward = -0.0026 m/yr

Positional accuracy of the GPS vectors do not exceed: H 0.06', V 0.12' at 1-sigma.  
Combined Grid Factor: 0.9999 at STATION

Retracement Survey

New Development LLC

MEMPHIS, TENNESSEE  
Holmes Road  
District 2  
DATE: November 3, 2025

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

JAMES H & BENNIE W HENRY  
(INST NO X4 3223)  
4.18 ACRES

THE CENTRAL  
CHURCH, INC  
36.07 ACRES  
INSTRUMENT NO R1-2200

2.998 ACRES  
MAXIMUM F.A.R. = 50  
MAX BUILDING HEIGHT = 45 FEET  
MAX COMMUNICATION TOWER HGT = 102 FEET

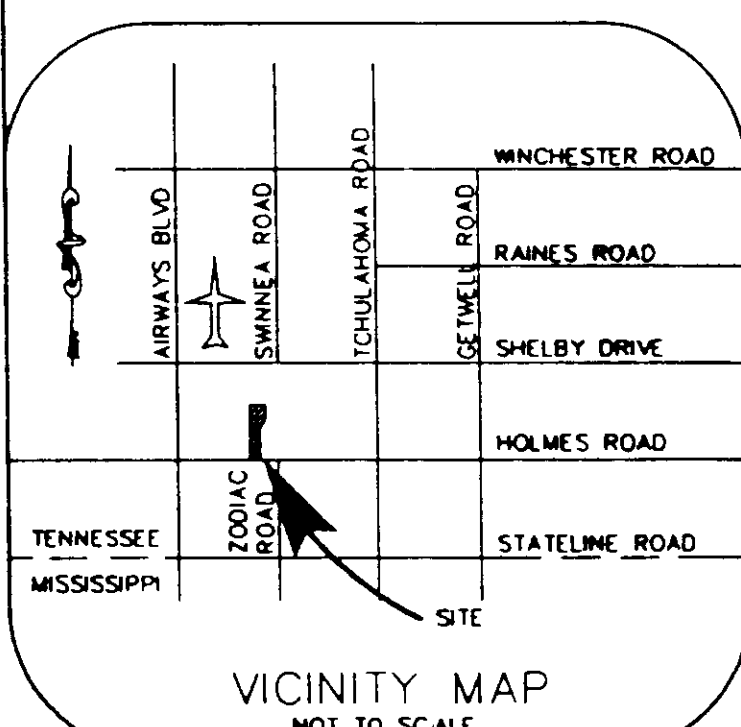
COMMON OPEN  
SPACE  
0.7242 ACRES

NOTE SEE  
COMPOUND DETAILS  
THIS SHEET

THE CENTRAL  
CHURCH, INC  
36.07 ACRES  
INSTRUMENT NO R1-2200

4,008 S.F.  
DEDICATED BY  
THIS PLAT

SECTION "A"  
WHITEHAVEN HILLS EAST SUBDIVISION  
PLAT BOOK 49 PAGE 28

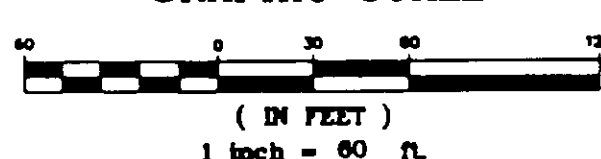


| REQUIRED SIDEWALKS            |           |      |                        |
|-------------------------------|-----------|------|------------------------|
| STREET NAME                   | S/W WIDTH | SIDE | LOCATION FROM CURBLINE |
| PRIVATE DRIVE - NONE REQUIRED |           |      |                        |

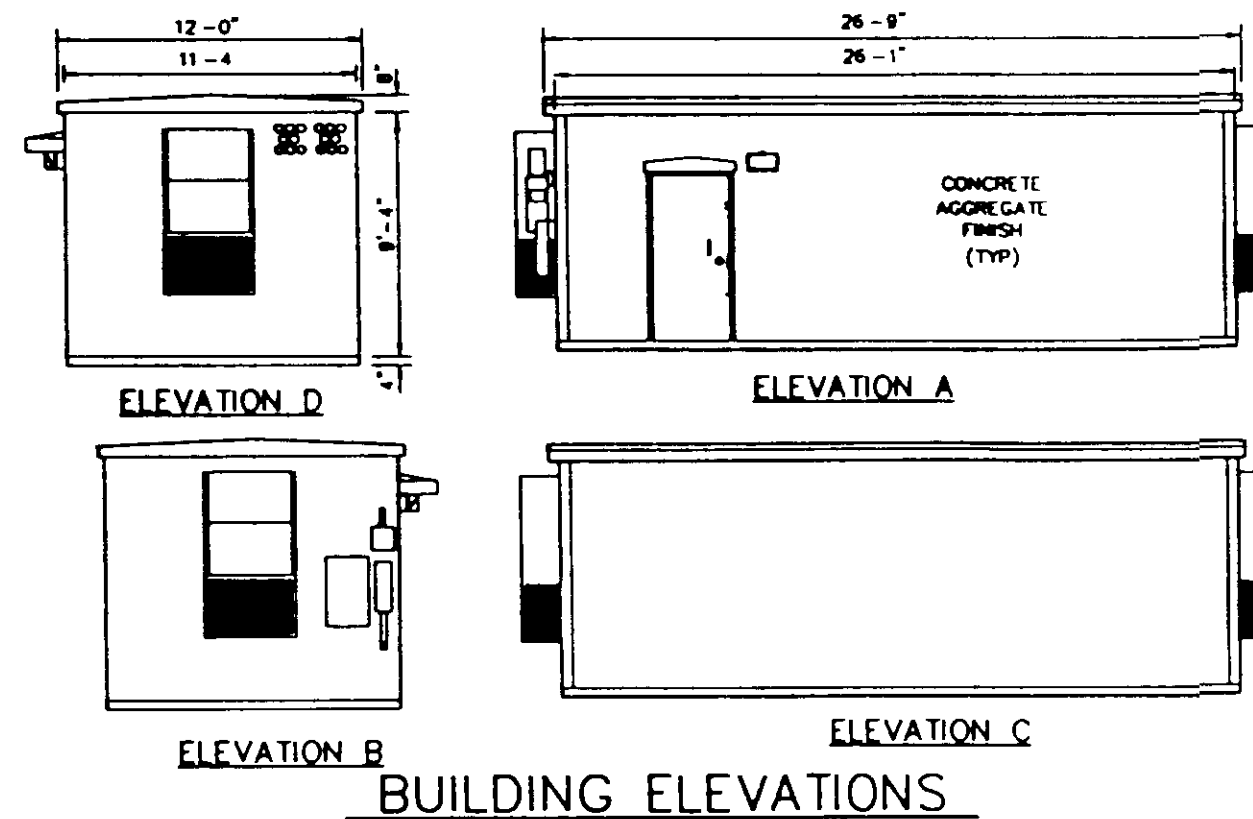
THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO THE USE AND OCCUPANCY OF THE STRUCTURE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE THE LOT FRONTAGES PRIOR TO THE OCCUPANCY OF THE STRUCTURE.

NOTE  
THE COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED  
THE OWNER OF THIS 3.10 ACRE PROJECT

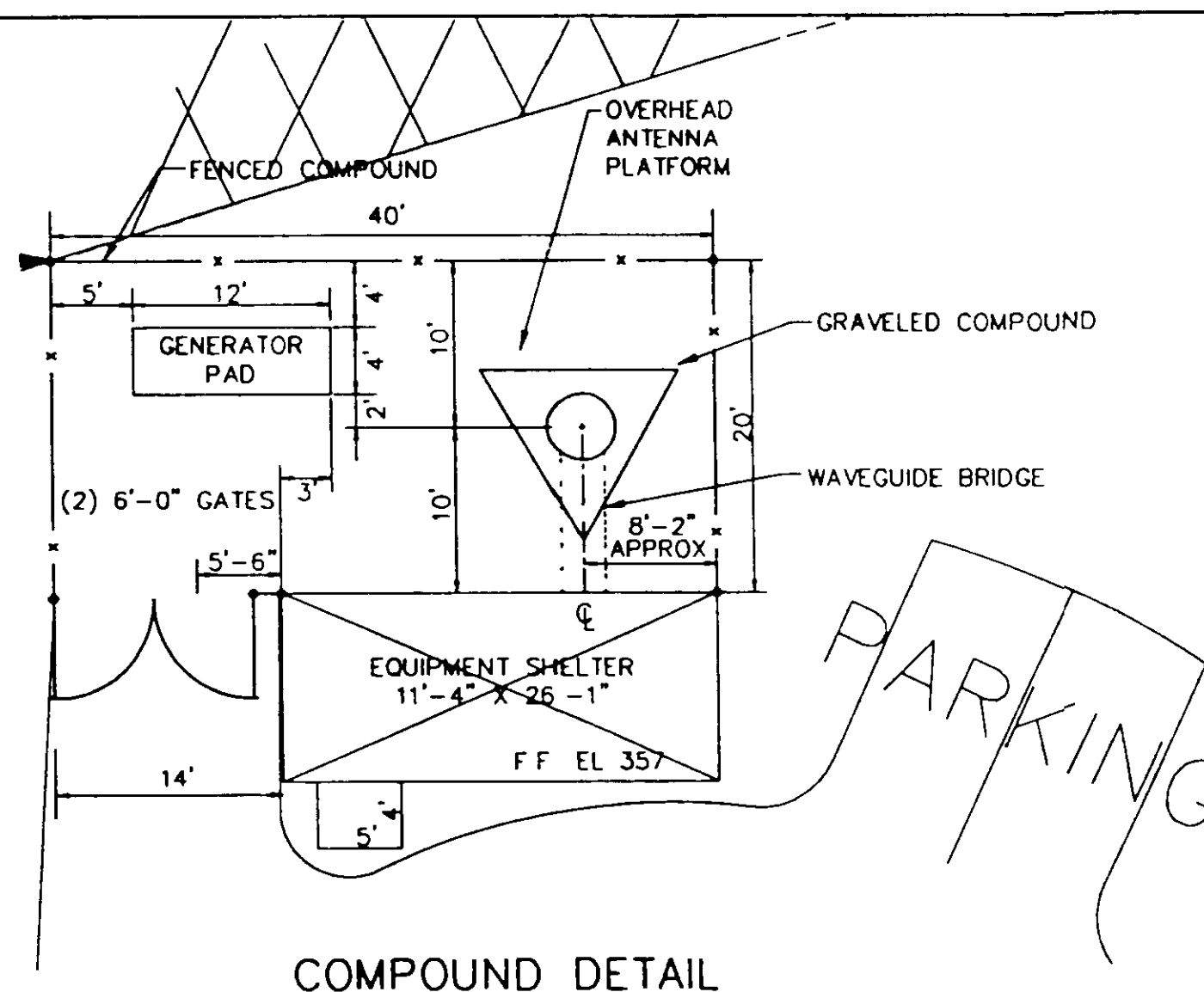
GRAPHIC SCALE



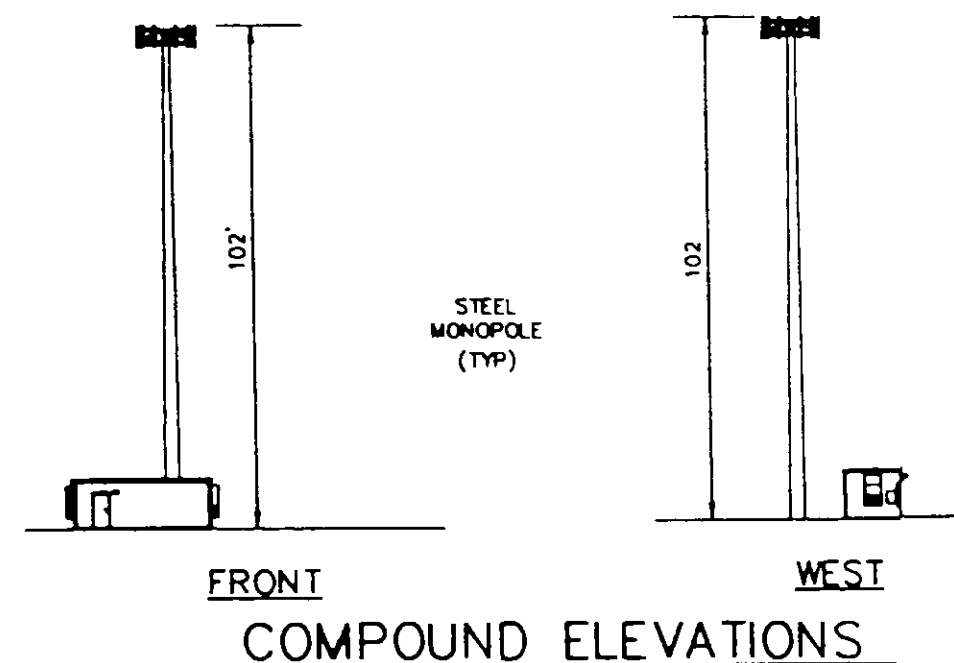
BEARINGS ARE RELATIVE TO ASTRONOMIC NORTH



BUILDING ELEVATIONS



COMPOUND DETAIL



FINAL PLAT  
JUNE 1, 1996  
PD 95-337 CC  
CENTRAL CHURCH/McKELLAR PARK P.D.  
2.998 ACRES  
DISTRICT 02 BLOCK 52 PARCEL 115  
SHELBY COUNTY, TENNESSEE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP  
(FIRM) COMMUNITY PANEL NUMBER 47157C0275 DATED DECEMBER 2, 1994

THE 100-YEAR FLOOD ELEVATION OF TENNILE CREEK (8,000'± TO THE NORTHEAST)  
IS 337 FEET

ALL DEEDS, PLATS, EASEMENTS AND OTHER MATTERS OF RECORD ARE RECORDED  
AT THE SHELBY COUNTY REGISTER'S OFFICE

DEVELOPER  
GTE MOBILNET  
6655 WINCHESTER ROAD  
MEMPHIS, TENNESSEE 38115

PREPARED BY.



Planning-Architecture  
Engineering Management  
1750 Madison Avenue  
Memphis, TN 38104  
901-726-0810  
FAX 901-272-6911

- I. USES PERMITTED
- A. THE FOLLOWING USES
1. LIGHT INDUSTRY
  2. MERCHANDISE SHOWROOMS INDOOR
  3. OFFICES BUT NOT SINGLE USE DEVELOPMENT WHICH CAN BE LOCATED IN OTHER ZONING CLASSIFICATIONS
  4. PUBLIC BUILDINGS
  5. RADIO OR TV STUDIOS INCLUDING COMMUNICATIONS TOWERS, OVER 65 FEET IN HEIGHT SUBJECT TO THE SPECIAL STANDARDS IN FOOTNOTE 1, CHART 1, SECTION 26, OF THE MEMPHIS AND SHELBY COUNTY ZONING REGULATIONS. ALL TOWERS SHALL BE DISMANTLED WITHIN 12 MONTHS OF ABANDONMENT
  6. RESEARCH LABORATORIES, BUT NOT OUTDOOR TESTING FACILITIES
  7. UTILITY STRUCTURES PROVIDING SERVICES WITHIN THE PARK, INCLUDING TELEPHONE SWITCHING CENTERS, ELECTRIC TRANSMISSION LINES, GAS PIPING, WATER PUMPING STATIONS, AND OTHER NECESSARY STRUCTURES
  8. VOCATIONAL SCHOOL OR TECHNICAL CENTERS
  9. WAREHOUSE USES, BUT NOT SINGLE RELATED DEVELOPMENTS WHICH CAN BE LOCATED IN OTHER ZONING CLASSIFICATIONS AND NOT INCLUDING DEAD VEHICLE STORAGE, TRUCKING COMPANIES AND MOVING STORAGE COMPANIES
  10. CHURCHES
- B. ANY OF THE FOLLOWING ACCESSORY USES LOCATED WITHIN ANY BUILDING PRIMARILY INTENDED TO SERVE EMPLOYEES AND VISITORS OF THE FACILITY
1. CAFETERIAS OR RESTAURANTS
  2. BANKS OR SIMILAR FINANCIAL INSTITUTIONS
  3. CHILD DAY CARE CENTERS SUBJECT TO THE SPECIAL STANDARDS IN SECTION 9.0.2.C. OF THE MEMPHIS AND SHELBY COUNTY ZONING ORDINANCE-REGULATIONS
  4. LIVING QUARTERS CUSTODIAN, CARETAKER OR WATCHMAN
  5. PERSONAL SERVICE ESTABLISHMENTS, INCLUDING HEALTH AND FITNESS CENTERS, PRIMARILY INTENDED TO SERVE OCCUPANTS OF PRINCIPAL BUSINESS AND RESEARCH USES
  6. RESTAURANTS BUT NOT DRIVE-IN RESTAURANTS
- II. BULK REGULATIONS
- THE BULK REGULATIONS SHALL COMPLY WITH THE FOLLOWING STANDARDS
- A. MINIMUM AREA REQUIREMENTS
1. THREE (3) CONTIGUOUS ACRES UNDER COMMON OWNERSHIP WITHIN THE PLANNED DEVELOPMENT. MEASUREMENT OF ACREAGE SHALL APPLY TO LAND WHICH IS CONTIGUOUS OR WOULD BE CONTIGUOUS EXCEPT FOR SEPARATION BY A PUBLIC RIGHT-OF-WAY OR RAILROAD RIGHT-OF-WAY
  2. INDIVIDUAL LOT OR BUILDING SITE WITHIN THE PLANNED DEVELOPMENT - ONE (1) ACRE
- B. MINIMUM YARD REQUIREMENTS
1. MINIMUM FRONT BUILDING SETBACK ABUTTING PUBLIC RIGHT-OF-WAY - 40 FEET
  2. MINIMUM FRONT BUILDING SETBACK ABUTTING INTERNAL DRIVE OR PRIVATE STREET - 15 FEET
  3. MINIMUM SIDE AND REAR BUILDING SETBACK ABUTTING PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES - 25 FEET
  4. MINIMUM SIDE AND REAR BUILDING SETBACK ABUTTING PROPERTY ZONED OR USED FOR NON-RESIDENTIAL PURPOSES - 15 FEET
  5. COMMUNICATIONS TOWER SETBACKS - TOWER STRUCTURES SHALL BE SET BACK FROM ABUTTING RESIDENTIAL DISTRICT PARCELS, PUBLIC PROPERTY OR STREETS AS FOLLOWS. THE TOWER BASE SHALL BE SET BACK FROM ABUTTING RESIDENTIAL PARCELS OR PUBLIC PROPERTY OR STREET BY A DISTANCE OF 20 PERCENT OF THE TOWER HEIGHT OR THE DISTANCE BETWEEN THE TOWER BASE AND GUY WIRE ANCHORS WHICHEVER IS GREATER. AND FROM ABUTTING LAND IN OTHER DISTRICTS BY THE REAR YARD SETBACK REQUIRED IN THAT DISTRICT. GUY WIRE ANCHORS SHALL BE SET BACK 25 FEET FROM ABUTTING RESIDENTIAL PARCELS OR PUBLIC PROPERTY OR STREET AND THE REAR YARD SETBACK FROM ABUTTING LAND IN NON-RESIDENTIAL DISTRICTS
  6. MINIMUM FRONTAGE ON PUBLIC RIGHT-OF-WAY - 50 FEET
- C. HEIGHT LIMITS
1. EXCEPT AS PROVIDED IN SUBSECTIONS 2. AND 3. OF THIS SECTION - 45 FEET
  2. THE MAXIMUM HEIGHT LIMITATIONS IN SUBSECTION 1) OF THIS SECTION SHALL NOT APPLY TO HEATING AND VENTILATION EQUIPMENT, COMMUNICATION TOWERS OR UTILITY STRUCTURES. EXCEPT THAT NO STRUCTURE EXCEEDING 45 FEET EXCLUSIVE OF COMMUNICATIONS TOWERS AS PROVIDED FOR IN SUBSECTION 3) OF THIS SECTION SHALL BE LOCATED WITHIN 200 FEET OF ANY PROPERTY ZONED OR USED FOR A RESIDENTIAL PURPOSE
  3. THE MAXIMUM HEIGHT LIMITATIONS OF COMMUNICATIONS TOWERS SHALL NOT EXCEED 102 FEET SUBJECT TO MEETING THE FRONT, REAR AND SIDE SETBACK REQUIREMENTS OF SUBSECTION B.5. OF THIS SECTION
- D. MAXIMUM FLOOR AREA RATIO (FAR)
- THE TOTAL FAR OF ALL STRUCTURES SHALL NOT EXCEED 0.50

III. ACCESS, PARKING AND CIRCULATION

- A. DEDICATE 80 FEET FROM THE CENTERLINE OF HOLMES ROAD PARKWAY AND IMPROVE IN ACCORDANCE WITH SUBDIVISION REGULATIONS. A FEE IN LIEU OF CONSTRUCTION MAY BE REQUIRED BY THE CITY/COUNTY
- B. THE DESIGN AND LOCATION OF CURB CUTS TO BE APPROVED BY THE CITY/COUNTY ENGINEER
- C. PERMIT ONE RIGHT-IN, RIGHT-OUT ONLY CURB CUT ALONG THE HOLMES ROAD PARKWAY FRONTAGE. FULL MOVEMENT ACCESS IS PERMITTED UNTIL SUCH TIME AS THE ROADWAY IS IMPROVED WITH A MEDIAN
- D. PROVIDE INTERNAL CIRCULATION BETWEEN ADJACENT PHASES, LOTS, AND SECTIONS. COMMON INGRESS/EGRESS EASEMENTS SHALL BE SHOWN ON THE FINAL PLATS
- E. ALL PRIVATE DRIVES/REAR SERVICE DRIVES SHALL BE CONSTRUCTED TO MEET PAYMENT REQUIREMENTS OF THE SUBDIVISION REGULATIONS. APPLICABLE CITY STANDARDS AND PROVIDE A MINIMUM WIDTH OF TWENTY-TWO FEET (22')/EIGHTEEN FEET (18')
- F. COMMUNICATIONS TOWER ACCESS DRIVES (14' WIDE) SHALL BE PAVED WITH ASPHALT OR CONCRETE WITHIN 40 FEET OF THE PUBLIC STREET RIGHT-OF-WAY
- G. PRIVATE DRIVE CUL-DE-SAC TURN-AROUNDS SHALL HAVE A MINIMUM PAVED DIAMETER OF 66 FEET IF THE CUL-DE-SAC EXCEEDS 300 FEET IN LENGTH THE TURN-AROUND SHALL HAVE A MINIMUM PAVED DIAMETER OF 80 FEET OR SHALL BE POSTED AS A "FIRE LANE" (REFERENCE SECTION 602.6.7 OF CITY FIRE CODE)
- H. PRIVATE DRIVE MEDIANS SHALL BE SET BACK A MINIMUM OF 10 FEET FROM THE PUBLIC RIGHT-OF-WAY LINE
- I. ADEQUATE QUEUING SPACES FOR 3 CARS (60 FEET) SHALL BE PROVIDED BETWEEN THE STREET RIGHT-OF-WAY LINE AND ANY PROPOSED GATE/GUARDHOUSE/CARDREADER
- J. THE LOCATION AND OPERATION OF ANY GATE SHALL BE APPROVED BY THE COUNTY FIRE DEPARTMENT AND CITY/COUNTY ENGINEERS
- K. INTERNAL CIRCULATION BETWEEN ALL PHASES IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS SHALL BE PROVIDED
- L. A MINIMUM OF TWO PARKING SPACES PER COMMUNICATIONS TOWER ACCESSORY BUILDING SHALL BE PROVIDED
- M. MINIMUM NUMBER OF OFF-STREET PARKING AND LOADING SPACES. SEE CHART 4 (REQUIRED PARKING AND QUEUING SPACES BY USE) AND CHART 5 (REQUIRED LOADING SPACES BY USE AND ZONING DISTRICT) FOLLOWING SECTION 28 OF THE MEMPHIS AND SHELBY COUNTY ZONING ORDINANCE-REGULATIONS
- N. LOCATION OF PARKING AREAS, OFF-STREET PARKING AREAS SHALL BE CONVENIENTLY ACCESSIBLE TO USES WITHIN THE PLANNED DEVELOPMENT. PARKING AREAS ARE STRONGLY DISCOURAGED WITHIN FRONT YARDS ADJACENT TO PUBLIC STREET RIGHT-OF-WAY
- O. A DISTINCTIVE MAIN GATEWAY ENTRANCE TO THE PLANNED DEVELOPMENT SHALL BE PROVIDED EXCLUDING SINGLE USE COMMUNICATION TOWER ACCESS DRIVES
- P. ACCESS TO THE PLANNED DEVELOPMENT SHALL BE DESIGNED TO DISCOURAGE OUTSIDE THROUGH TRAFFIC
- Q. TRAFFIC GENERATION BY OCCUPANTS AND USERS FROM THE PLANNED DEVELOPMENT SHALL NOT EXCEED TRAFFIC CAPACITY STANDARDS ESTABLISHED FOR THE ADJACENT ROAD NETWORK. A TRAFFIC IMPACT STUDY MAY BE REQUIRED TO DETERMINE WHETHER ROAD IMPROVEMENTS WILL BE REQUIRED
- R. SEPARATE CIRCULATION SYSTEMS SHALL BE PROVIDED EXCLUDING SINGLE USE COMMUNICATION TOWER SITES. TO AND FROM PUBLIC RIGHT-OF-WAY FOR PEDESTRIANS AND MOTOR VEHICLES THROUGHOUT THE PLANNED DEVELOPMENT TO PERMIT CONTINUOUS MOVEMENT BETWEEN ADJACENT PHASES AND SECTIONS WITHOUT SAID CIRCULATION BEING ROUTED ONTO THE ADJACENT PUBLIC RIGHT-OF-WAY

- I. PEDESTRIAN CIRCULATION (PEDESTRIAN WAYS) SHALL BE PROVIDED ALONG ANY ROADWAYS THAT ARE SERVED BY BUS OR VAN POOL SERVICE AND BETWEEN BUILDINGS OR TO PARKING AREAS OR TRANSIT STOPS. THE PEDESTRIAN CIRCULATION SYSTEM AND ITS RELATED WALKWAYS SHALL BE SEPARATED WHENEVER FEASIBLE FROM THE VEHICULAR STREET SYSTEM IN ORDER TO PROTECT THE PUBLIC SAFETY AND PROVIDE SAFE AND CONVENIENT PEDESTRIAN ROUTES. EXCEPT WHERE TOPOGRAPHY MAKES IT IMPRACTICABLE SIDEWALKS SHALL BE APPROPRIATELY DESIGNED, GRADED, CONSTRUCTED AND SURFACED TO BE READILY USABLE BY INDIVIDUALS IN WHEELCHAIRS. CURB RAMP SHALL BE INSTALLED AT ALL INTERSECTIONS AND DRIVEWAYS TO AID IN WHEELCHAIR ACCESS
2. AUTOMOBILE CIRCULATION: THE STREET CIRCULATION SYSTEM SERVING THE PLANNED DEVELOPMENT SHALL BE INTERNALLY ORIENTED
3. DELIVERY TRUCK CIRCULATION: TRUCK TRAFFIC AND ITS RELATED CIRCULATION SYSTEM SHALL BE SEPARATED WHENEVER FEASIBLE FROM AUTOMOBILE AND PEDESTRIAN CIRCULATION SYSTEMS. SEPARATE DELIVERY ENTRANCES AND CIRCULATION ROUTES SHALL BE CLEARLY IDENTIFIED WITH APPROPRIATE SIGNAGE
5. RURAL DESIGN CURB CUTS SHALL HAVE HEADWALLS CONSTRUCTED ON ACCESS DRIVES
- IV. OUTDOOR STORAGE
- A. OUTDOOR STORAGE AREAS MAY BE PERMITTED AS AN ACCESSORY USE ON AN INDIVIDUAL LOT WITHIN THE PLANNED DEVELOPMENT PROVIDED THAT SUCH STORAGE IS COMPLETELY SCREENED FROM ADJOINING USES WITHIN AND OUTSIDE THE PLANNED DEVELOPMENT AS WELL AS FROM PUBLIC RIGHTS-OF-WAY. THE SCREENING MUST BE EFFECTIVE AT THE TIME IT IS INSTALLED. EVEN IF PLANT MATERIALS ARE USED FOR ALL OR PART OF THE SCREENING. ACCESS THROUGH THE SCREENING FOR VEHICLES IS PERMITTED BUT IS LIMITED TO ONE 30-FOOT-WIDE LOCATION PER STREET FRONTAGE. NO OUTSIDE STORAGE AREAS SHALL BE PERMITTED WITHIN ANY REQUIRED SETBACK OR YARD. IN NO EVENT MAY THE AMOUNT OF LAND AREA DEVOTED TO OUTSIDE STORAGE EXCEED 20 PERCENT OF AN INDIVIDUAL LOT AREA
- V. SCREENING
- A. REFUSE CONTAINERS, DUMPSTERS, ROOFTOP AND OUTDOOR HVAC EQUIPMENT SHALL BE SCREENED WITH VEGETATION, FENCING OR BERRMS SO THEY ARE NOT VISIBLE FROM ANY STREET OR ADJACENT PROPERTY. BUILDINGS OR STRUCTURES ABUTTING A RESIDENTIAL ZONING DISTRICT OR USE SHALL ALSO BE APPROPRIATELY SCREENED VIA PERIMETER LANDSCAPING AS PROVIDED IN PARAGRAPH VI BELOW
- VI. LANDSCAPING REQUIREMENTS
- A. A LANDSCAPE SCREEN (A-1) OR EQUIVALENT ACCEPTABLE TO THE OFFICE OF PLANNING AND DEVELOPMENT SHALL BE PROVIDED AND MAINTAINED ALONG HOLMES ROAD FRONTAGE
- B. EXISTING ON-SITE VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE
- C. WHERE A COMMUNICATIONS TOWER SITE ABUTS RESIDENTIAL PARCELS OR PUBLIC PROPERTY OR STREET THE COMPOUND PERIMETER SHALL BE LANDSCAPED AS FOLLOWS
1. FOR ALL TOWERS AT LEAST ONE ROW OF EVERGREEN SHRUBS CAPABLE OF FORMING A CONTINUOUS HEDGE AT LEAST FIVE (5) FEET IN HEIGHT WITHIN TWO YEARS OF PLANTING SHALL BE SPACED NOT MORE THAN FIVE FEET APART WITHIN TEN FEET OF THE COMPOUND PERIMETER
  2. FOR ALL TOWERS AT LEAST ONE ROW OF TREE "E" NOT LESS THAN 1-1/2 INCHES DIAMETER MEASURED FOUR FEET ABOVE GRADE AND SPACED NOT MORE THAN 20 FEET APART AND WITHIN 25 FEET OF THE COMPOUND PERIMETER
- D. LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL FENCES, TREES, SHRUBS AND TURF LOCATED WITHIN THE LANDSCAPE SCREEN(S). DEAD PLANTS SHALL BE REPLACED IN-KIND WITH LIVE PLANTS. ANY PLANT SPECIES SUBSTITUTIONS REQUIRE THE APPROVAL OF THE MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT. REMOVAL OF LIVE PLANTS FROM THE SCREEN IS PROHIBITED
- E. A DETAILED LANDSCAPE PLANTING PLAN SHALL BE APPROVED BY THE OFFICE OF PLANNING AND DEVELOPMENT AS PART OF THE FINAL PLAT LETTER OF CONFORMANCE. FURTHER, NO EROSION SHALL BE RELEASED WITHOUT THE EXPRESS WRITTEN CERTIFICATION BY THE OFFICE OF PLANNING AND DEVELOPMENT THAT THE DEVELOPMENT IS IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLANTING PLAN
- F. A MINIMUM OF 300 SQUARE FEET OF REQUIRED LANDSCAPING FOR EVERY TWENTY (20) VEHICLES AND ONE (1) SHADE TREE (TREE "A") SHALL BE PLANTED FOR EVERY TWENTY (20) VEHICLES OR FRACTION THEREOF. A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED PLANTING SHALL OCCUR WITHIN INTERIOR PLANTING ISLANDS OF AT LEAST 200 SQUARE FEET IN AREA
- VII. COMMON OPEN SPACE
- A. A MINIMUM 20 PERCENT OF THE GROSS LAND AREA OF THIS PLANNED DEVELOPMENT SHALL BE SET ASIDE AS COMMON OPEN SPACE TO PROVIDE FOR THE RECREATIONAL NEEDS OF EMPLOYEES AND VISITORS OF THE VARIOUS PERMITTED USES LISTED IN SECTION A. "GROSS LAND AREA" SHALL NOT INCLUDE PARKING AREAS, DRIVEWAYS, OR OTHER IMPERVIOUS SURFACES THAT ARE NOT USABLE FOR THE ACTIVITIES DESCRIBED IN SUBSECTION 3) BELOW
- C. REQUIRED OPEN SPACE SHALL BE USABLE FOR ACTIVE RECREATIONAL ACTIVITIES SUCH AS JOGGING, GOLF OR TENNIS OR PASSIVE RECREATIONAL USES, SUCH AS SITTING, SCENIC VIEWING OR LUNCH BREAKS. OPEN SPACE AREAS SHALL BE ATTRACTIVELY LANDSCAPED AND MAY CONTAIN WATER FEATURES, PARK BENCHES, GARDENS, PLANTING STRIPS, TRAILS, TENNIS COURTS OR OTHER RECREATIONAL OR LANDSCAPING AMENITIES
- D. OWNERSHIP AND MAINTENANCE OF COMMON ELEMENTS
1. COMMON ELEMENTS SUCH AS UNDEDICATED STREETS OR DRIVES, RECREATIONAL AND PARKING FACILITIES, OPEN SPACE AND SANITARY AND STORM SEWERS SHALL BE EITHER
  - a) MAINTAINED BY THE OWNER OF THE PLANNED DEVELOPMENT PURSUANT TO A MAINTENANCE AGREEMENT APPROVED BY THE CITY AND COUNTY ATTORNEY OR
  - b) CONVEYED TO AND MAINTAINED BY A COMMON OWNER OR PROPERTY OWNERS ASSOCIATION PURSUANT TO COVENANTS OR A MAINTENANCE AGREEMENT APPROVED BY THE CITY AND COUNTY ATTORNEY OR
  - c) CONVEYED TO A PUBLIC BODY IF SUCH PUBLIC BODY AGREES TO ACCEPT CONVEYANCE AND TO MAINTAIN THE OPEN SPACE AND ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED WITHIN IT
- E. IF COMMON ELEMENTS ARE TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION THE DEVELOPER SHALL ESTABLISH RESTRICTIVE COVENANTS FOR THE ENTIRE PROJECT AREA. THE RESTRICTIVE COVENANTS MUST BE SUBMITTED TO SHOW COMPLIANCE WITH THESE REGULATIONS, BUT WILL NOT BE REVIEWED AS TO FORM, LEGALITY OR METHODS OF ENFORCEMENT. THOSE COVENANTS MUST AS A MINIMUM
1. CREATE A PROPERTY OWNERS ASSOCIATION
  2. PROVIDE FOR THE MAINTENANCE OF INDIVIDUAL SITES
  3. COMMON AREAS, OPEN SPACES AND PRIVATE STREETS AND PROVIDE FOR MINIMUM DEVELOPMENT AND OPERATIONAL STANDARDS FOR EACH AND TO SECURELY AND STREET LIGHTING TO LOCAL ORDINANCES AND ESTABLISH UNIFORM LANDSCAPING, SIGNAGE, SITE DESIGN, PARKING AND LOADING STANDARDS. THE COVENANTS MAY INCLUDE ADDITIONAL RESTRICTIONS OR REQUIREMENTS AT THE DISCRETION OF THE DEVELOPER
- VIII. LIGHTING REQUIREMENTS
- A. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH A PLAN DESIGNED BY THE APPROPRIATE UTILITY COMPANY
- B. LIGHTING FOR SAFETY SHALL BE PROVIDED AT INTERSECTIONS ALONG WALKWAYS, AT ENTRYWAYS, BETWEEN BUILDINGS, AND IN PARKING AREAS
- C. LIGHTING SHALL BE DIRECTED DOWNWARD OR SHIELDED TO AVOID HAZARDS TO DRIVERS OR CLARE ON ABUTTING RESIDENTIAL USES
- IX. UNDERGROUND UTILITY LINES
- A. ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS REQUIREMENT APPLIES TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO SECURITY AND STREET LIGHTING WITHIN THE PARK. HOWEVER, DISTRIBUTION LINES WHICH SERVICE THE ENTIRE SITE MAY BE LOCATED ABOVE GROUND, ALTHOUGH UNDERGROUND DISTRIBUTION LINES ARE STRONGLY ENCOURAGED. ALL UTILITY BOXES, TRANSFORMERS, METERS AND SIMILAR STRUCTURES MUST BE SCREENED FROM PUBLIC VIEW

X. DRAINAGE

- A. PROVIDE DRAINAGE DATA FOR ASSESSMENT OF ON-SITE DETENTION REQUIREMENTS BY COUNTY ENGINEER'S OFFICE. ALL DRAINAGE PLANS ARE TO BE SUBMITTED TO COUNTY ENGINEER'S OFFICE FOR REVIEW. DRAINAGE IMPROVEMENTS MUST BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE CITY OF MEMPHIS DRAINAGE DESIGN MANUAL
- B. ALL GRADING AND DRAINAGE PLANS SHALL SHOW A MINIMUM OF 100 FEET OF OFFSITE TOPO ON ALL SIDES IN ORDER TO DETERMINE THE EFFECT OF OFFSITE FEATURES ON THE SUBDIVISION UNDER REVIEW OR ITS EFFECT ON ADJACENT PROPERTIES
- C. PROPER EROSION CONTROL MEASURES MUST BE IN PLACE ONCE AFFECTED PROPERTY BEGINS AND REGULARLY MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE UNTIL ALL AREAS ARE STABILIZED TO THE SATISFACTION OF THE SHELBY COUNTY ENGINEER AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
- D. ALL OFFSITE DRAINAGE OUTFALLS REQUIRE A LETTER FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GRANTING PERMISSION TO ALLOW DISCHARGE OF CONCENTRATED FLOW ONTO PROPERTY AND TO PROVIDE TEMPORARY EROSION CONTROL MEASURES
- E. ALL DITCHES OUTSIDE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNERS. A STATEMENT TO THIS EFFECT SHALL APPEAR ON THE FINAL PLANS
- F. ALL STORM DRAINAGE FACILITIES WITHIN THE LIMITS OF THE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS THESE FACILITIES CONVEY OFFSITE WATER FROM AN AREA LARGER THAN 2 ACRES (6 ACRES FOR 2 ACRE AND LARGER LOTS)

XI. SIGNS

- A. THE GENERAL SIGN REGULATIONS OF SECTION 29 OF THE MEMPHIS AND SHELBY COUNTY ZONING ORDINANCE-REGULATIONS SHALL APPLY IN THIS PLANNED DEVELOPMENT, IN ADDITION TO THE FOLLOWING
1. THE MINIMUM SIGN SETBACK FROM ANY PROPERTY LINE SHALL BE 15 FEET
  2. ALL SIGNS SHALL BE EITHER
  - a) WALL SIGNS, OR
  - b) GROUND MOUNTED SIGNS NOT EXCEEDING SIX (6) FEET IN HEIGHT AND LANDSCAPED WITH AT LEAST TWO (2) EVERGREEN SHRUBS FOR EACH SIGN FACE
  3. MAXIMUM NUMBER ONE (1) GROUND SIGN AT EACH ENTRANCE TO THE PLANNED DEVELOPMENT, ONE (1) ATTACHED WALL SIGN OR FREE-STANDING GROUND SIGN FOR INDIVIDUAL USES WITHIN THE PARK, AND ANY NUMBER OF DIRECTIONAL SIGNS OR SIGNS NEEDED TO IDENTIFY AREAS WITHIN THE PLANNED DEVELOPMENT OR AID IN THE SAFE AND EFFICIENT CIRCULATION OF TRAFFIC WITHIN THE PLANNED DEVELOPMENT. MAXIMUM GROSS SURFACE AREA OF INDIVIDUAL SIGNAGE - 80 SQUARE FEET
  5. THE FOLLOWING SIGN TYPES SHALL BE PROHIBITED WITHIN THE PLANNED DEVELOPMENT: ANIMATED SIGNS, PERMANENT OFF-PREMISE (BILLBOARD) SIGNS, POLE SIGNS, PORTABLE SIGNS, ROOF SIGNS, FLASHING SIGNS, BANNERS, STREAMERS AND BALLOONS
  6. A UNIFORM SIGN PLAN SHALL BE SUBMITTED AND APPROVED BY THE LAND USE CONTROL BOARD. THE UNIFORM SIGN PLAN SHALL SPECIFY CONSISTENT SIZES, MATERIALS AND COLORS OF SIGNS TO BE USED THROUGHOUT THE PROPERTY OR SHALL ESTABLISH A HIERARCHY OF DIFFERENT TYPES OF SIGNS CONSISTENT FOR ALL SIGNS IN EACH CATEGORY. THE DESIGN COLORS AND MATERIALS USED FOR SIGNS SHALL BE COMPATIBLE WITH THE BUILDINGS WHICH THE SIGNS SERVE

XII. ARCHITECTURAL DESIGN GUIDELINES

- A. BUILDINGS WITHIN THE PLANNED DEVELOPMENT SHOULD CONFORM TO A UNIFORM ARCHITECTURAL STYLE
- B. METAL "SHED" TYPE WAREHOUSE BUILDINGS OR BRICK VENEER BUILDINGS ARE STRONGLY DISCOURAGED. NATURAL MATERIALS SUCH AS CONCRETE, WASHED AGGREGATE, BRICK, GRANITE OR WOOD ARE MORE COMPATIBLE WITH THE PURPOSES AND CHARACTER OF THIS PLANNED DEVELOPMENT
- C. THE ENTRANCE OR ENTRANCES TO THE PLANNED DEVELOPMENT SHOULD RECEIVE SPECIAL EMPHASIS IN DESIGN AND CONSTRUCTION. IT SHOULD SET THE TONE FOR THE DEVELOPMENT WITHIN AND SHOULD CREATE AN IDENTITY FOR THE PROJECT AT THE PROJECT STREET FRONTAGE. SPECIAL ATTENTION SHOULD BE PAID TO SIGNAGE, LANDSCAPING, STREET CONFIGURATION, FUTURE TRANSIT POTENTIAL AND TRAFFIC CIRCULATION. AT A MINIMUM, A DIVIDED STREET ENTRANCE MUST BE USED AT THE PRINCIPAL ENTRANCE TO THE SITE

XIII. MODIFICATIONS OF II, III, IV AND VI

THE LAND USE CONTROL BOARD MAY MODIFY THE STANDARDS SET HERETOFORE IN PARAGRAPHS II, III, IV AND VI IF EQUIVALENT ALTERNATIVES ARE PRESENTED

JUNE 1, 1996  
FINAL PLAT  
PD 95-337 CC  
CENTRAL CHURCH/McKELLAR PARK P.D.  
2.998 ACRES  
DISTRICT 02 BLOCK 52 PARCEL 115  
SHELBY COUNTY, TENNESSEE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 47157C0275 DATED DECEMBER 2, 1994

THE 100-YEAR FLOOD ELEVATION OF TENMILE CREEK (6,000 ± TO THE NORTHEAST) IS 337 FEET

DEVELOPER  
GTE MOBIL NET  
3100 WEST END AVENUE  
SUITE 1100  
NASHVILLE, TENNESSEE 37203

PREPARED BY:



Planning Architecture  
Engineering Management  
1750 Madison Avenue  
Memphis TN 38104  
901-726-0810  
FAX 901-272-8911

#### XIV SITE PLAN REVIEW

- A A FINAL LOT LAYOUT (SITE) PLAN SHALL BE SUBMITTED FOR THE REVIEW COMMENT AND RECOMMENDATION OF THE OFFICE OF PLANNING AND DEVELOPMENT (OPD) AND APPROPRIATE CITY AND COUNTY AGENCIES SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO CONSTRUCTION OF ANY NEW BUILDING(S) OR EXPANSION OF THE EXISTING BUILDINGS
- B THE SITE PLAN SHALL
- 1 ILLUSTRATE THE SIZE AND CONFIGURATION OF ALL BUILDINGS AND LOTS A DRAINAGE PLAN AND LANDSCAPE PLAN
  - 2 ILLUSTRATE THE LOCATION AND FEATURES OF ALL RECREATIONAL FACILITIES AND LIGHTING
  - 3 THE LOCATION AND SIZE OF ANY EXISTING OR PROPOSED SEPTIC TANK AND ASSOCIATED FIELD LINES
  - 4 INCLUDE ANY OTHER INFORMATION CONSIDERED NECESSARY BY THE STAFF
- C THE SITE PLAN SHALL BE REVIEWED BASED UPON THE FOLLOWING CRITERIA
- 1 CONFORMANCE WITH THE OUTLINE PLAN CONDITIONS AND TO THE STANDARDS AND CRITERIA FOR COMMERCIAL PLANNED DEVELOPMENTS CONTAINED IN THE ZONING AND SUBDIVISION REGULATIONS
  - 2 ADEQUACY OF PUBLIC FACILITIES (STREETS SEWERS DRAINAGE ETC)
  - 3 ELEMENTS OF SITE DESIGN SUCH AS BUILDING ORIENTATION AND SETBACK ACCESS AND PARKING AND INTERNAL SITE CIRCULATION ARCHITECTURAL DESIGN SIGNAGE LANDSCAPING AND LIGHTING
- D THE APPLICANT SHALL PROVIDE A WRITTEN STATEMENT FROM THE FEDERAL AVIATION ADMINISTRATION FEDERAL COMMUNICATIONS COMMISSION AND TENNESSEE AERONAUTICS DIVISION THAT ANY PROPOSED RADIO TELEVISION OR COMMUNICATIONS TOWERS COMPLIES WITH APPLICABLE REGULATIONS ADMINISTERED BY THAT AGENCY OR THAT THE TOWER IS EXEMPT FROM THOSE REGULATIONS

#### XV FINAL PLAN REQUIREMENTS

- ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING
- A THE OUTLINE PLAN CONDITIONS
  - A STANDARD SUBDIVISION CONTRACT AS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND SHELBY COUNTY PAVING POLICY FOR ANY NEEDED PUBLIC IMPROVEMENTS
  - C THE EXACT LOCATION AND DIMENSIONS INCLUDING HEIGHT OF ALL BUILDINGS OR BUILDABLE AREAS PARKING AREAS AND NUMBER OF PARKING SPACES DRIVES AND REQUIRED LANDSCAPING
  - D A RENDERING INCLUDING PLAN VIEW AND ELEVATION OF ANY PROPOSED DEVELOPMENT IDENTIFICATION SIGNS SHOWING THE HEIGHT DIMENSIONS AND DESIGN THEREOF
  - E THE LOCATION AND OWNERSHIP WHETHER PUBLIC OR PRIVATE OF ANY EASEMENT
  - F THE FOLLOWING NOTE SHALL BE PLACED ON THE FINAL PLAT OF ANY DEVELOPMENT REQUIRING ON-SITE STORM WATER DETENTION FACILITIES: THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER AS APPLICABLE THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNERS ASSOCIATION SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY/COUNTY ENGINEER'S OFFICE SUCH MAINTENANCE ALL INCLUDES BUT IS NOT LIMITED TO REMOVAL OF SEDIMENTATION FALLEN OBJECTS DEBRIS AND TRASH MOWING OUTLET CLEANING AND REPAIR OF DRAINAGE STRUCTURES

#### XIV SITE PLAN REVIEW

- A A FINAL LOT LAYOUT (SITE) PLAN SHALL BE SUBMITTED FOR THE REVIEW COMMENT AND RECOMMENDATION OF THE OFFICE OF PLANNING AND DEVELOPMENT (OPD) AND APPROPRIATE CITY AND COUNTY AGENCIES SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO CONSTRUCTION OF ANY NEW BUILDING(S) OR EXPANSION OF THE EXISTING BUILDINGS
- B THE SITE PLAN SHALL
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  - 2 ILLUSTRATE THE LOCATION AND FEATURES OF ALL RECREATIONAL FACILITIES AND LIGHTING
  - 3 THE LOCATION AND SIZE OF ANY EXISTING OR PROPOSED SEPTIC TANK AND ASSOCIATED FIELD LINES
  - 4 INCLUDE ANY OTHER INFORMATION CONSIDERED NECESSARY BY THE STAFF
- C THE SITE PLAN SHALL BE REVIEWED BASED UPON THE FOLLOWING CRITERIA
- 1 CONFORMANCE WITH THE OUTLINE PLAN CONDITIONS AND TO THE STANDARDS AND CRITERIA FOR COMMERCIAL PLANNED DEVELOPMENTS CONTAINED IN THE ZONING AND SUBDIVISION REGULATIONS
  - 2 ADEQUACY OF PUBLIC FACILITIES (STREETS SEWERS DRAINAGE ETC)
  - 3 ELEMENTS OF SITE DESIGN SUCH AS BUILDING ORIENTATION AND SETBACK ACCESS AND PARKING AND INTERNAL SITE CIRCULATION ARCHITECTURAL DESIGN SIGNAGE LANDSCAPING AND LIGHTING
- D THE APPLICANT SHALL PROVIDE A WRITTEN STATEMENT FROM THE FEDERAL AVIATION ADMINISTRATION FEDERAL COMMUNICATIONS COMMISSION AND TENNESSEE AERONAUTICS DIVISION THAT ANY PROPOSED RADIO TELEVISION OR COMMUNICATIONS TOWERS COMPLIES WITH APPLICABLE REGULATIONS ADMINISTERED BY THAT AGENCY OR THAT THE TOWER IS EXEMPT FROM THOSE REGULATIONS

#### XV FINAL PLAN REQUIREMENTS

- ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING
- A THE OUTLINE PLAN CONDITIONS
  - A STANDARD SUBDIVISION CONTRACT AS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND SHELBY COUNTY PAVING POLICY FOR ANY NEEDED PUBLIC IMPROVEMENTS
  - C THE EXACT LOCATION AND DIMENSIONS INCLUDING HEIGHT OF ALL BUILDINGS OR BUILDABLE AREAS PARKING AREAS AND NUMBER OF PARKING SPACES DRIVES AND REQUIRED LANDSCAPING
  - D A RENDERING INCLUDING PLAN VIEW AND ELEVATION OF ANY PROPOSED DEVELOPMENT IDENTIFICATION SIGNS SHOWING THE HEIGHT DIMENSIONS AND DESIGN THEREOF
  - E THE LOCATION AND OWNERSHIP WHETHER PUBLIC OR PRIVATE OF ANY EASEMENT
  - F THE FOLLOWING NOTE SHALL BE PLACED ON THE FINAL PLAT OF ANY DEVELOPMENT REQUIRING ON-SITE STORM WATER DETENTION FACILITIES: THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER AS APPLICABLE THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNERS ASSOCIATION SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY/COUNTY ENGINEER'S OFFICE SUCH MAINTENANCE ALL INCLUDES BUT IS NOT LIMITED TO REMOVAL OF SEDIMENTATION FALLEN OBJECTS DEBRIS AND TRASH MOWING OUTLET CLEANING AND REPAIR OF DRAINAGE

#### XVI TIME LIMIT

A FINAL PLAT SHALL BE FILED WITHIN FIVE (5) YEARS OF APPROVAL OF THE OUTLINE PLAN BY THE CITY COUNCIL AND COUNTY COMMISSION UPON THE REQUEST OF THE APPLICANT THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS SUBJECT TO ADDITIONAL CONDITIONS AND STANDARDS IF ANY A REQUEST FOR A TIME EXTENSION SHALL BE FILED A MINIMUM OF 60 DAYS PRIOR TO THE EXPIRATION DATE

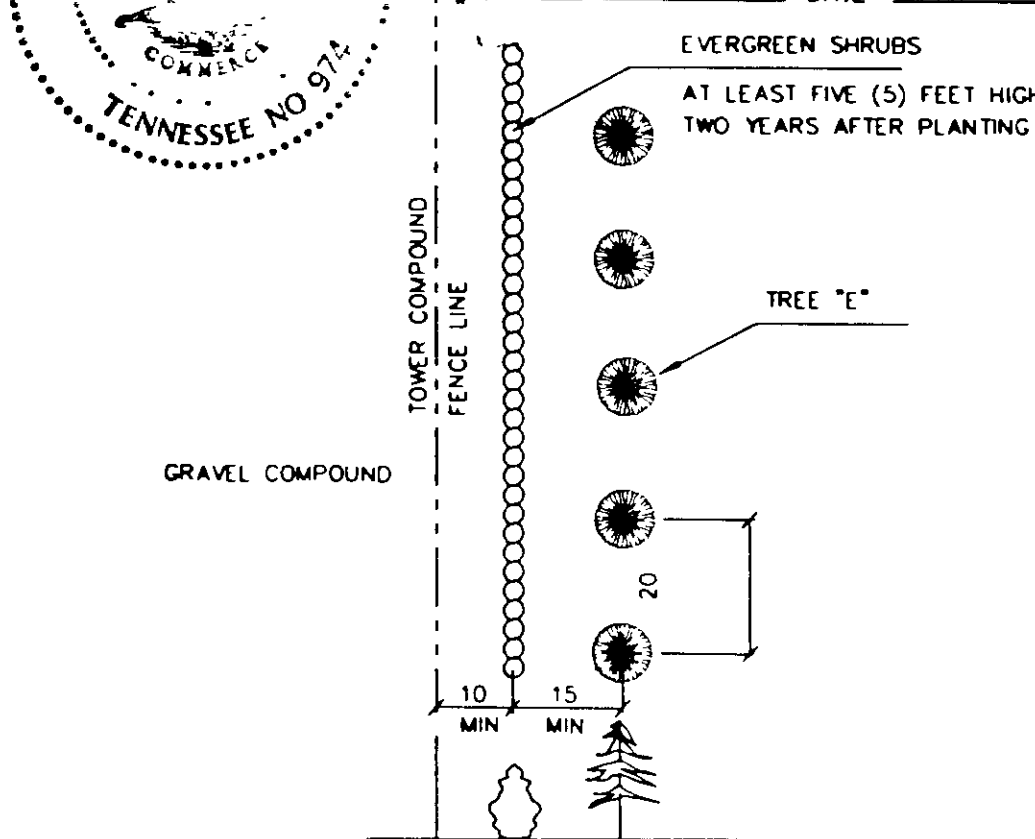
#### XVII TEXAS GAS EASEMENT GENERAL REQUIREMENTS

- A DEVELOPMENT WITHIN THE 150-FOOT-WIDE GAS LINE EASEMENT SHALL COMPLY WITH THE FOLLOWING
- 1 A MEETING ON LOCATION WITH THE DEVELOPER ENGINEERING FIRM AND TEXAS GAS TO DISCUSS THE DEVELOPMENT OF THE AREA AS IT MAY AFFECT THE GAS LINES
- 2 SUBMIT THREE COPIES OF A DRAWING SHOWING EXACTLY WHAT IS PLANNED IN THE AREA OF THE GAS LINES ALLOW AT LEAST 60 DAYS FOR TEXAS GAS PERSONNEL TO REVIEW AND COMMENT
- 3 AT THE DEVELOPER'S REQUEST TEXAS GAS PERSONNEL WILL LOCATE AND MARK PIPELINES AS TO SIZE AND DEPTH THIS MUST BE DONE BEFORE THE DEVELOPER DOES ANY WORK AROUND OR OVER THE LINES
- 4 COVER OVER THE GAS LINES MAY NOT BE REMOVED WHEN THERE IS 3 FEET OR LESS UNLESS OTHER SUITABLE PROTECTION IS PROVIDED ANY SUCH PROTECTION MUST BE APPROVED IN WRITING BY THE TEXAS GAS TRANSMISSION CORPORATION
- 5 IF ADEQUATE COVER CAN BE MAINTAINED AND THE PIPELINE PROTECTED FROM PROJECTED WEIGHT A STREET MAY CROSS THE EASEMENT STREETS CANNOT BE CONSTRUCTED LONGITUDINALLY ON THE EASEMENT
- 6 WHERE THE GAS LINES ARE CROSSED WITH UNDERGROUND UTILITIES THERE MUST BE 24 INCHES OF CLEARANCE BETWEEN THE FOREIGN UTILITY AND THE TEXAS GAS LINE A FOREIGN LINE MADE OF STEEL MUST BE PROTECTED FROM CORROSION WITH A COAT OF HOT TAR ENAMEL OR SIMILAR COATING ACROSS THE ENTIRE WIDTH OF THE EASEMENT ALSO TEXAS GAS CORROSION TECHNICIANS WILL WORK WITH THE ENGINEERS OF THE FOREIGN LINE TO PREVENT ANY CORROSION PROBLEMS BEING CAUSED BY THE CROSSING ALL FOREIGN LINES CROSSING THE GAS LINE EASEMENT MADE OF PVC OR OTHER PLASTIC MATERIAL MUST BE ENCASED IN A RIGID GALVANIZED CONDUIT OR SCHEDULE 40 PVC ACROSS THE ENTIRE GAS LINE EASEMENT
- 7 PROPERLY DESIGNED EQUIPMENT CROSSINGS WILL BE REQUIRED WHERE ANY HEAVY CONSTRUCTION EQUIPMENT CROSSES A PIPELINE THESE EQUIPMENT CROSSINGS USUALLY CONSIST OF A 3-FOOT-HIGH DIRT PAD OR RAMP OVER THE PIPELINE A BOARDED RAMP MAY BE REQUIRED UNDER ADVERSE CONDITIONS
- 8 A TEXAS GAS REPRESENTATIVE SHALL BE ON LOCATION DURING THE CONSTRUCTION AND REMOVAL OF ALL EQUIPMENT CROSSINGS THE TIME THAT THEY ARE IN USE AND DURING THE TIME THAT ANY CONSTRUCTION WORK IS BEING PERFORMED ON OR NEAR PIPELINE EASEMENTS
- 9 NO PERMANENT STRUCTURES TO BE CONSTRUCTED ON THE GAS LINE EASEMENT
- 10 TEXAS GAS SHOULD BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY WORK COMMENCES ON OR NEAR THE GAS LINE EASEMENT

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 TO 10,000 OR GREATER, THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND THAT IT CONFORMS WITH APPLICABLE STATE LAWS AND LOCAL ZONING ORDINANCES, SUBDIVISION REGULATIONS, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATED TO THE PRACTICE OF SURVEYING

BY William H. H. H. DATE 7/2/96  
TENNESSEE CERTIFICATION 1-1-1 DATE



SHELBY COUNTY REGISTER OF DEEDS  
LANDSCAPE SCREEN B3 MODIFIED  
96 SEP -4 PH 2 30

#### OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

PLAN OF DEVELOPMENT ACTED ON BY THE MEMPHIS AND SHELBY COUNTY LAND USE BOARD ON JULY 13 1995

APPROVED BY THE MEMPHIS CITY COUNCIL ON SEPTEMBER 5 1995 AND APPROVED BY THE SHELBY COUNTY COMMISSION ON AUGUST 28 1995

Philip J. Emersich 8-28-96  
DIRECTOR OFFICE OF PLANNING AND DEVELOPMENT

#### ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE THE SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL STATE AND LOCAL LAWS AND REGULATIONS

BY Robert E. Bailey 7/30/96  
TENNESSEE CERTIFICATE NUMBER 711943

#### MORTGAGEE'S CERTIFICATE

WE UNION PLANTERS NATIONAL BANK THE UNDERSIGNED MORTGAGEE OF THE PROPERTY SHOWN HEREON HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY THE CENTRAL CHURCH, INC. OWNER OF THE PROPERTY

Victoria O'Connor  
UNION PLANTERS NATIONAL BANK SIGNATURE  
NAME AND TITLE

#### NOTARY'S CERTIFICATE

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT MEMPHIS DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED Victoria O'Connor WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS (HER) OATH ACKNOWLEDGED HIMSELF (HERSELF) TO BE Vice President OF THE Union Planters National Bank THE WITHIN NAMED MORTGAGEE AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSE THEREIN CONTAINED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, TENNESSEE, THIS 29th DAY OF January 1996

NOTARY PUBLIC Cheryl E. Matthews  
MY COMMISSION EXPIRES MY COMMISSION EXPIRES MAY 15 1997

#### OWNER'S CERTIFICATE

WE THE CENTRAL CHURCH INC. THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREBY ADOPT THIS PLAT AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE STREETS RIGHTS-OF-WAY AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBE TO PUBLIC USE FOREVER WE CERTIFY THAT WE ARE THE OWNERS OF THE SAID PROPERTY IN FEE SIMPLE DULY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES (OR MORTGAGES) WHICH HAVE BECOME DUE AND PAYABLE

THE CENTRAL CHURCH INC BY JAMES S. PRITCHARD JR  
VICE PRESIDENT

#### NOTARY'S CERTIFICATE

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT MEMPHIS DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED JAMES S. PRITCHARD JR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE VICE-PRESIDENT OF THE CENTRAL CHURCH INC. THE WITHIN NAMED BAROANER AND THAT HE EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSE THEREIN CONTAINED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, TENNESSEE, THIS 29th DAY OF January 1996

NOTARY PUBLIC Carol E. Hileman  
MY COMMISSION EXPIRES My Commission Expires 11-19-96

JUNE 1, 1996  
FINAL PLAN  
PD 95-337 CC  
CENTRAL CHURCH/McKELLAR PARK P.D.  
2.998 ACRES  
DISTRICT 02 BLOCK 52 PARCEL 115

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 47157C0275 DATED DECEMBER 2 1994

THE 100-YEAR FLOOD ELEVATION OF TENNILE CREEK (6 000 ± TO THE NORTHEAST) IS 337 FEET

ALL DEEDS PLATS EASEMENTS AND OTHER MATTERS OF RECORD ARE RECORDED AT THE SHELBY COUNTY REGISTER'S OFFICE

OWNER  
CENTRAL CHURCH, INC  
6655 WINCHESTER ROAD  
MEMPHIS, TENNESSEE 38115

#### PREPARED BY:

Pickering Firm  
Incorporated  
Planning Architecture  
Engineering Management  
1750 Madison Avenue  
Memphis TN 38104  
901-726-0810  
FAX 901-272-6911



# Shelby County Tennessee

## *Shelandra Y. Ford*

Shelby County Register

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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.

18131603

12/28/2018 - 11:19 AM

|                |                  |
|----------------|------------------|
| 4 PGS          |                  |
| TAMMY          | 1820745-18131603 |
| VALUE          | 0.00             |
| MORTGAGE TAX   | 0.00             |
| TRANSFER TAX   | 0.00             |
| RECORDING FEE  | 20.00            |
| DP FEE         | 2.00             |
| REGISTER'S FEE | 0.00             |
| WALK THRU FEE  | 0.00             |
| TOTAL AMOUNT   | 22.00            |

**SHELANDRA Y FORD**

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PREPARED BY:  
The Waddell Law Firm  
9056 Stone Walk Place  
Germantown, TN 38138

**QUIT CLAIM DEED**

THIS INDENTURE, made and entered into as of the 27 day of December, 2018 by and between

**NASR Investment, LLC, a Tennessee limited liability company**  
hereinafter referred to as Grantor,

and

**New Development, LLC, a Tennessee limited liability company,**  
hereinafter referred to as Grantee.

**W I T N E S S E T H:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, remise, release and quit claim unto the said Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee:

Being the same property as conveyed to Central Church, Inc. by Instrument R1 2200 less a portion sold off to Grace Thru Faith Church by Instrument GN 5125 and more particularly described as follows:

Beginning at a point in the intersection of Holmes Road and Tchulahoma Road; Thence with Holmes Road, North 87 Degrees 03 Minutes 53 Seconds West for 1308.41 feet to a point in said road; Thence with the east line of the Grace Thru Faith Church Property (Instrument GN5125), North 02 Degrees 18 Minutes 15 Seconds East passing a new capped rebar set at 20.00 feet and on for a total of 629.73 feet to an old capped rebar; Thence with the north line of the Grace Thru Faith Property (Instrument GN5125), South 89 Degrees 34 Minutes 43 Seconds West for 54.79 feet to an old capped rebar; Thence South 84 Degrees 07 Minutes 12 Seconds West for 194.02 feet to an old capped rebar; Thence South 70 Degrees 53 Minutes 07 Seconds West for 100.11 feet to an old capped rebar in the original west line of the Central Church, Inc. tract (Instrument R12200); Thence North 02 Degrees 28 Minutes 05 Seconds East for 308.33 feet to an old 1" iron pipe and the southwest corner of the Easthaven Subdivision (PB 50 PG 32); Thence with the south line of the Easthaven Subdivision, South 87 Degrees 08 Minutes, 17 Seconds East passing an old rebar at the southeast corner of the said subdivision and on for a total distance of 1650.85 feet to a point in Tchulahoma Road; Thence with Tchulahoma Road, South 02 Degrees 27 Minutes 50 Seconds West for 1042.68 feet to the point of beginning, containing 34.726 acres, more or less.

Tax Parcel No. 094400 00158

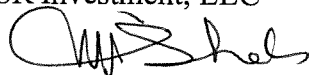
Being the same property conveyed to NASR Investment, LLC by Deed of record at Instrument

No. 18034450, in the Register's Office of Shelby County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

NASR Investment, LLC



Rooziman Shah, Managing Member

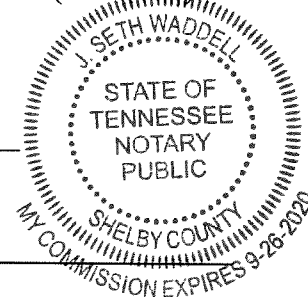
STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the aforesaid County and State personally appeared **Rooziman Shah** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Managing Member of the **NASR Investment LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself (or herself) as Managing Member.

Witness my hand, at office, this 27 day of December, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expiration: \_\_\_\_\_

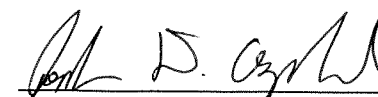


STATE OF TENNESSEE )  
COUNTY OF COUNTY )

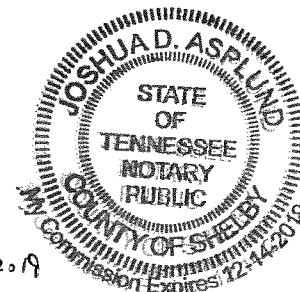
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for the property is \$0.00.

  
\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this 28 day of December, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expiration: 12-14-2019



Return to:

Covenant Escrow Services, Inc.  
9056 Stone Walk Place  
Germantown, TN 38138

Property Address:

3260 Holmes Rd.  
Memphis, TN

Name and Address of New Owner:

New Development, LLC  
3264 W Sarazens Circle,  
Memphis, TN 38125

Send tax bills to:

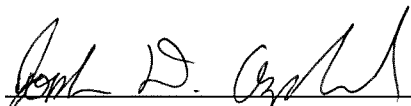
New Development, LLC  
3264 W Sarazens Circle  
Memphis, TN 38125

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

  
\_\_\_\_\_  
J. Seth Waddell

State of Tennessee  
County of Shelby

Personally appeared before me, Joshua D. Asplund, a notary public for this county and state, J. Seth Waddell, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

  
\_\_\_\_\_  
Notary's Signature





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

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

August 13, 2026

New Development LLC  
3264 W Sarazens Cir  
Memphis, TN 38125

Sent via electronic mail to: [dqbray@comcast.net](mailto:dqbray@comcast.net), [BERUK@berukproperties.net](mailto:BERUK@berukproperties.net) &  
[thewgley@baslawandtitle.com](mailto:thewgley@baslawandtitle.com)

Holmes Tchulahoma Planned Development  
Case Number: PD 2026-004  
LUCB Recommendation: Rejection

Dear applicant,

On Thursday, August 13, 2026, the Memphis and Shelby County Land Use Control Board recommended **rejection** of your planned development application for the Holmes Tchulahoma Planned Development, subject to the attached outline plan conditions.

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

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

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

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at [nabanita.nira@memphistn.gov](mailto:nabanita.nira@memphistn.gov).

Respectfully,

*Nabanita Nira*

Nabanita Nira  
Planner II  
Land Use and Development Services  
Division of Planning and Development

Cc: David Gean Bray, The Bray Firm  
File

**Outline Plan Conditions**

- I. USES PERMITTED:
  - A. AREA A - R-6  
AREA B - CMU-2  
AREA C – CMU-2 with following exception:
    - a. Convenience store with gas pumps
    - b. Truck Stop without tractor trailer parking
- II. BULK REGULATIONS:
  - A. AREA A - The bulk regulations of the R-6 zoning district shall apply.
  - B. AREA B - The bulk regulations of the CMU-2 zoning district shall apply.
  - C. AREA C - The bulk regulations of the CMU-2 zoning district shall apply.
- III. ACCESS AND CIRCULATION:
  - A. The City Engineer shall approve the design, number and location of curb cuts.
  - B. Any existing nonconforming curb cuts shall be modified to meet current City/ County Standards or closed with curb, gutter and sidewalk.
  - C. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/ egress easements shall be shown on the final plats.
- IV. LANDSCAPING, SCREENING, AND LIGHTING:
  - A. An NOI as required by the Tree Ordinance shall be filed with the Division of Planning and Development at least 10 days prior to the removal of any tree that is 10 inches or greater in diameter.
  - B. Any dumpster or accessory buildings shall be compatible with the main building.
  - C. Any HVAC equipment or utility meters shall be screened through the use of fencing or landscaping. If roof mounted, the equipment shall be screened through the use of an architectural feature such as a parapet.
  - D. The required landscaping shall be exclusive of and in addition to any required easements.
  - E. A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development. If the City Engineer's Office requires detention on this property that requires landscape to be revised, no use Occupancy Permit shall be issued until a detailed landscaping plan has been approved by the DPD.
  - F. All light poles shall be limited to a maximum of 35 feet in height.
  - G. All lighting shall be designed to direct light straight down and not to trespass onto the adjoining properties. A detailed lighting plan showing the location of the poles and other lighting fixtures and the photometric analysis shall be submitted with the final plat, subject to the review and approval of the DPD.
- V. Site Plan Review:

A site plan shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and If necessary, the Memphis City Council.

  - A. The Site plan shall include:

## Letter to Applicant

PD 2026-004

1. The exact location and dimensions including height of all buildings.
  2. The number, location, and dimensions of parking spaces within proposed structures/ lots.
  3. A detailed landscaping plan including the species and diameter of any new plants.
  4. A lighting plan showing the location of the freestanding poles, the type of fixtures and if required by DPD, photometric analysis that shows the trespass of light onto adjacent residential properties is no great than 1.0 candle foot at the property line.
- B. The site plan shall be reviewed based on the following criteria:
1. Conformance with the Outline Plan Conditions.
  2. Compatibility with existing properties surrounding the site as well as a compatible internal arrangement of uses.
  3. Elements of design such as building orientation, building mass and height, building materials, setback, access, parking and internal circulation, landscaping, and lighting.
  4. Adequate access shall be provided to the site as determined by the City Engineer.
- VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.
- VII. Any final plan shall include the following:
- A. The Outline Plan conditions.
  - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
  - C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping,
  - D. The number of parking spaces
  - E. The location and ownership, whether public or private, of any easement.
  - F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 9/1/2026**

**DATE**

**PUBLIC SESSION: 9/15/2026**

**DATE**

**ITEM (CHECK ONE)**

**\_\_\_\_\_ ORDINANCE    X RESOLUTION    \_\_\_\_\_ REQUEST FOR PUBLIC HEARING**

**ITEM DESCRIPTION:** Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 2604 Covington Pike, known as case number PD 2026-005

**CASE NUMBER:** PD 26-05

**DEVELOPMENT:** Covington Pike-Twin Woods Planned Development

**LOCATION:** 6610 Messick Road

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

**OWNER/APPLICANT:** Worldwide Property Hub LLC

**REPRESENTATIVE:** David Bray, The Bray Firm

**REQUEST:** Planned development to allow 15 townhomes

**AREA:** +/-2.223 acres

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

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

**PRIOR ACTION ON ITEM:**

(1) \_\_\_\_\_  
08/13/2026 \_\_\_\_\_  
(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

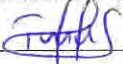
CIP PROJECT # \_\_\_\_\_

FEDERAL/STATE/OTHER

**ADMINISTRATIVE APPROVAL:**

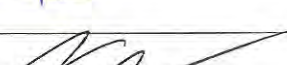
**DATE**

**POSITION**

 \_\_\_\_\_

8/24/26

PLANNER I

 \_\_\_\_\_

8/24/26

DEPUTY ADMINISTRATOR

 \_\_\_\_\_

8/24/26

ADMINISTRATOR

\_\_\_\_\_

\_\_\_\_\_

DIRECTOR (JOINT APPROVAL)

\_\_\_\_\_

\_\_\_\_\_

COMPTROLLER

\_\_\_\_\_

\_\_\_\_\_

FINANCE DIRECTOR

\_\_\_\_\_

\_\_\_\_\_

CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**



## Memphis City Council Summary Sheet

**PD 2026-005**

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 2604 COVINGTON PIKE, KNOWN AS CASE NUMBER PD 2026-005

- This item is a resolution with conditions to allow 15-lot residential townhomes planned development; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, August 13, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

|                             |                                                         |
|-----------------------------|---------------------------------------------------------|
| <b>CASE NUMBER:</b>         | PD 2026-005                                             |
| <b>DEVELOPMENT:</b>         | Covington Pike-Twin Woods Planned Development           |
| <b>LOCATION:</b>            | 2604 Covington Pike                                     |
| <b>COUNCIL DISTRICT(S):</b> | District 1 and Super District 9 – Positions 1, 2, and 3 |
| <b>OWNER/APPLICANT:</b>     | Worldwide Property Hub LLC                              |
| <b>REPRESENTATIVE:</b>      | David Bray, The Bray Firm                               |
| <b>REQUEST:</b>             | Planned development to allow 15 townhomes               |
| <b>EXISTING ZONING:</b>     | Residential Single-Family – 10 (R-10)                   |
| <b>AREA:</b>                | +/-2.223 acres                                          |

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**The following spoke in support:** Jim Scarbrough, John Kasper, Leondra Marr

**The following spoke in opposition:** None

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

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

Respectfully,

*Truus Abuosi*

Truus Abuosi  
Planner I  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

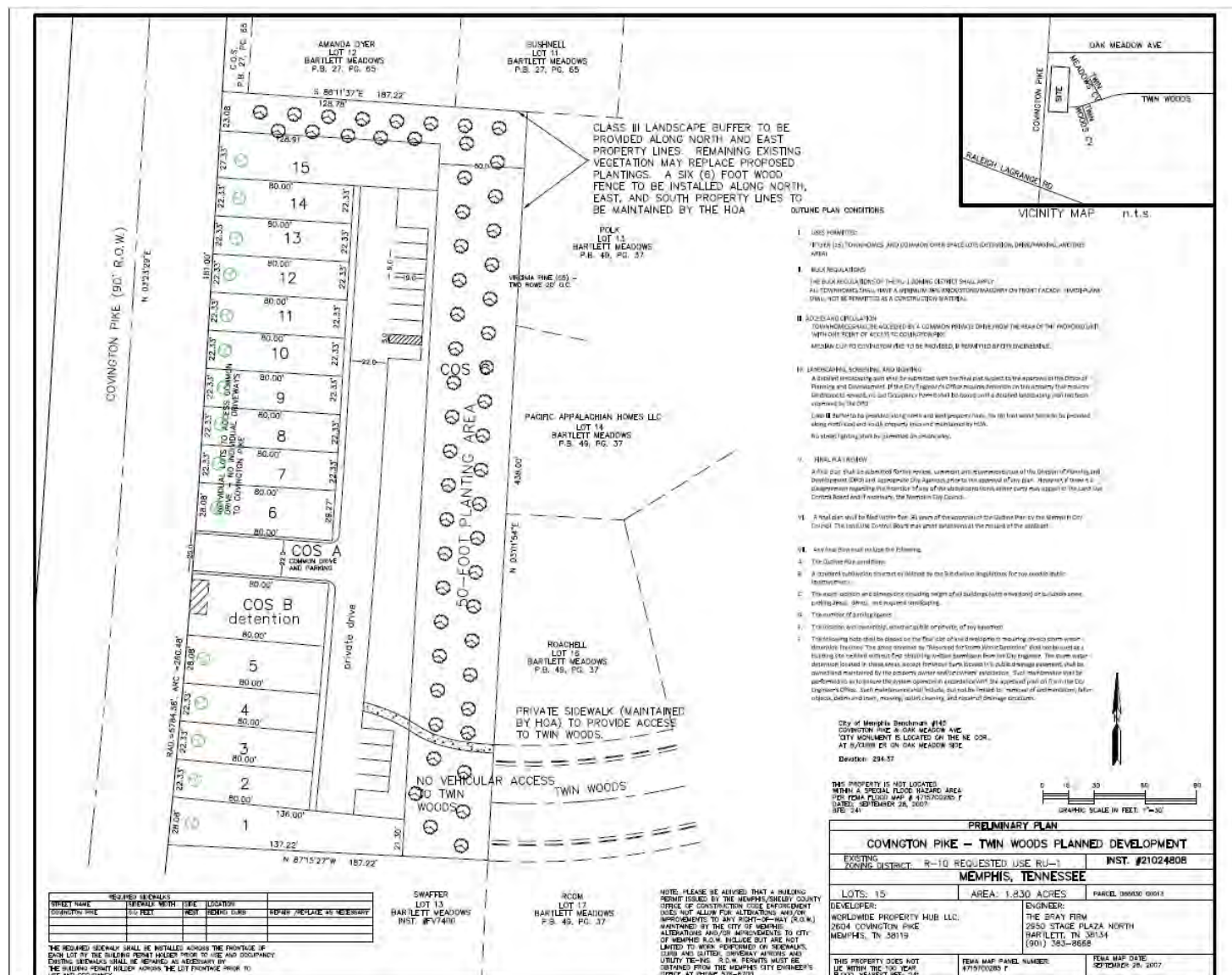
**PD 2026-005**  
**CONDITIONS**

**Outline Plan Conditions**

- I. USES PERMITTED:  
Fifteen (15) townhomes and common open space lots (detention, drive/parking, and tree area)
- II. BULK REGULATIONS:  
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
  - A. The minimum lot size shall be 1700 square feet.
- III. ACCESS AND CIRCULATION:  
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.
- IV. LANDSCAPING, SCREENING, AND LIGHTING:  
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.
- V. FINAL PLAT REVIEW:  
A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.
- VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.
- VII. Any final plan shall include the following:
  - A. The Outline Plan conditions.
  - B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
  - C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
  - D. The number of parking spaces
  - E. The location and ownership, whether public or private, of any easement.

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

## CONCEPT PLAN



**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 2604 COVINGTON PIKE, KNOWN AS CASE NUMBER PD 2026-005**

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

**WHEREAS**, the Worldwide Property Hub LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow a 15-lot residential townhomes planned development; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on August 13, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

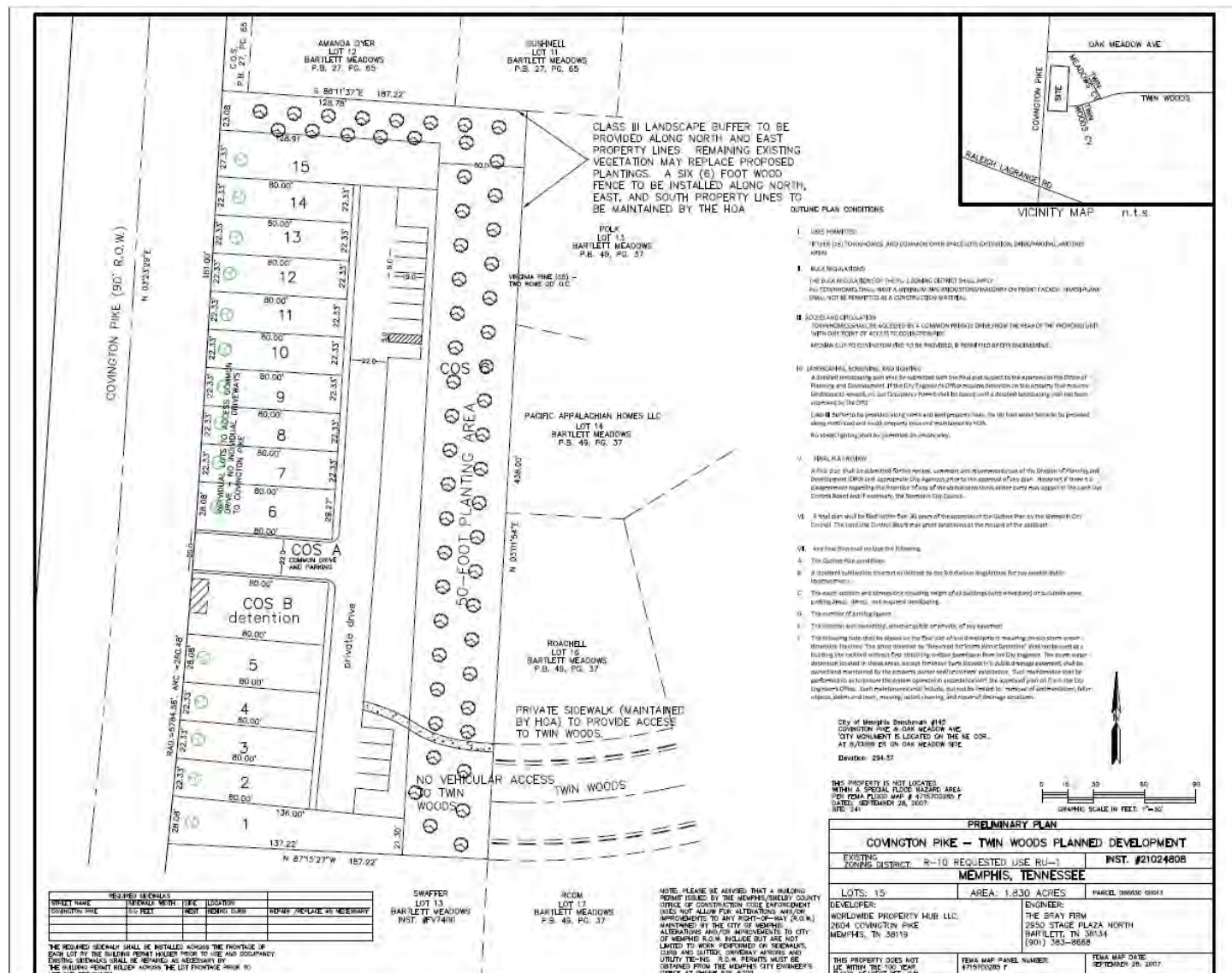
**BE IT FURTHER RESOLVED**, that the requirements of said aforementioned clause of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and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

## **OUTLINE PLAN CONDITIONS**

- I. **USES PERMITTED:**  
Fifteen (15) townhomes and common open space lots (detention, drive/parking, and tree area)
- II. **BULK REGULATIONS:**  
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
  - A. The minimum lot size shall be 1700 square feet.
- III. **ACCESS AND CIRCULATION:**  
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.
- IV. **LANDSCAPING, SCREENING, AND LIGHTING:**  
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.
- V. **FINAL PLAT REVIEW:**  
A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.
- VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.
- VII. Any final plan shall include the following:
  - A. The Outline Plan conditions.
  - B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
  - C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
  - D. The number of parking spaces
  - E. The location and ownership, whether public or private, of any easement.

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

## CONCEPT PLAN



***ATTEST:***

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

**AGENDA ITEM:** 5 **L.U.C.B. MEETING:** August 13, 2026

**CASE NUMBER:** PD 2026-005

**DEVELOPMENT:** Covington Pike-Twin Woods Planned Development

**LOCATION:** 2604 Covington Pike

**COUNCIL DISTRICT:** District 1 and Super District 9

**OWNER/APPLICANT:** Worldwide Property Hub LLC

**REPRESENTATIVE:** David Bray, The Bray Firm

**REQUEST:** Planned Development to allow 16 townhomes.

**EXISTING ZONING:** Residential Single-Family – 10 (R-10)

## CONCLUSIONS

1. The applicant is requesting approval for a +/- 2.223-acre residential planned development consisting of 16 townhomes lots.
2. The proposed development will consist of 16 lots of minimum 1,786 sq ft. A private drive will connect the townhomes to Covington Pike and all lots to have access to the common drive, with no individual driveways to Covington Pike. The development will also include a 50-foot planting area that provides landscape screening and separates the subject property from twin woods which is a part of the Third Addition Bartlett Meadows Subdivision.
3. Planned developments are intended as a tool to allow creative and imaginative design that will promote amenities beyond those expected in conventional developments. The proposed planned development is in alignment with the intent of the Unified Development Code in accordance with Section 4.10.1 as it will allow creative and coordinated land use development.
4. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

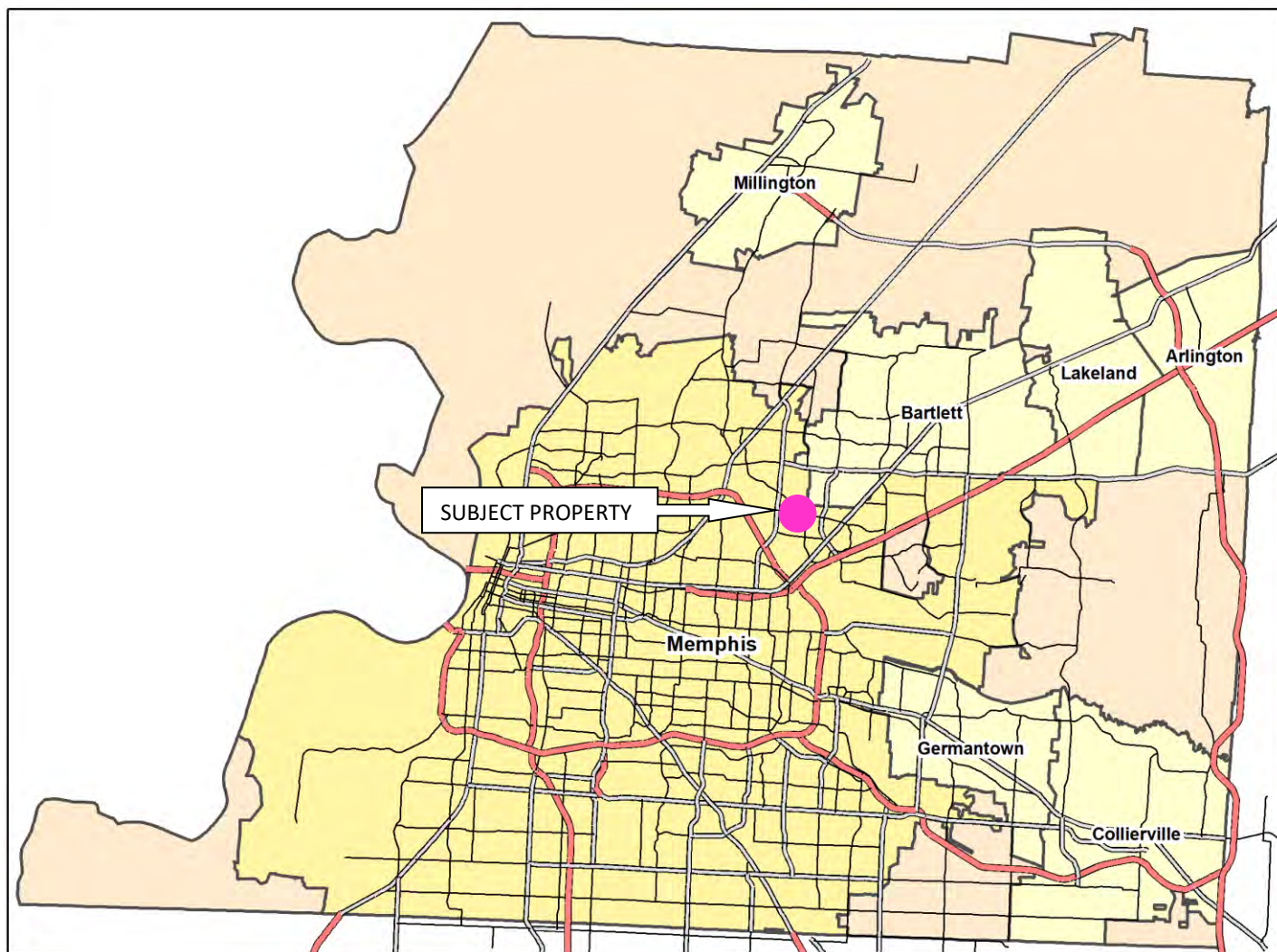
## CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 25-27 of this report.

## RECOMMENDATION:

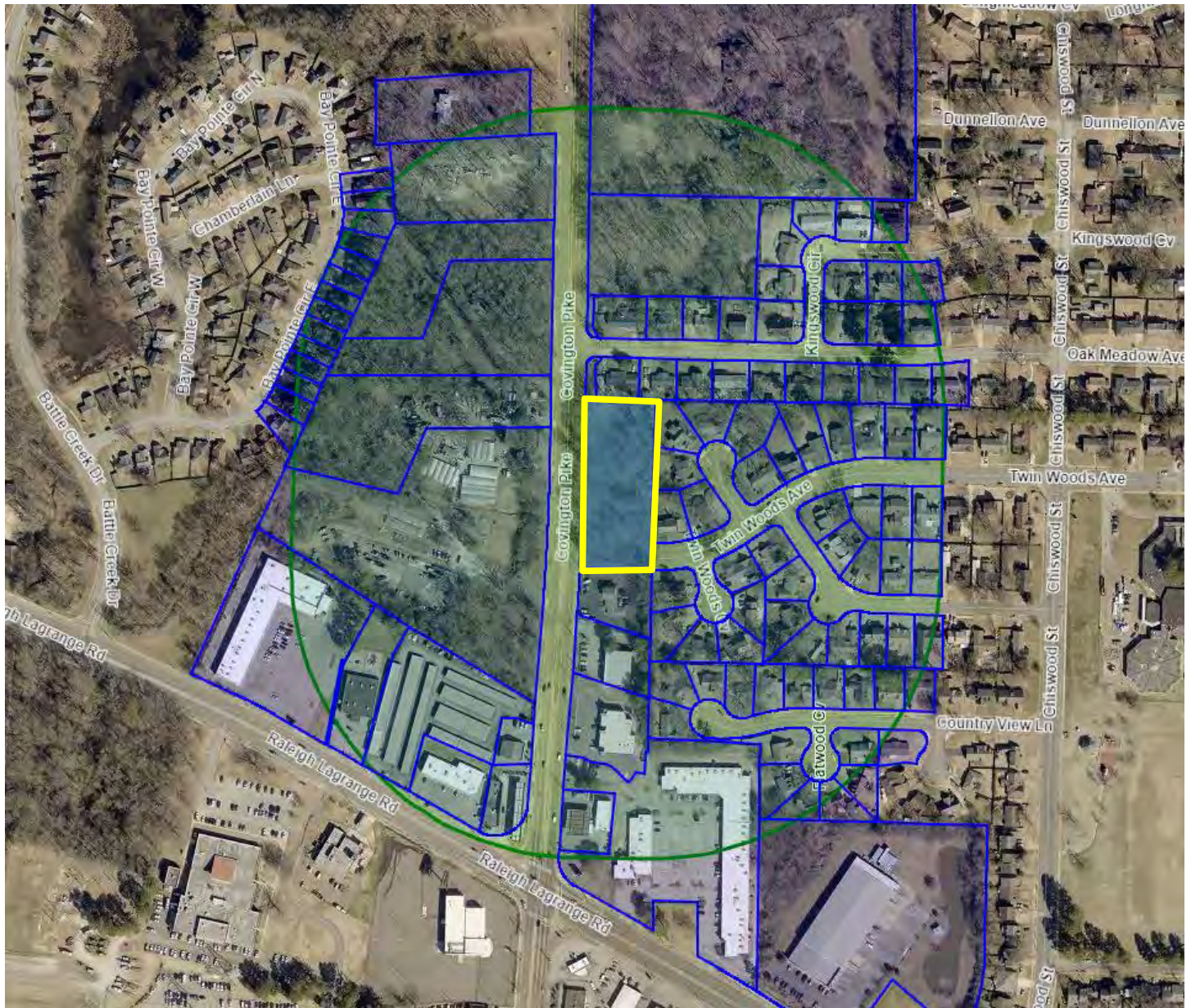
***Approval with conditions***

**LOCATION MAP**



Subject property located within the pink circle

## PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

## PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 110 notices were mailed on June 15, 2026, see page 29 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 30 of this report for a copy of the sign affidavit.

**NEIGHBORHOOD MEETING**



---

Telephone 901-383-8668  
2950 Stage Plaza North  
Bartlett, Tennessee 38134

**RE: PD 2026-005**  
**2604 Covington Pike**  
**Covington Pike – Twin Woods Planned Development**  
**Memphis, Shelby County, TN**

Dear Sir or Madam:

An application has been filed for a 16 lot townhome development on the above captioned address in the R-10 zoning district.

This application will be heard by the Memphis and Shelby County Land Use Control Board on July 9th at 9:00 am, First Floor City Council Chambers, 125 N. Main Street.

This notice is to invite you to attend a neighborhood meeting to discuss this application prior to the public hearing. Your attendance is not required but if you have questions, comments, or concerns you are welcome to attend. This meeting is intended to provide answers to any question you or your neighbors may have regarding this project.

Time: 5:00 p.m. To 6:00 p.m.  
Date: Monday, June 29, 2026  
Location: Raleigh Library  
3452 Austin Peay  
Memphis, TN 38128

If you have any questions about the application or the meeting, please feel free to call me at 901.383.8668.

Thanks,

David Gean Bray

## NEIGHBORHOOD MEETING SUMMARY

### NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-005

#### Meeting Information

Location: Raleigh Library

Address: 3452 Austin Peay

Date: 06/29/26

Time: \_\_\_\_\_



#### Attendance

Attended on behalf of the applicant: \_\_\_\_\_ Role (Applicant, Engineer, Architect, etc.) \_\_\_\_\_

David Bray \_\_\_\_\_ engineer \_\_\_\_\_

Number of Invitations Mailed: 145

Approx. Neighborhood Attendees: 10

#### Proceedings

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

The main concerns were adding an additional buffer area on the north side:

providing pedestrian access to Twin Woods; no street lights along the alley; adding a masonr

requirement to the buildings; prohibiting Hardi-Plank as a construction material; landscape

screen along the north and east property lines and fencing; requiring those areas to be

maintained by the HOA; specifying no magnolias in the proposed plantings; and discussing

with City Engineering the possibility of a median cut.

See revised plan and OPC that address these requests.

## NEIGHBORHOOD MEETING SUMMARY



Case Number: PD 2026-005

### Attachments

*Also included in this submission are the following:*

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

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

### Attestation

*This meeting was:*

☒ Required under Section 9.3.2 of the UDC

☐ Optional/Additional

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

David Bray

Print Name

David Bray

Digitally signed by David Bray  
Date: 2026.06.30 14:29:21 -05'00'

Signature

\_\_\_\_\_  
Date

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

SIGN-IN SHEET

06.29.2026

NEIGHBORHOOD MTG

PD 2026 - 005

COVINGTON PIKE - TWIN WOODS P.D.

| <u>NAME</u>                                  | <u>CONTACT</u> |
|----------------------------------------------|----------------|
| RONALD & NELLY BRAHAM<br>Jesse & John Kasper | 901-413-4327   |

Elizabeth Dyer - Wiles + Marshall Wiles 901-569-8913  
John Wiles

N. M. SCARBROUGH - 386-4300 - 258-4862

Kevin L. BROOKS 4732 Kenmar Cr 38128 901-288-7769  
Kevinp3bmodmem@bellsouth.net

Rhonda Lynn (C.O.M) on file

**AERIAL**



Subject property outlined in yellow, imagery from 2024

**ZONING MAP**



Subject property highlighted in yellow

**LAND USE MAP**



Subject property indicated by a pink star

## SITE PHOTOS

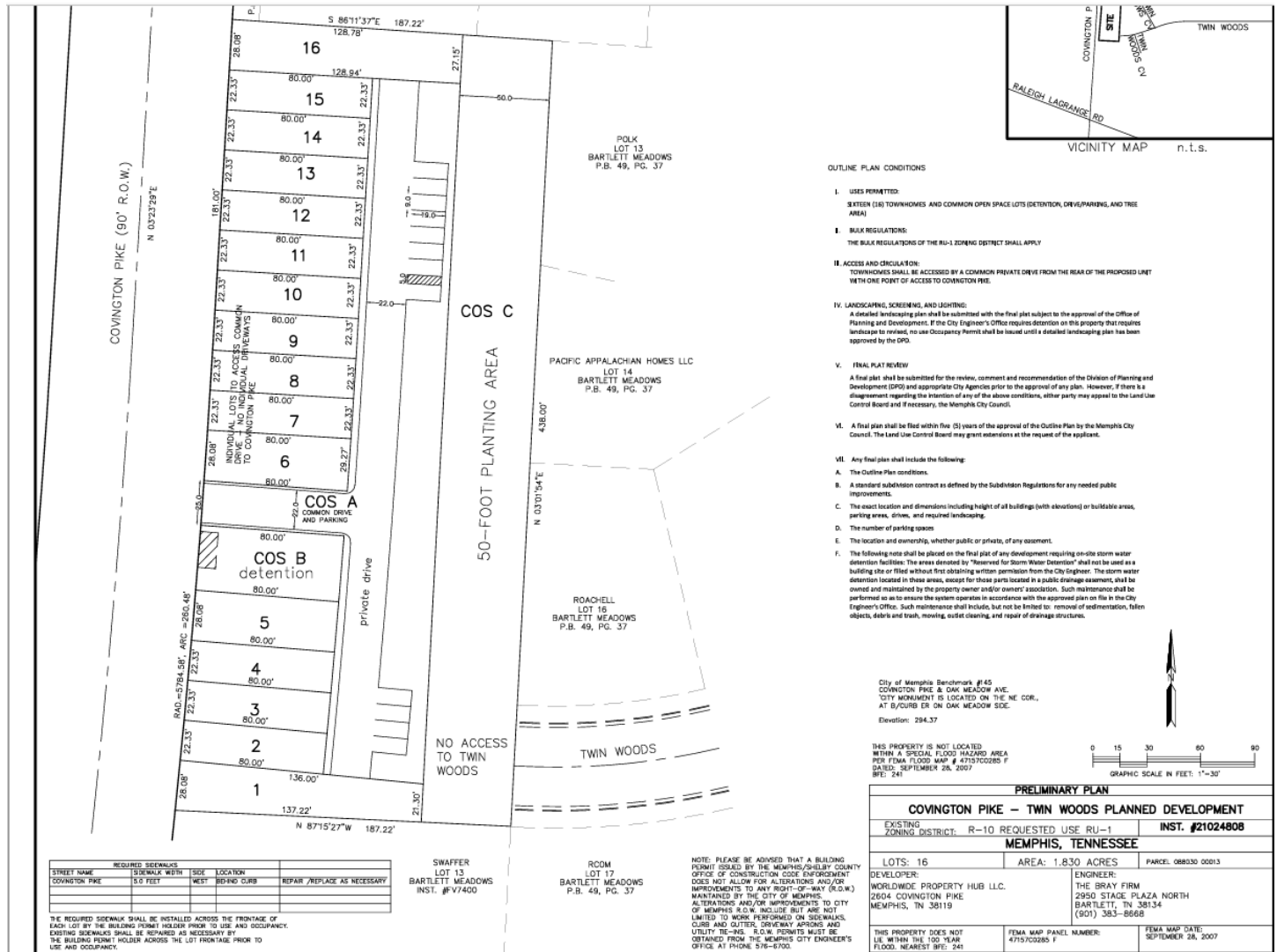


View of subject property from Covington Pike looking east

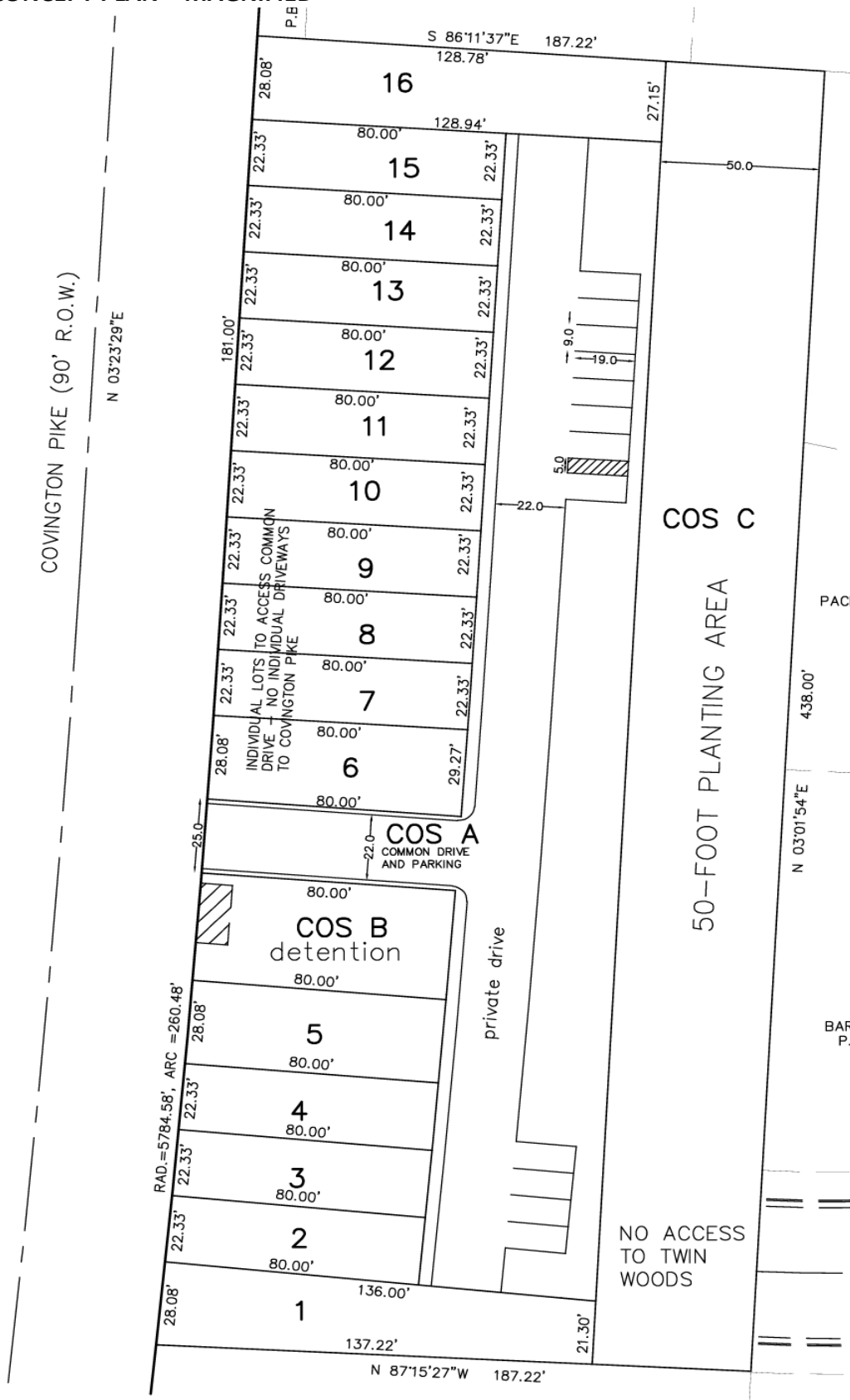


View of subject property from Covington Pike looking northeast

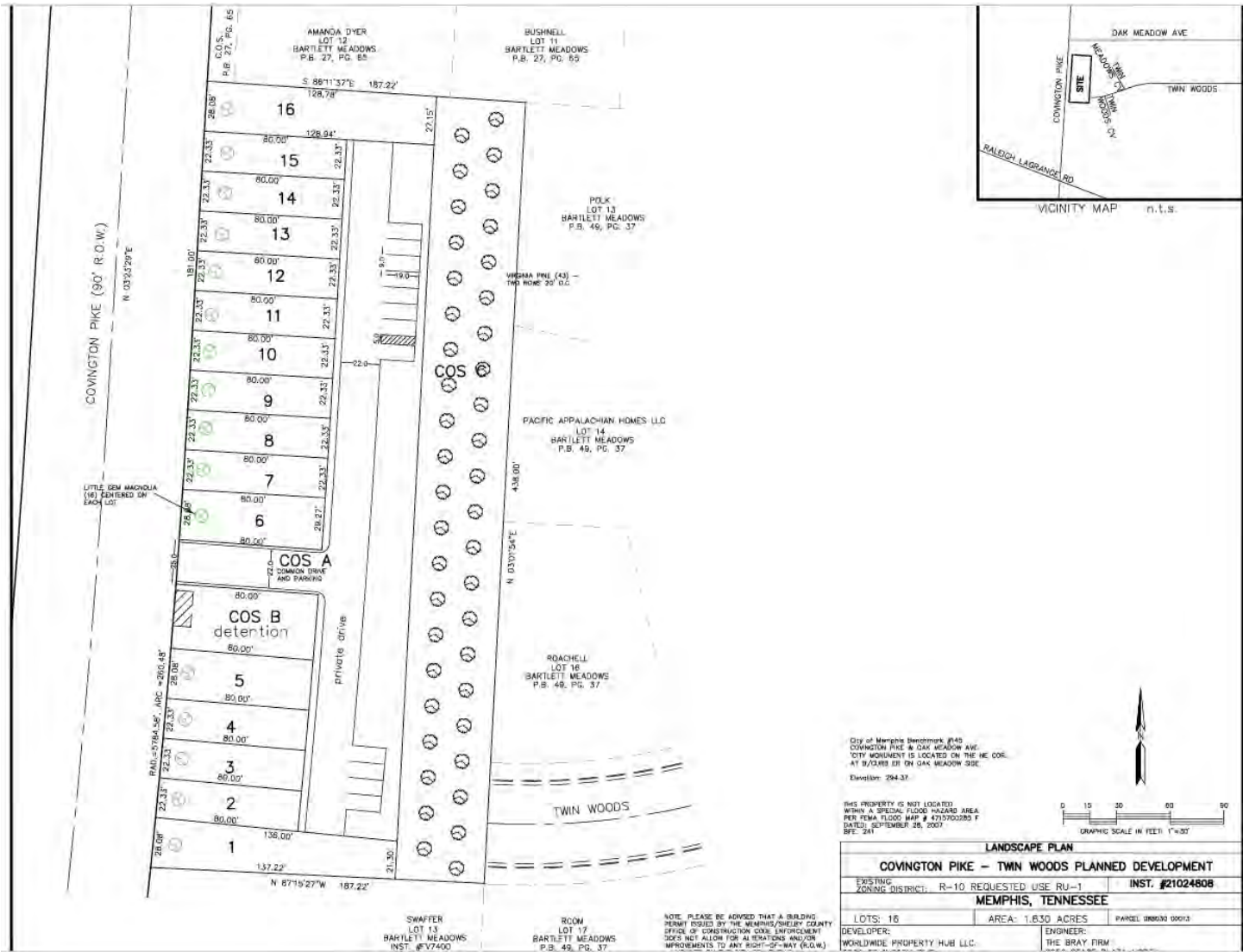
# CONCEPT PLAN



CONCEPT PLAN – MAGNIFIED



LANDSCAPE PLAN



## CASE REVIEW

### Request

Planned Development to allow 16 townhomes.

### Applicability

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

#### 4.10.2 Applicability

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

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

### General Provisions

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

#### 4.10.3 General Provisions

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

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the*

*current development policies and plans of the City and County.*

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

### **Residential Criteria**

Staff agrees the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met.

#### **4.10.4 Planned Residential Developments**

*In addition to the standards and criteria set forth in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:*

##### **A. Formal Open Space**

*A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.*

##### **B. Accessibility of Site**

*All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.*

##### **C. Off-Street Parking**

*Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.*

##### **D. Pedestrian Circulation**

*The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.*

##### **E. Privacy**

*The planned residential development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural*

*foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.*

**F. Distance Requirements**

*Where minimum distance requirements are provided between single family residential zoning districts and certain stipulated uses in this Code, the single-family residential areas of planned developments shall be considered zoned residential.*

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

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

**Site Details**

Address:

2604 Covington Pike

Parcel ID:

088030 00013

Area:

+/- 2.223 acres

Description:

The subject property +/- 2.223-acre lot located at 2604 Covington Pike. It is currently zoned Residential Single-Family —10 (R-10). Per the assessor's website, the subject property is currently vacant. The lot has one street frontage from Covington Pike.

### **Concept Plan Review**

- The proposed outline plan shows 16 lots of minimum 1,786 sq ft.
- COS A reserved for common drive and parking
- COS B reserved for detention
- COS C reserved for 50-foot planting area

### **Site Zoning History**

On May 8, 2025, the Land Use Control Board approved a 7-lot residential major subdivision known as S 2025-020 on the subject property. Per the applicant, site conditions and restraints have presented challenges to the development per the approved preliminary plan. Therefore, the applicant has decided to apply for this Planned Development.

### **Analysis**

The applicant is requesting approval for a +/- 2.223-acre residential planned development consisting of 16 townhomes lots.

The proposed development will consist of 16 lots of minimum 1,786 sq ft. A private drive will connect the townhomes to Covington Pike and all lots to have access to the common drive, with no individual driveways to Covington Pike. The development will also include a 50-foot planting area that provides landscape screening and separates the subject property from twin woods which is a part of the Third Addition Bartlett Meadows Subdivision.

Planned developments are intended as a tool to allow creative and imaginative design that will promote amenities beyond those expected in conventional developments. The proposed planned development is in alignment with the intent of the Unified Development Code in accordance with Section 4.10.1 as it will allow creative and coordinated land use development.

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

## **RECOMMENDATION**

Staff recommends approval with outline plan conditions.

### **Outline Plan Conditions**

- I. **USES PERMITTED:**  
Sixteen (16) townhomes and common open space lots (detention, drive/parking, and tree area)
- II. **BULK REGULATIONS:**  
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
  - A. The minimum lot size shall be 1700 square feet.
- III. **ACCESS AND CIRCULATION:**  
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.
- IV. **LANDSCAPING, SCREENING, AND LIGHTING:**  
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.
- V. **FINAL PLAT REVIEW:**  
A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.
- VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.
- VII. Any final plan shall include the following:
  - A. The Outline Plan conditions.
  - B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
  - C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
  - D. The number of parking spaces
  - E. The location and ownership, whether public or private, of any easement.
  - F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited

to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## DEPARTMENTAL COMMENTS

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

**City Engineer:** Comments received, see pages 22-24.

**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:**

Comments received, see pages 25-27.

**CITY ENGINEERING'S COMMENTS**

**Basin/Lot/CD:** Harrington 8-M/2.223 acres/District 1

**Sewers:**

1. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City of Memphis Sewer Design Department, a determination can be made as to available sewer capacity.
2. If the lot will be subdivided into two or more additional lots, each of the additional lots must have their own service connection or each townhouse unit must have their own service connection.
3. A sanitary sewer plan is required to be submitted (via 901 portal) to the City of Memphis 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 in Twin Wood

**Roads:**

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

**Traffic Control Provisions:**

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

4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

**Curb Cuts/Access:**

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

**Drainage:**

1. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
2. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
3. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
4. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

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

**Site Plan Notes:**

None

**No other comments from City Engineering**

This summary is being produced in response to the following application to support the Land Use and Development Services Department in their recommendation: **PD 2026-005**

Street Type: Parkway

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

26

## 2. Land Use Description/Intent

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



### “CSL” Form & Location Characteristics

Commercial and services uses, 1-4 stories height

### “CSL” Zoning Notes

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

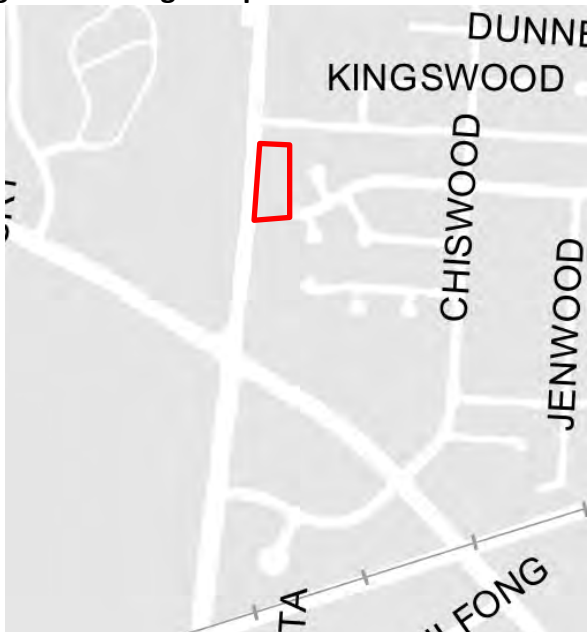
### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant; R-10

Adjacent Land Use and Zoning: Office, Commercial, Residential; R-10, CMU-1, CMU-2, CMU-3

**Overall Compatibility:** *The proposed Planned Development is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. CSL is Compatible with the CMU-1 zoning district which allows for townhome developments. Additionally, increasing not only housing stock but also housing choice helps the viability of the nearby Covington Pike and Raleigh LaGrange commercial node.*

### Degree of Change Map



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

**3. Degree of Change Description**

N/A

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

The requested Planned Development is Consistent with **Objective 1.4** – *Align policy and resources to promote mixed-income communities* and **Objective 1.5**—*Strengthen neighborhood commercial districts—**Action 1.4.7 & 1.5.15**—Promote diversity of housing types to expand choices that meet financial and lifestyle needs and demands of existing and new residents.*

Increasing housing choice not only creates more housing options but also increases the viability of existing businesses near the commercial node at Covington Pike and Raleigh LaGrange.

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

N/A

**Consistency Analysis Summary**

*Applicant is requesting a PD for a townhome development in the R-10 zoning district.*

*The proposed Planned Development is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. CSL is Compatible with the CMU-1 zoning district which allows for townhome developments. Additionally, increasing not only housing stock but also housing choice helps the viability of the nearby Covington Pike and Raleigh LaGrange commercial node.*

The requested Planned Development is Consistent with **Objective 1.4** – *Align policy and resources to promote mixed-income communities* and **Objective 1.5**—*Strengthen neighborhood commercial districts—**Action 1.4.7 & 1.5.15**—Promote diversity of housing types to expand choices that meet financial and lifestyle needs and demands of existing and new residents.*

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

Summary Compiled by: Grayson Vincent, Comprehensive Planning.

MAILED PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING

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

**CASE NUMBER:** PD 2026-005  
**ADDRESS:** 2604 Covington Pike  
**REQUEST:** Planned Development to allow townhomes  
**APPLICANT:** The Bray Firm

### 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:

Truus Abuosi  
✉ Truus.Abuosi@memphistn.gov  
☎ (901) 636-7179



### VICINITY MAP



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



110 Notices Mailed 6/15/2026

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, KEAN HARLEY, being duly sworn, depose and say that at 8:45 am/pm on the 26 day of JUNE, 20 26, I posted 1 Public Notice Sign(s) pertaining to Case No. PD 2026-005 at 2604 CONINGTON PIKE, providing notice of a Public Hearing before the (check one):

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

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

[Signature]

Owner, Applicant or Representative

10-26-26

Date

Subscribed and sworn to before me this 26<sup>th</sup> day of June, 20 26.

[Signature]

Notary Public

My commission expires: 06/28/2027





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](http://www.develop901.com)

### Record Summary for Planned Development

#### Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: PD 2026-005

Expiration Date:

Record Name: Covington Pike - Twin Woods Planned Development

Description of Work: Planned Development to allow 16 townhomes in the R-10 zoning district.

Parent Record Number:

#### Address:

2604 COVINGTON PIKE, MEMPHIS 38128

#### Owner Information

Primary Owner Name

Y WORLDWIDE PROPERTY HUB LLC

Owner Address

6263 POPLAR AVE, MEMPHIS, TN 38119

Owner Phone

#### Parcel Information

088030 00013

#### Data Fields

##### PREAPPLICATION MEETING

Name of DPD Planner

Brett Ragsdale

Date of Meeting

02/23/2026

Pre-application Meeting Type

Email

##### GENERAL PROJECT INFORMATION

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

S 2025-020

Medical Overlay / Uptown

No

If this development is located in unincorporated  
Shelby County, is the tract at least three acres?

n/a

(Note a tract of less than three acres is not

**GENERAL PROJECT INFORMATION**

eligible for a planned development in  
unincorporated Shelby County)

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

No

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

n/a

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

The project will result in 16 townhomes that will face  
and access Covington Pike. These lots will be  
separated from the surrounding SFR and be  
compatible with the surrounding area.

UDC Sub-Section 9.6.9B

These lot will take access to Covington Pike and not  
through the existing SFR and a 50 foot natural area  
will be provided along the east side of the property  
abutting SFR.

UDC Sub-Section 9.6.9C

All public utilities are available to this site.

UDC Sub-Section 9.6.9D

Agreed

UDC Sub-Section 9.6.9E

Agreed.

UDC Sub-Section 9.6.9F

Agreed

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

The proposed townhomes will be of similar or higher  
price than the surrounding properties and will be  
separated from the existing SFR area by means of  
access.

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

The development will tie to City of Memphis Sewers  
and MLGW electric, water, and gas.

C) The location and arrangement of the  
structures, parking and loading areas, walks,  
lighting and other service facilities shall be  
compatible with the surrounding land uses, and  
any part of the proposed development not used  
for such facilities shall be landscaped or  
otherwise improved except where natural  
features are such as to justify preservation

The proposed townhomes will face Covington Pike  
and take access through a common drive to  
Covington Pike separating them from the  
surrounding SFR.

D) Any modification of the district standards that  
would otherwise be applicable to the site are  
warranted by the design of the outline plan and  
the amenities incorporated therein, and are not  
inconsistent with the public interest

Agreed.

E) Homeowners' associations or some other  
responsible party shall be required to maintain  
any and all common open space and/or common  
elements

A HOA will be formed to own and maintain the three  
COS lots.

**GENERAL PROVISIONS**

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

**GIS INFORMATION**

Case Layer Z05-121, Z88-169  
Central Business Improvement District No  
Class R  
Downtown Fire District No  
Historic District -  
Land Use VACANT  
Municipality MEMPHIS  
Overlay/Special Purpose District -  
Zoning R-10  
State Route 1  
Lot 0 1  
Subdivision CARPER  
Planned Development District -  
Wellhead Protection Overlay District Yes  
County Commission District -  
City Council District -  
City Council Super District -

**Contact Information**

**Name**

GREGORY GRIFFIN

**Contact Type**

APPLICANT

**Address**

6263 POPLAR AVE, GREGORY GRIFFIN, MEMPHIS, TN, MEMPHIS, TN, 38119

**Phone**

-

**Name**

THE BRAY FIRM

**Contact Type**

ARCHITECT / ENGINEER /  
SURVEYOR

**Address**

2950 STAGE PLAZA NORTH,

**Phone**

(901)487-2425

**Fee Information**

| Invoice # | Fee Item                                                          | Quantity | Fees     | Status   | Balance | Date Assessed |
|-----------|-------------------------------------------------------------------|----------|----------|----------|---------|---------------|
| 1728588   | Planned Development - each additional or fractional acres above 5 | 2        | 183.00   | INVOICED | 0.00    | 05/01/2026    |
| 1728588   | Credit Card Use Fee (.026 x fee)                                  | 1        | 43.76    | INVOICED | 0.00    | 05/01/2026    |
| 1728588   | Planned Development - 5 acres or less                             | 1        | 1,500.00 | INVOICED | 0.00    | 05/01/2026    |
| 1728433   | Credit Card Use Fee (.026 x fee)                                  | 1        | 0.00     | INVOICED | 0.00    | 05/01/2026    |

Total Fee Invoiced: \$1,726.76

Total Balance: \$0.00

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Gregory Griffin (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 2604 Coington Pike  
and further identified by Assessor's Parcel Number 098030 00013  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 24th day of June in the year of 2026

[Signature]  
Signature of Notary Public



My Commission Expires

LETTER OF INTENT



---

Telephone 901-383-8668

2950 Stage Plaza North  
Bartlett, Tennessee 38134

May 1, 2026

Brett Ragsdale, Director  
Memphis and Shelby County  
Office of Planning and Development  
125 North Main Street  
Memphis, Tennessee 38103

**RE: Covington Pike – Twin Woods Planned Development**  
**2604 Covington Pike**  
**Planned Development to allow 16 townhomes in the R-10 zoning district**  
**Formerly case number: S 2025-020**

Mr. Ragsdale:

Please find attached a planned development application for the former case number S 2025-020. The previous case was approved as a single family residential subdivision in the R-10 zoning district last year. However, site conditions and restraints have presented challenges to the development per the approved preliminary plan. The biggest challenge is that the existing sanitary sewer in the vicinity is not at a depth that would allow gravity flow to the lots as previously configured. After consultation with your office and with the City Council representative for this area a revised plan has been developed that would allow the development of the only the western portion of the site where enough fill material can be imported to create buildable lots and provide gravity sewers. The proposed lots will be smaller than originally configured and would include townhouse units modeled on the townhouses currently under construction in the nearby Union Depot development (located in Bartlett). Also changed, the connection to Twin Woods has been eliminated and all access to the development will be through Covington Pike. The proposed townhouses will face Covington Pike with rear access from the common drive.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.

## LETTERS RECEIVED

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

----- Forwarded Message -----

**From:** Beth <eldmaw@aol.com>

**To:** rhonda.logan@memphistn.gov <rhonda.logan@memphistn.gov>

**Cc:** dgbray@comcast.net <dgbray@comcast.net>; briona.nichols1@memphistn.gov <briona.nichols1@memphistn.gov>; travian.smith@memphistn.gov <travian.smith@memphistn.gov>; jeffrey.penzes@memphistn.gov <jeffrey.penzes@memphistn.gov>

**Sent:** Tuesday, June 30, 2026 at 01:30:52 PM CDT

**Subject:** PD 2026-005 community meeting

Council Woman Logan--

As you're our representative of the Raliegh Community in Memphis I was so pleased to meet you and wanted to thank you for attending the Neighborhood Meeting yesterday. You heard how the discussions with your constituents and David of the Bray Firm for the revised PD 2026-005 (previous PD S2025-020) of the Covington Pike - Twin Woods Development at 2406 Covington Pike went and how it will impact and improve the adjacent neighborhood by us working together.

My 2 siblings and I were raised in the Dyer family home on OakMeadow since 1965 in Bartlett Meadows on the northern property line of the proposed PD; I live there today. Of course I was filled with disgust and trepidation at the total removal of the verdant 250yr trees and the wildlife supported behind us. Fear that the trees in my backyard have been undermined by it. The removal began in 2025 and concluded just last week. However, the initial PD zoned R10 and approved for 7 lots that would mimic the surrounding areas, seemed appropriate though difficult to understand how it would be accomplished due to the lots topography and drainage especially post clearcutting. The new PD presented, increases the density to 16 lots and requires a request to rezone the property to RU-1. That they have negligible space between the structures and the shared N and S property lines raised my concerns anew. During the June 29th meeting my concerns and those of my neighbors were heard and taken into account, for which I am personally very grateful. Mr. Bray listened and addressed each of our concerns and noted ways they would change the plans to provide for them. We discussed access from CPike and how the flow and safety for traffic during peak hours would be impacted on Covington Pike and at the intersection of Oak Meadow with no median cutout at the proposed property entrance. That issue was deferred to City Engineering. The drainage issues from the increase in impermeable surfaces were discussed. Those increases flow thru the culvert under CP and negatively effect the Scarborough property to the west side of CPike and may still need to be addressed with them. Additional drainage lines were to be placed in the COS areas to direct the increased drainage to the retention COS at the CP entrance. The 50 ft boundary COS area on the Eastern property line was discussed. I respectfully requested that a similar boundary

be extended to the N and S lines which Mr. Bray said could be done on the N line and possibly the S. These requests were made along with discussions of appropriate berms in front of Class III buffers to include durable fencing and multi layers of dense vegetation to include overlapping quick growing trees to provide visual screening. Buffer yard mitigations are requested to be included in any new zoning ordinance, along with Legal Stipulations and Covenants to Prohibit Encroachment. These would restrict buildings, parking , driveways and new stormwater ponds from these COS in perpetuity. I understand those areas would be maintained by an HOA. I respectfully request that the developer file a buffer plate binding these new COS boundaries. A paved walking path along the southeastern line connecting to Twin Woods Rd would allow any resident children of the PD safer access for walking to school, was also requested and considered doable.

I look forward to seeing these requests within an updated PD to be presented prior to the July 9th LUCB meeting.

Thank you again for all you do to support us and the growth and development of our community.

Sincerely,

Elizabeth Dyer-Wiles



# 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](http://www.develop901.com)

## Record Summary for Planned Development

### Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: PD 2026-005

Expiration Date:

Record Name: Covington Pike - Twin Woods Planned Development

Description of Work: Planned Development to allow 16 townhomes in the R-10 zoning district.

Parent Record Number:

---

### Address:

2604 COVINGTON PIKE, MEMPHIS 38128

### Owner Information

Primary Owner Name

Y WORLDWIDE PROPERTY HUB LLC

Owner Address

6263 POPLAR AVE, MEMPHIS, TN 38119

Owner Phone

---

### Parcel Information

088030 00013

---

### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner

Brett Ragsdale

Date of Meeting

02/23/2026

Pre-application Meeting Type

Email

#### GENERAL PROJECT INFORMATION

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

S 2025-020

Medical Overlay / Uptown

No

If this development is located in unincorporated  
Shelby County, is the tract at least three acres?

n/a

(Note a tract of less than three acres is not

**GENERAL PROJECT INFORMATION**

eligible for a planned development in unincorporated Shelby County)

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

No

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

n/a

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

The project will result in 16 townhomes that will face and access Covington Pike. These lots will be separated from the surrounding SFR and be compatible with the surrounding area.

UDC Sub-Section 9.6.9B

These lot will take access to Covington Pike and not through the existing SFR and a 50 foot natural area will be provided along the east side of the property abutting SFR.

UDC Sub-Section 9.6.9C

All public utilities are available to this site.

UDC Sub-Section 9.6.9D

Agreed

UDC Sub-Section 9.6.9E

Agreed.

UDC Sub-Section 9.6.9F

Agreed

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

The proposed townhomes will be of similar or higher price than the surrounding properties and will be separated from the existing SFR area by means of access.

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

The development will tie to City of Memphis Sewers and MLGW electric, water, and gas.

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation

The proposed townhomes will face Covington Pike and take access through a common drive to Covington Pike separating them from the surrounding SFR.

D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

Agreed.

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

A HOA will be formed to own and maintain the three COS lots.

**GENERAL PROVISIONS**

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

**GIS INFORMATION**

|                                       |                  |
|---------------------------------------|------------------|
| Case Layer                            | Z05-121, Z88-169 |
| Central Business Improvement District | No               |
| Class                                 | R                |
| Downtown Fire District                | No               |
| Historic District                     | -                |
| Land Use                              | VACANT           |
| Municipality                          | MEMPHIS          |
| Overlay/Special Purpose District      | -                |
| Zoning                                | R-10             |
| State Route                           | 1                |
| Lot                                   | 0 1              |
| Subdivision                           | CARPER           |
| Planned Development District          | -                |
| Wellhead Protection Overlay District  | Yes              |
| County Commission District            | -                |
| City Council District                 | -                |
| City Council Super District           | -                |

**Contact Information****Name**

GREGORY GRIFFIN

**Contact Type**

APPLICANT

**Address**

6263 POPLAR AVE, GREGORY GRIFFIN, MEMPHIS, TN, MEMPHIS, TN, 38119

**Phone**

-

**Name**

THE BRAY FIRM

**Contact Type**

ARCHITECT / ENGINEER /  
SURVEYOR

**Address**

2950 STAGE PLAZA NORTH,

**Phone**

(901)487-2425

**Fee Information**

| Invoice # | Fee Item                                                          | Quantity | Fees     | Status   | Balance | Date Assessed |
|-----------|-------------------------------------------------------------------|----------|----------|----------|---------|---------------|
| 1728588   | Planned Development - each additional or fractional acres above 5 | 2        | 183.00   | INVOICED | 0.00    | 05/01/2026    |
| 1728588   | Credit Card Use Fee (.026 x fee)                                  | 1        | 43.76    | INVOICED | 0.00    | 05/01/2026    |
| 1728588   | Planned Development - 5 acres or less                             | 1        | 1,500.00 | INVOICED | 0.00    | 05/01/2026    |
| 1728433   | Credit Card Use Fee (.026 x fee)                                  | 1        | 0.00     | INVOICED | 0.00    | 05/01/2026    |

Total Fee Invoiced: \$1,726.76

Total Balance: \$0.00

---

**Payment Information****Payment Amount**

\$1,726.76

**Method of Payment**

Credit Card

dgray@comcast.net

Owner Affidavit for Planning Applications\_202204071324076881 (



### 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, Gregory Griffin (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



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Telephone 901-383-8668

2950 Stage Plaza North  
Bartlett, Tennessee 38134

May 1, 2026

Brett Ragsdale, Director  
Memphis and Shelby County  
Office of Planning and Development  
125 North Main Street  
Memphis, Tennessee 38103

**RE: Covington Pike – Twin Woods Planned Development**  
**2604 Covington Pike**  
**Planned Development to allow 16 townhomes in the R-10 zoning district**  
**Formerly case number: S 2025-020**

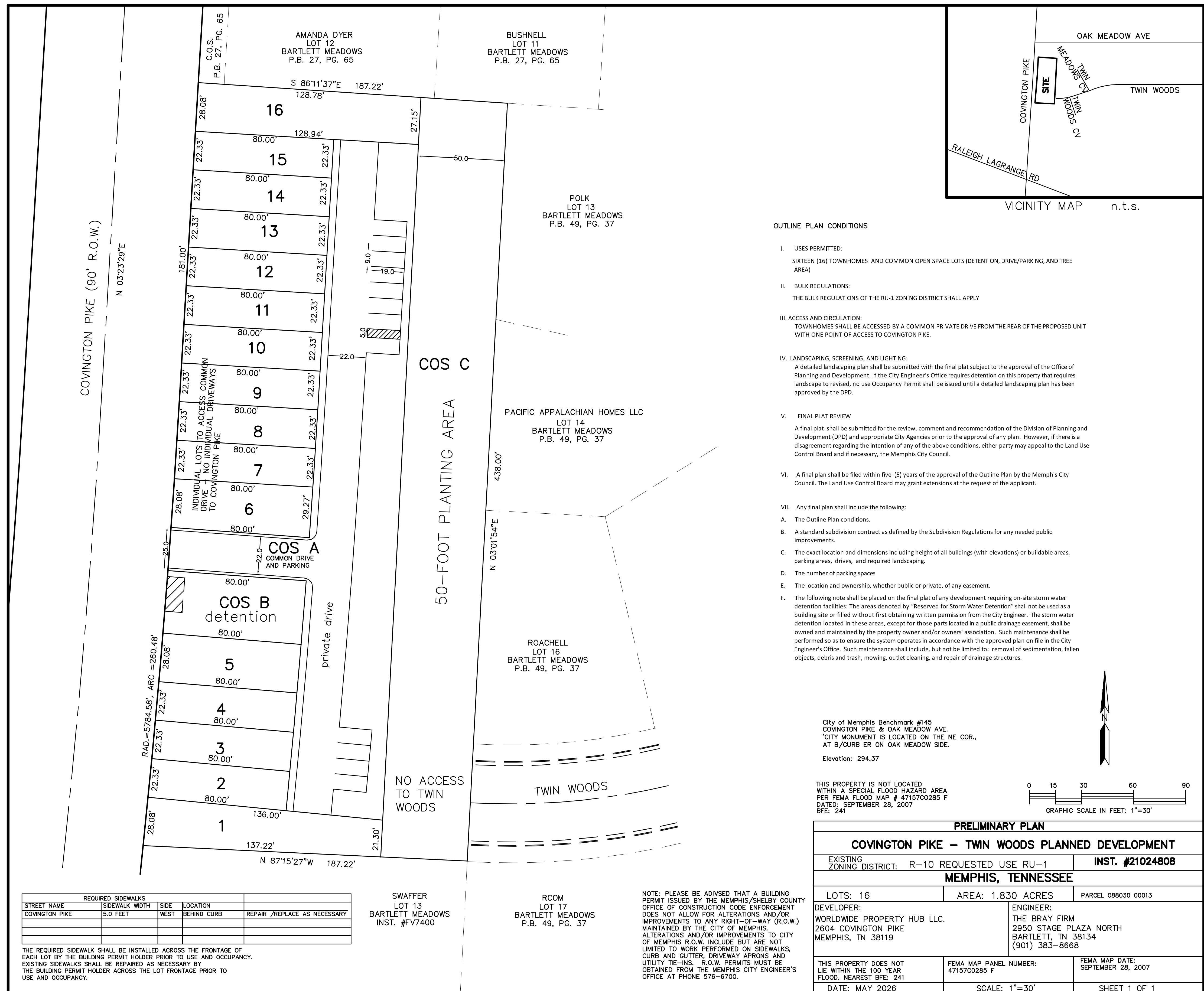
Mr. Ragsdale:

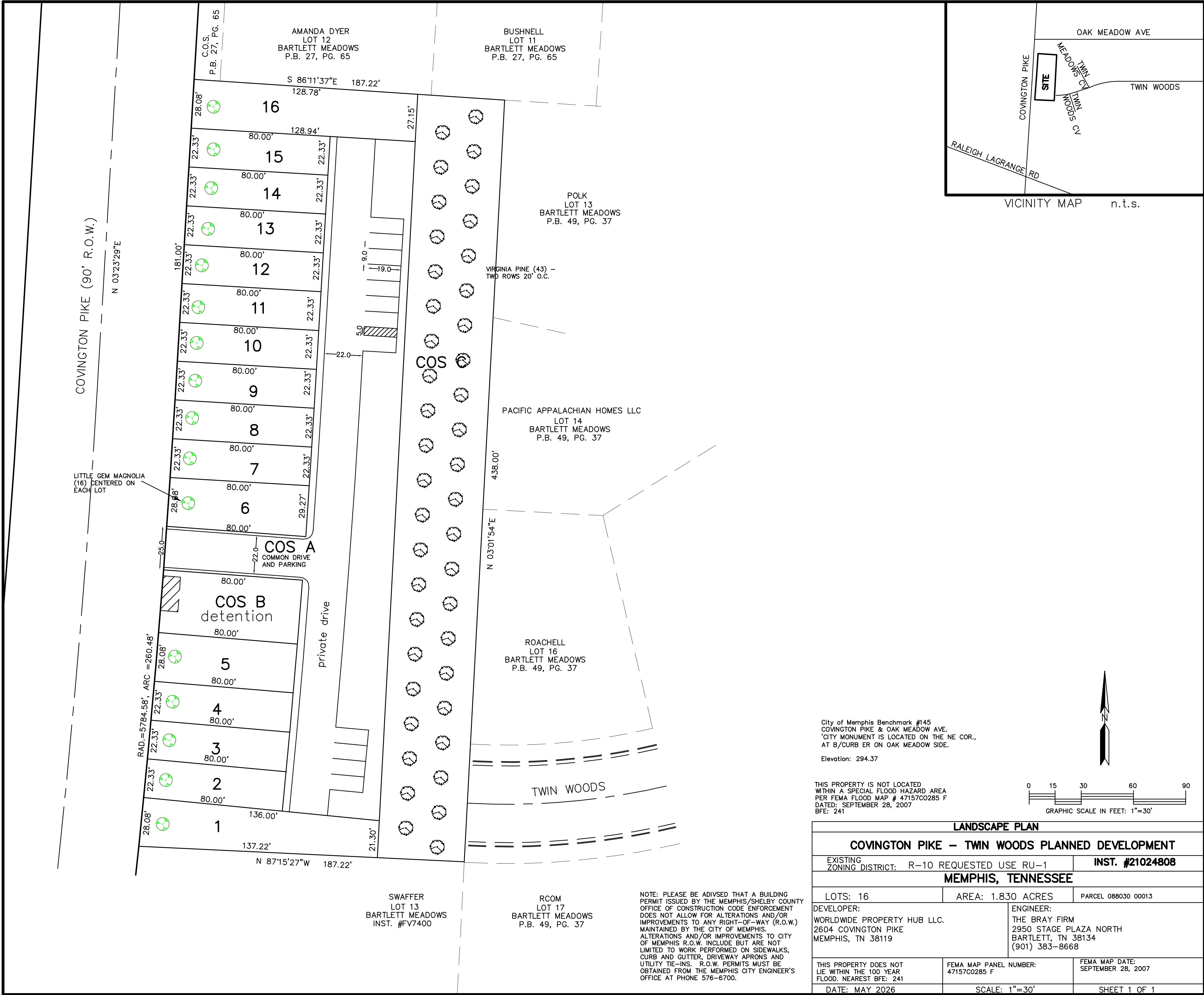
Please find attached a planned development application for the former case number S 2025-020. The previous case was approved as a single family residential subdivision in the R-10 zoning district last year. However, site conditions and restraints have presented challenges to the development per the approved preliminary plan. The biggest challenge is that the existing sanitary sewer in the vicinity is not at a depth that would allow gravity flow to the lots as previously configured. After consultation with your office and with the City Council representative for this area a revised plan has been developed that would allow the development of the only the western portion of the site where enough fill material can be imported to create buildable lots and provide gravity sewers. The proposed lots will be smaller than originally configured and would include townhouse units modeled on the townhouses currently under construction in the nearby Union Depot development (located in Bartlett). Also changed, the connection to Twin Woods has been eliminated and all access to the development will be through Covington Pike. The proposed townhouses will face Covington Pike with rear access from the common drive.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.





I. USES PERMITTED:

SIXTEEN (16) TOWNHOMES AND COMMON OPEN SPACE LOTS (DETENTION, DRIVE/PARKING, AND TREE AREA)

II. BULK REGULATIONS:

THE BULK REGULATIONS OF THE RU-1 ZONING DISTRICT SHALL APPLY

III. ACCESS AND CIRCULATION:

TOWNHOMES SHALL BE ACCESSED BY A COMMON PRIVATE DRIVE FROM THE REAR OF THE PROPOSED UNIT WITH ONE POINT OF ACCESS TO COVINGTON PIKE.

IV. LANDSCAPING, SCREENING, AND LIGHTING:

A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Office of Planning and Development. If the City Engineer's Office requires detention on this property that requires landscape to be revised, no use Occupancy Permit shall be issued until a detailed landscaping plan has been approved by the DPD.

V. FINAL PLAT REVIEW

A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

VII. Any final plan shall include the following:

- A. The Outline Plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces
- E. The location and ownership, whether public or private, of any easement.

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



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

---

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

21024808

03/03/2021 - 12:04:30 PM

3 PGS

HERTHA 2181967-21024808

|                |          |
|----------------|----------|
| VALUE          | 15000.00 |
| MORTGAGE TAX   | 0.00     |
| TRANSFER TAX   | 55.50    |
| RECORDING FEE  | 15.00    |
| DP FEE         | 2.00     |
| REGISTER'S FEE | 1.00     |
| EFILE FEE      | 2.00     |
| TOTAL AMOUNT   | 75.50    |

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

RETURN TO:  
Preferred Title & Escrow (Pam)  
7894 Winchester Road  
500  
Memphis, TN 38125

## WARRANTY DEED

THIS INDENTURE made and entered into this 2nd, of March 2021, by and between Ina Joyce Huffman, Single parties of the first part, and WorldWide Property HUB, LLC party of the second part.

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

Part of Lot 1, A.C. Carper Subdivision in the City of Memphis, Tennessee:  
Beginning at an iron stake in the east line of Covington Pike 990 feet wide) 108.25 feet southwardly from the south line of Oak Meadow Avenue (50 feet wide); southwardly along the east line of Covington Pike 181 feet to a point of curve; thence continuing southwardly along the east line of Covington pike on a curve to the right having a radius of 5784.58 feet, 261 feet to an iron stake in the north line of the "Erma Shields Abraham" lot per book E-3-0065 in the Register's office of Shelby County, Tennessee; thence eastwardly along said north line 188.18 feet to an iron stake in the west line of Revised 3rd Addition to Bartlett Meadows Subdivision (50-22); thence northwardly along said west line 438 feet to an iron stake in the south line of Section "A", Bartlett Meadows Subdivision (27-65); thence westwardly along said south line parallel to Oak Meadow Avenue 180.51 feet to the point of beginning, containing 1.84 acres.

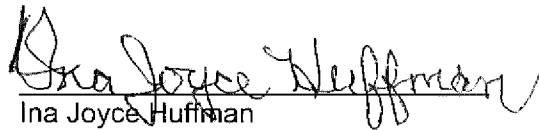
Being the same property conveyed to Ina Joyce Huffman herein by Quit Claim Deed recorded at Instrument No. CK 6058 in the Register's Office of Shelby County, Tennessee.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except:2021 City of Memphis and 2021 Shelby County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book N/A , Page N/A and easements 03230558 all being of record in Shelby County Register's Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

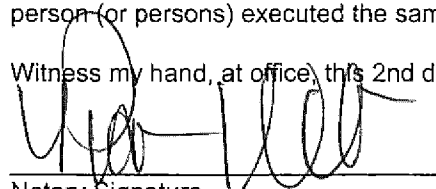
WITNESS the signature of the party of the first part the day and year first above written.

  
Ina Joyce Huffman

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 2nd day of March, 2021, before me personally appeared Ina Joyce Huffman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of March, 2021.

  
Notary Signature  
My commission expires:

Property Owner Name and address  
WorldWide Property HUB, LLC  
6000 Poplar Ave. Ste. 250  
Memphis, TN 38119

Property Address:  
2604 Covington Pike  
Memphis, TN 38128

Mail Tax Bills To:  
WorldWide Property HUB, LLC  
6000 Poplar Ave. Ste. 250  
Memphis, TN 38119

Parcel#: 08-8030-0-0013

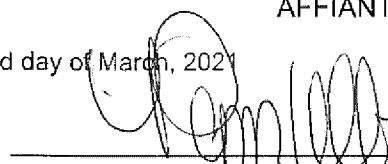
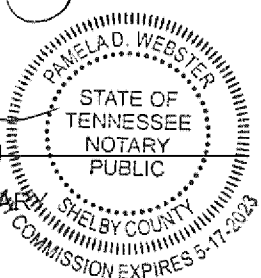
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State of Tennessee  
County of Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which \$15,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

  
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of March, 2021

  
  
NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

### True Copy Certification

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

[Signature]  
Signature

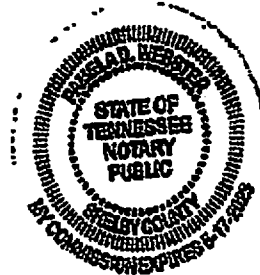
State of TN

County of Shelby

Personally appeared before me, [Name of Notary], a notary public for this county and  
state, [name of person making certification] who acknowledges that this certification of  
an electronic document is true and correct and whose signature I have witnessed.

[Signature]  
Notary's Signature

My Commission Expires: \_\_\_\_\_  
Notary' Seal (if on paper)





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

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

August 13, 2026

Worldwide Property Hub LLC  
2604 Covington Pike  
Memphis, TN 38128

*Sent via electronic mail to: [dgbray@comcast.net](mailto:dgbray@comcast.net)*

Covington Pike-Twin Woods Planned Development  
Case Number: PD 2026-005  
LUCB Recommendation: Approval with outline plan conditions

Dear applicant,

On Thursday, August 13, 2026, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development application for the Covington Pike-Twin Woods Planned Development, subject to the attached outline plan conditions.

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

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

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

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at [Truus.Abuosi@memphistn.gov](mailto:Truus.Abuosi@memphistn.gov).

**Letter to Applicant**  
**PD 2026-005**

Respectfully,

*Truus Abuosi*

Truus Abuosi  
Planner I  
Land Use and Development Services  
Division of Planning and Development

File

**Outline Plan Conditions**

- I. **USES PERMITTED:**  
Fifteen (15) townhomes and common open space lots (detention, drive/parking, and tree area)
- II. **BULK REGULATIONS:**  
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
  - A. The minimum lot size shall be 1700 square feet.
- III. **ACCESS AND CIRCULATION:**  
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.
- IV. **LANDSCAPING, SCREENING, AND LIGHTING:**  
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.
- V. **FINAL PLAT REVIEW:**  
A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.
- VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.
- VII. Any final plan shall include the following:
  - A. The Outline Plan conditions.
  - B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
  - C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
  - D. The number of parking spaces
  - E. The location and ownership, whether public or private, of any easement.

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

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 9/1/2026  
DATE**

**PUBLIC SESSION: 9/15/2026  
DATE**

**ITEM (CHECK ONE)**

       ORDINANCE      X   RESOLUTION           REQUEST FOR PUBLIC HEARING

**ITEM DESCRIPTION:** Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 795 Tanglewood Street, known as case number PD 2026-007

**CASE NUMBER:** PD 2026-007

**DEVELOPMENT:** Tanglewood Planned Development

**LOCATION:** 795 Tanglewood Street

**COUNCIL DISTRICTS:** District 4 and Super District 9

**OWNER/APPLICANT:** Ella Residential LLC and WO SFR LLC and 795 Tanglewood LLC / Cameron Ellis

**REPRESENTATIVE:** The Bray Firm

**REQUEST:** 15-lot residential planned development

**AREA:** +/-1.17 acres

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

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Not Required**  
Hearing – September 15, 2026

**PRIOR ACTION ON ITEM:**

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| <u>(1)</u> _____                        | APPROVAL - (1) APPROVED (2) DENIED      |
| <u>08/13/2026</u> _____                 | DATE                                    |
| <u>(1) Land Use Control Board</u> _____ | ORGANIZATION - (1) BOARD / COMMISSION   |
|                                         | (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

| <u>DATE</u>    | <u>POSITION</u>              |
|----------------|------------------------------|
| <u>8/24/26</u> | PRINCIPAL PLANNER            |
|                | DEPUTY ADMINISTRATOR         |
| <u>8/24/26</u> | ADMINISTRATOR                |
| <u>8/24/26</u> | DIRECTOR (JOINT APPROVAL)    |
|                | COMPTROLLER                  |
|                | FINANCE DIRECTOR             |
|                | CITY ATTORNEY                |
|                | CHIEF ADMINISTRATIVE OFFICER |
|                | COMMITTEE CHAIRMAN           |



## Memphis City Council Summary Sheet

**PD 2026-007**

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 795 TANGLEWOOD STREET, KNOWN AS CASE NUMBER PD 2026-007.

- This item is a resolution with conditions to allow a 15-lot residential planned development; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, August 13, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

|                             |                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>         | PD 2026-007                                                                                                 |
| <b>DEVELOPMENT:</b>         | Tanglewood Planned Development                                                                              |
| <b>LOCATION:</b>            | 795 Tanglewood Street                                                                                       |
| <b>COUNCIL DISTRICT(S):</b> | District 4 and Super District 9                                                                             |
| <b>OWNER/APPLICANT:</b>     | Ella Residential LLC and WO SFR LLC and 795 Tanglewood LLC /<br>Cameron Ellis                               |
| <b>REPRESENTATIVE:</b>      | The Bray Firm                                                                                               |
| <b>REQUEST:</b>             | 15-lot residential planned development                                                                      |
| <b>EXISTING ZONING:</b>     | Midtown District Overlay (MD), Historic Overlay District (H) and<br>Residential Single-Family – 6 (R-6 (H)) |
| <b>AREA:</b>                | +/-1.17 acres                                                                                               |

---

**The following spoke in support:** David Bray

**The following spoke in opposition:** Hung Diep

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

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

Respectfully,  
*Kendra Cobbs*

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

Cc: Committee Members  
File

**PD 2026-007**  
**CONDITIONS**

**Outline Plan Conditions**

**I. USES PERMITTED:**

FIFTEEN TOWNHOMES

**II. BULK REGULATIONS:**

A. THE BULK REGULATIONS OF THE RU-2 ZONING DISTRICT SHALL APPLY EXCEPT AS NOTED BELOW

1. FRONT SETBACK ALONG ELZEY SHALL BE 15 FEET.
2. SETBACK (FRONT , SIDE AND GARAGE) ALONG PRIVATE DRIVE SHALL BE 10 FEET.
3. SIDE SETBACK FOR END CAP UNITS SHALL BE 5 FEET.
4. MINIMUM WIDTH: 25 FEET
5. MINIMUM LOT AREA: 1575 S.F.

B. INDIVIDUAL TOWNHOMES SHALL NOT BE USED FOR SHORT TERM RENTALS.

**III. ACCESS AND CIRCULATION:**

A. TOWNHOMES SHALL BE ACCESSED BY A COMMON PRIVATE DRIVE AS SHOWN WITH REAR-LOADED GARAGE ENTRY.

B. ELZEY AND TANGLEWOOD SHALL BE IMPROVED WITH CURB, GUTTER, AND SIDEWALK.

C. CONSTRUCTION TRAFFIC SHALL EXIT THE SITE NORTH ON TANGLEWOOD.

**IV. LANDSCAPING, SCREENING, AND LIGHTING:**

A detailed landscaping plan shall be submitted with the final plat subject to the approval by the Division of Planning and Development.

**V. FINAL PLAT REVIEW**

A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

**VII. Any final plan shall include the following:**

A. The Outline Plan conditions.

B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.

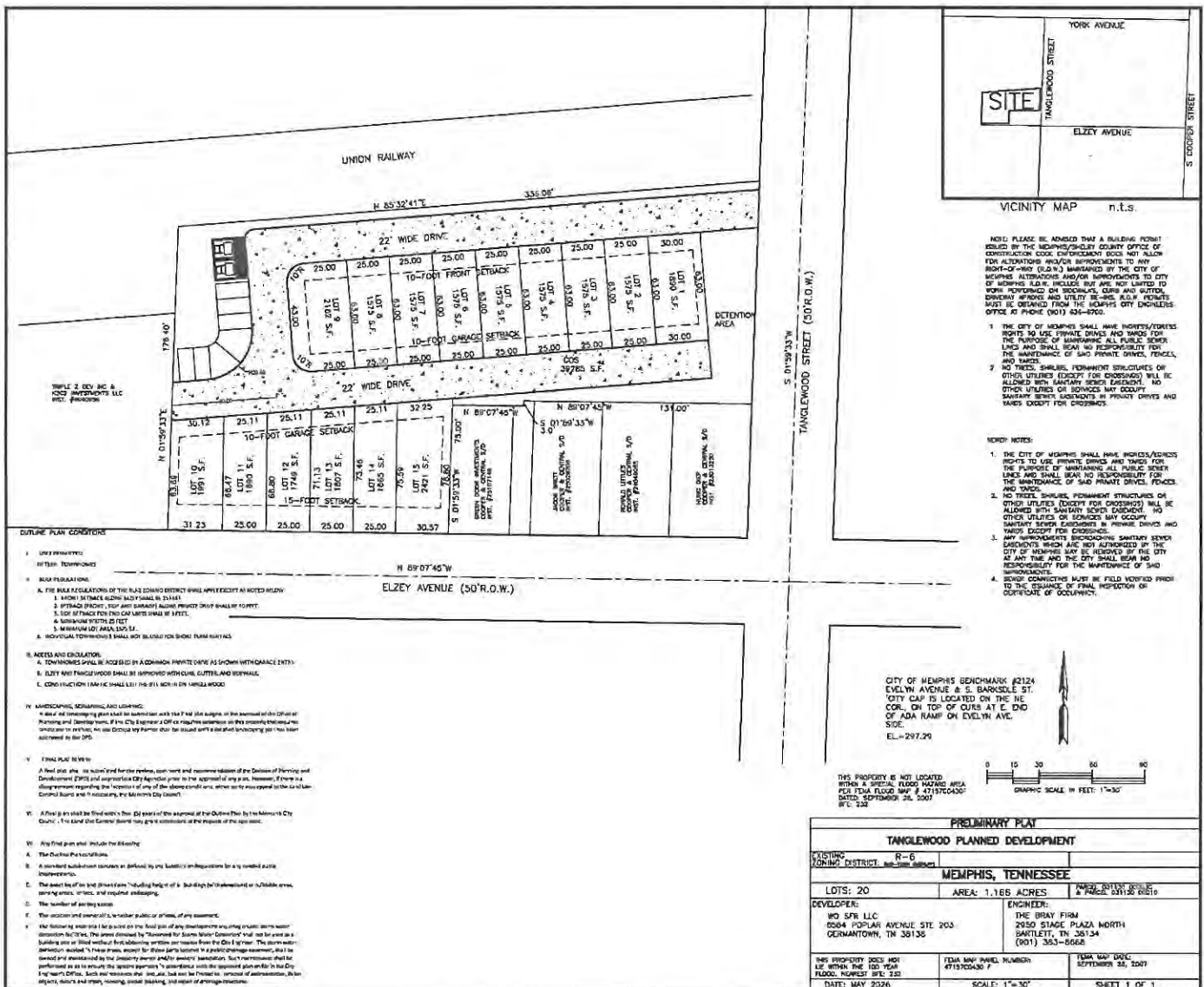
C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.

D. The number of parking spaces

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

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

## CONCEPT PLAN



**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 795 TANGLEWOOD STREET, KNOWN AS CASE NUMBER PD 2026-007**

---

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

**WHEREAS**, Cameron Ellis filed an application with the Memphis and Shelby County Division of Planning and Development to allow a residential planned development; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on August 13, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

## OUTLINE PLAN CONDITIONS

### I. USES PERMITTED:

FIFTEEN TOWNHOMES

### II. BULK REGULATIONS:

#### A. THE BULK REGULATIONS OF THE RU-2 ZONING DISTRICT SHALL APPLY EXCEPT AS NOTED BELOW

1. FRONT SETBACK ALONG ELZEY SHALL BE 15 FEET.
2. SETBACK (FRONT , SIDE AND GARAGE) ALONG PRIVATE DRIVE SHALL BE 10 FEET.
3. SIDE SETBACK FOR END CAP UNITS SHALL BE 5 FEET.
4. MINIMUM WIDTH: 25 FEET
5. MINIMUM LOT AREA: 1575 S.F.

#### B. INDIVIDUAL TOWNHOMES SHALL NOT BE USED FOR SHORT TERM RENTALS.

### III. ACCESS AND CIRCULATION:

#### A. TOWNHOMES SHALL BE ACCESSED BY A COMMON PRIVATE DRIVE AS SHOWN WITH REAR-LOADED GARAGE ENTRY.

#### B. ELZEY AND TANGLEWOOD SHALL BE IMPROVED WITH CURB, GUTTER, AND SIDEWALK.

#### C. CONSTRUCTION TRAFFIC SHALL EXIT THE SITE NORTH ON TANGLEWOOD.

### IV. LANDSCAPING, SCREENING, AND LIGHTING:

A detailed landscaping plan shall be submitted with the final plat subject to the approval by the Division of Planning and Development.

### V. FINAL PLAT REVIEW

A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

VII. Any final plan shall include the following:

- A. The Outline Plan conditions.
- B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
- C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

**OUTLINE PLAN CONDITIONS**

- USE, PERMITTED:**
  - RESIDENTIAL
- SETBACK REQUIREMENTS:**
  - THE RULE REGULATIONS OF THE PLANNING DEPARTMENT SHALL APPLY EXCEPT AS NOTED BELOW:
    - FRONT SETBACK ALONG ELIZY STREET SHALL BE 10 FEET.
    - FRONT SETBACK, SIDE AND REAR SETBACK SHALL BE 10 FEET.
    - SIDE SETBACK FOR EACH LOT UNIT SHALL BE 10 FEET.
    - REAR SETBACK SHALL BE 10 FEET.
  - MINIMUM LOT AREA: 20,000 SQ. FT.
  - MINIMUM LOT WIDTH: 100 FEET.
- ACCESS AND EGRESS:**
  - ACCESS SHALL BE PROVIDED BY A CONCRETE PRIVATE DRIVE AS SHOWN WITH GARAGE ENTRY.
  - ELIZY AND TANGLEWOOD SHALL BE IMPROVED WITH CURB, GUTTER, AND SIDEWALK.
  - CONSTRUCTION TRAFFIC SHALL USE THE SIDEWALK ON ELIZY STREET.
- LANDSCAPING, TREES, FENCES, AND UTILITIES:**
  - A detailed landscape plan shall be submitted with the final plan subject to the approval of the Planning and Zoning Department. The plan shall include a site plan showing the location of trees, shrubs, and other landscaping to be retained, removed, or replaced. The plan shall also include a schedule for the removal and replacement of trees, shrubs, and other landscaping.
- FINAL PLAN REVIEW:**
  - A final plan shall be submitted for the review, comment, and recommendations of the Planning and Zoning Department. The plan shall include a site plan showing the location of trees, shrubs, and other landscaping to be retained, removed, or replaced. The plan shall also include a schedule for the removal and replacement of trees, shrubs, and other landscaping.
- OTHER:**
  - The final plan shall include the following:
    - A detailed landscape plan showing the location of trees, shrubs, and other landscaping to be retained, removed, or replaced.
    - A schedule for the removal and replacement of trees, shrubs, and other landscaping.
    - A site plan showing the location of trees, shrubs, and other landscaping to be retained, removed, or replaced.
    - A schedule for the removal and replacement of trees, shrubs, and other landscaping.

***ATTEST:***

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

**AGENDA ITEM:** 6 **L.U.C.B. MEETING:** August 13, 2026  
**CASE NUMBER:** PD 2026-007  
**DEVELOPMENT:** Tanglewood Planned Development  
**LOCATION:** 795 Tanglewood Street  
**COUNCIL DISTRICT:** District 9  
**OWNER/APPLICANT:** Ella Residential LLC and WO SFR LLC and 795 Tanglewood LLC / Cameron Ellis  
**REPRESENTATIVE:** The Bray Firm  
**REQUEST:** Residential planned development  
**EXISTING ZONING:** Midtown District Overlay (MD), Historic Overlay District (H) and Residential Single-Family – 6 (R-6 (H))

## CONCLUSIONS

1. The proposed 15-unit townhouse development is compatible infill for the area where properties largely consist of detached single-family homes on smaller lots.
2. Similar small-lot developments east (Cooper Station P.D., PD 18-48) and west (City Cottages-Cooper Young Planned Development, PD 17-23) of the site have occurred in recent years. Lot sizes averaging as small as 2,123 square feet and lot widths as narrow as 22.83 feet are compatible with the proposed development.
3. Other properties in the area also exist on smaller lots consistent with the Residential Single-Family – 6 (R-6) development regulations.
4. Elements important to community members such as rear-loaded garages and inability for use as short term rentals are conditioned in the outline plan.
5. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities or other matters affecting the public health, safety, and general welfare.

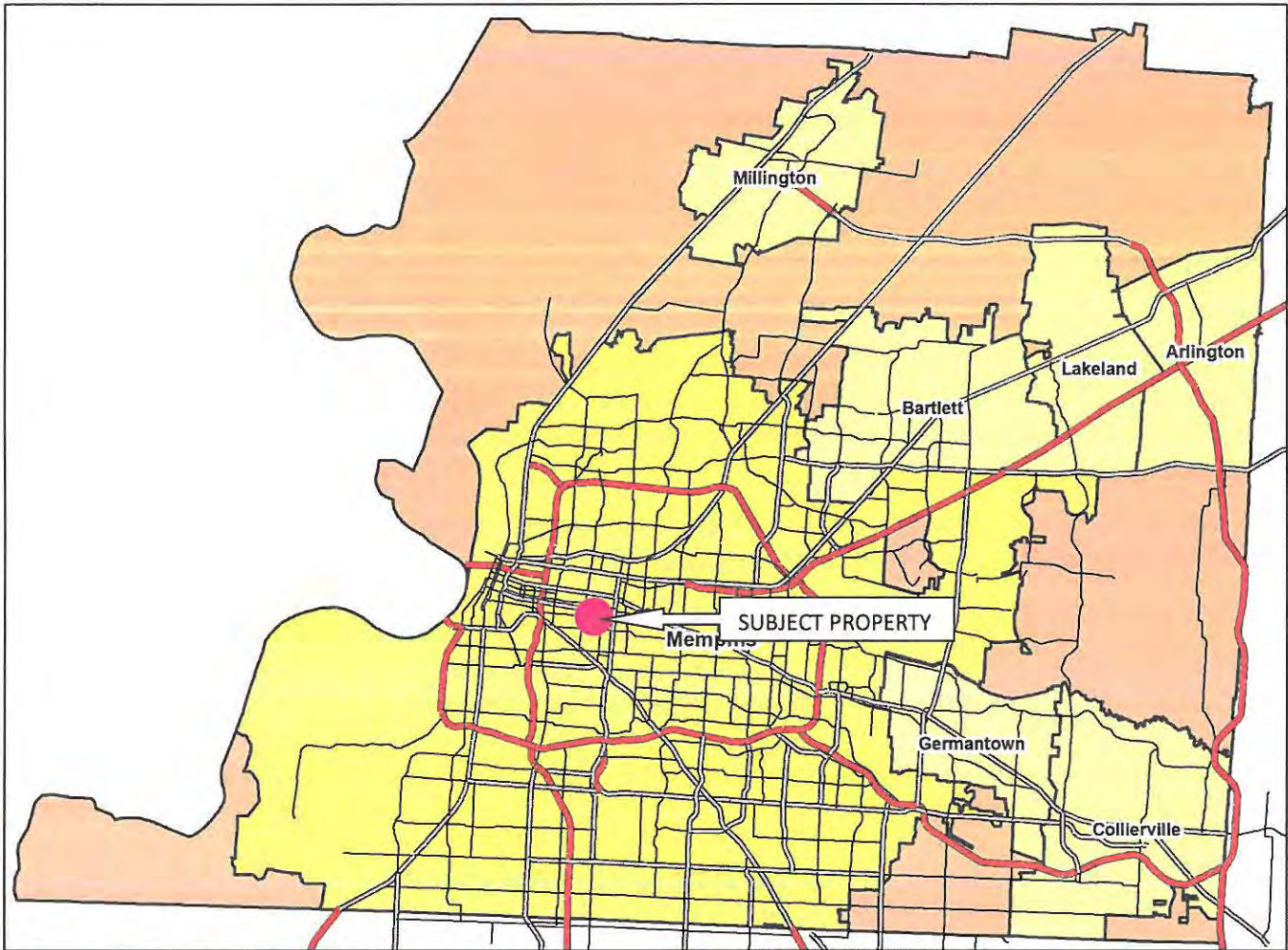
## CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 22 of this report.

## RECOMMENDATION:

***Approval with conditions***

LOCATION MAP



Subject property located within the pink circle

## PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

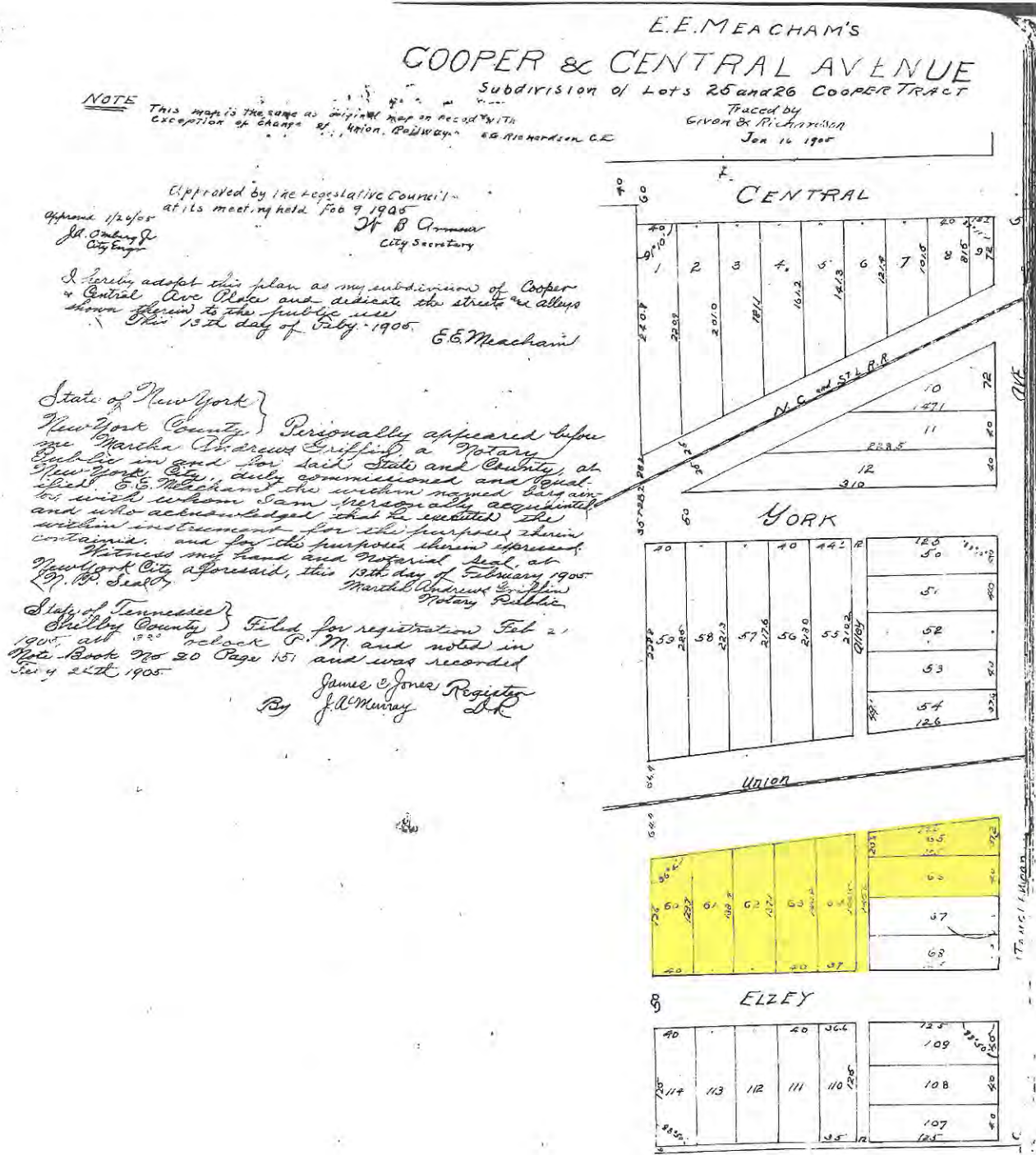
## PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 258 notices were mailed on June 16, 2026. See page 28 of this report for a copy of said notice. Additionally, two signs were posted at the subject property. See page 29 of this report for a copy of the sign affidavit.

## NEIGHBORHOOD MEETING

The meeting was held at 6:30 PM on Monday, June 29, 2026, at 795 Tanglewood Street. A copy of the neighborhood meeting notice, summary sheet, and sign-in sheet can be found on pages 30-34 of this report.

E.E. MEACHAM'S COOPER & CENTRAL AVENUE SUBDIVISION (1905) (PLAT BOOK 4 PAGE 99)



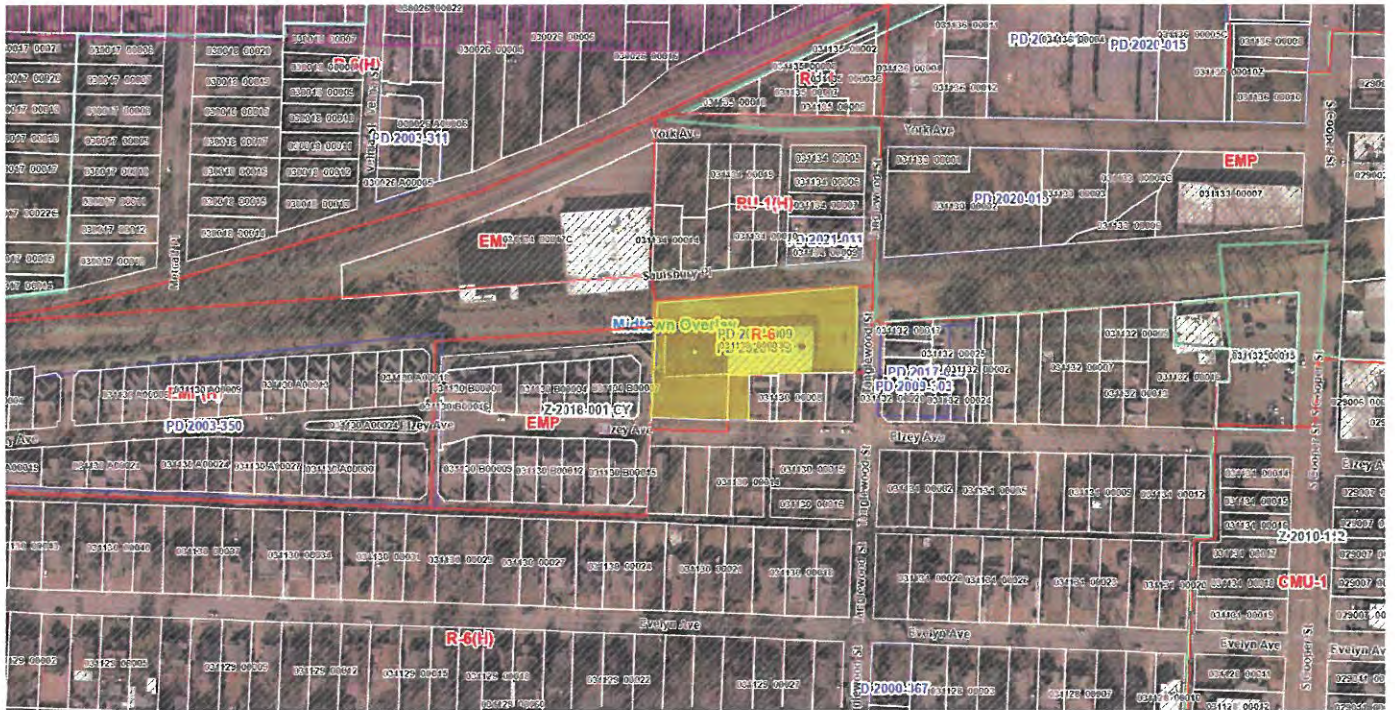
Subject property highlighted

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

**HISTORIC DISTRICT**



Subject property outlined in yellow

LAND USE MAP



Subject property indicated by a pink star

**SITE PHOTOS**



View of subject property from Tanglewood Street looking east



View of subject property from Tanglewood Street looking northwest

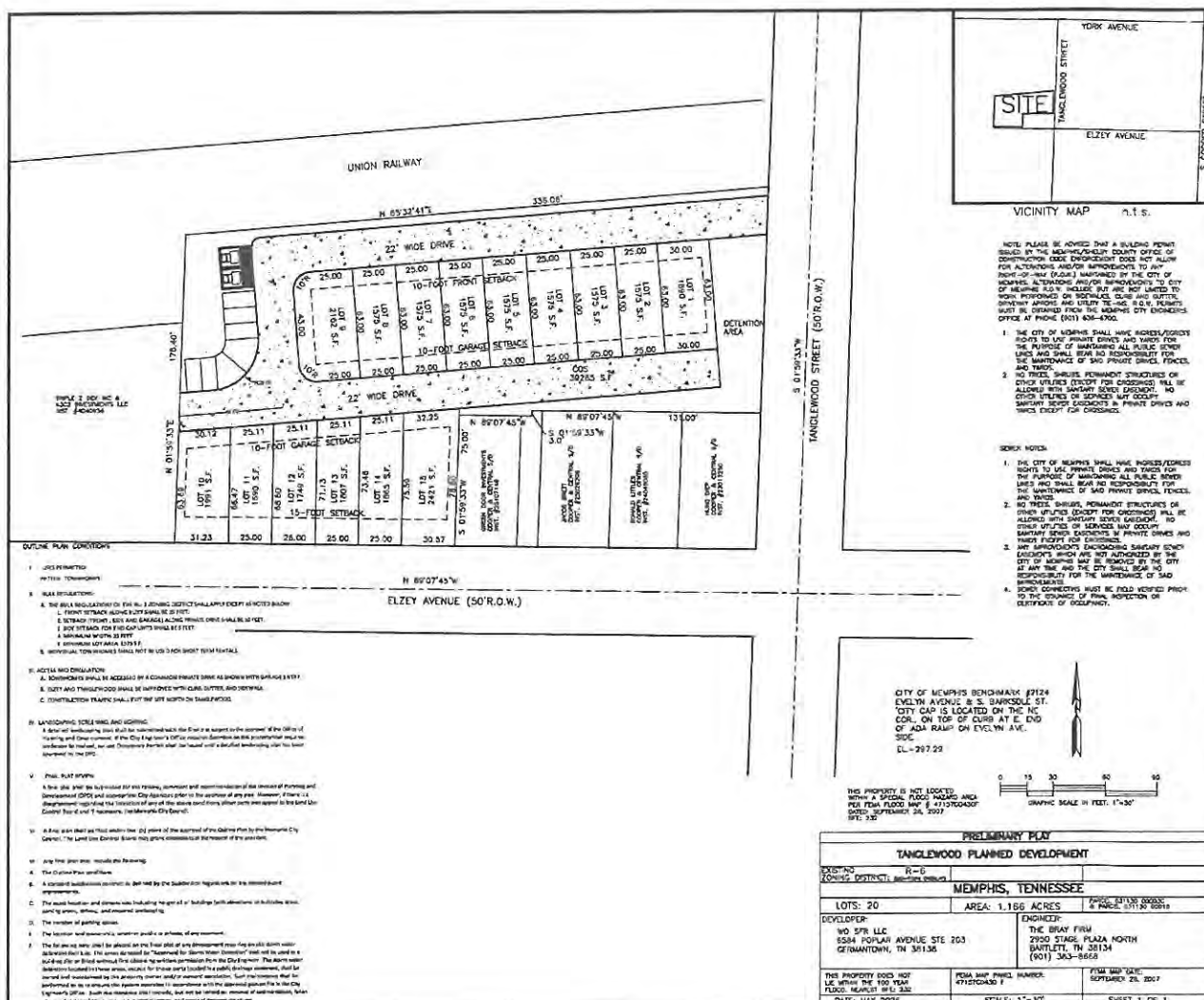


View of subject property from Elzey Avenue looking northwest

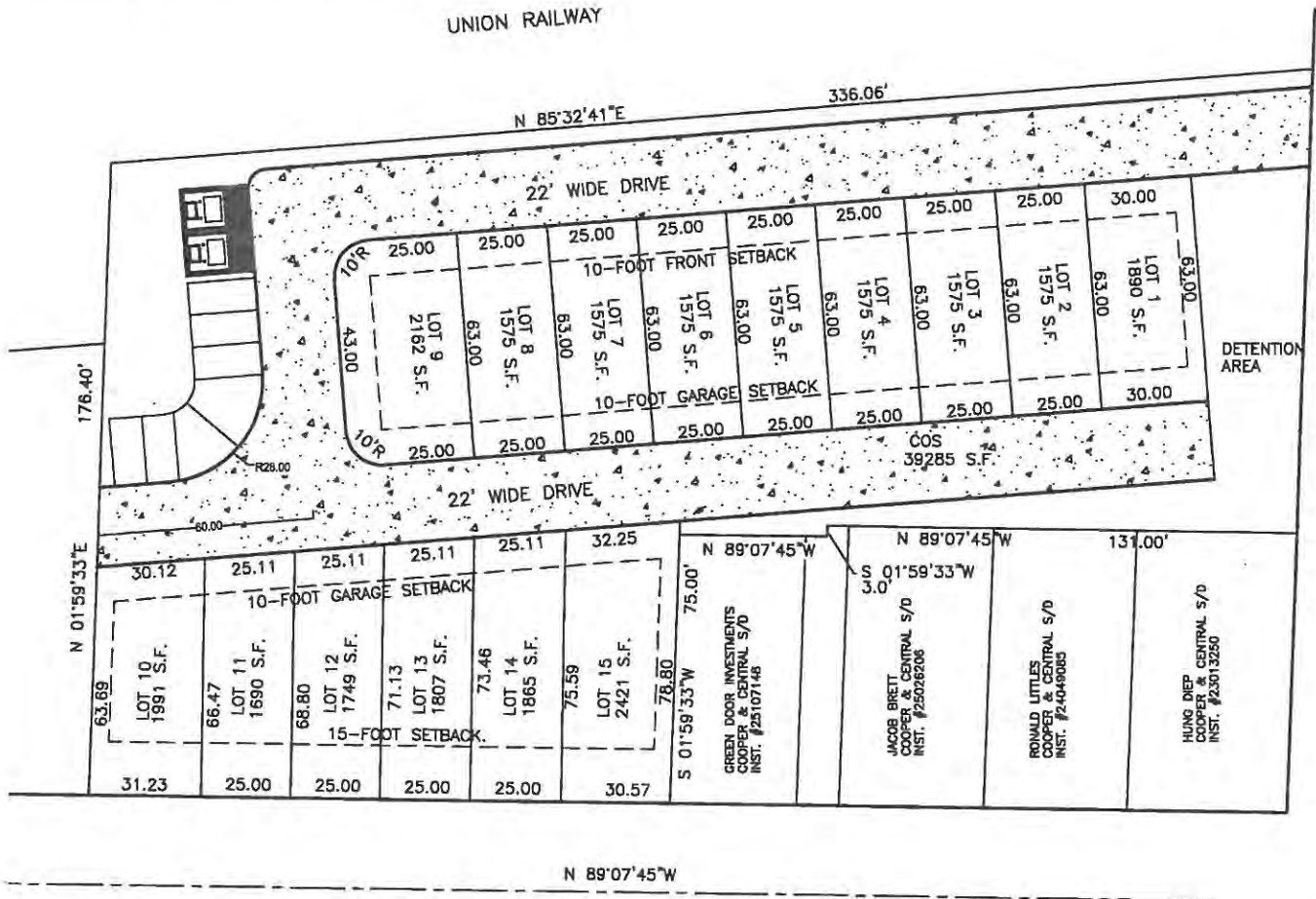


View of subject property from Elzey Avenue looking southwest

# CONCEPT PLAN



CONCEPT PLAN – MAGNIFIED



## CASE REVIEW

### Request

The request is for a residential planned development.

### Applicability

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

#### 4.10.2 Applicability

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

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

### General Provisions

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

#### 4.10.3 General Provisions

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

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the*

*current development policies and plans of the City and County.*

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

#### **Residential Criteria**

Staff agrees the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met.

#### **4.10.4 Planned Residential Developments**

*In addition to the standards and criteria set forth in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:*

##### **A. Formal Open Space**

*A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.*

##### **B. Accessibility of Site**

*All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.*

##### **C. Off-Street Parking**

*Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.*

##### **D. Pedestrian Circulation**

*The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.*

##### **E. Privacy**

*The planned residential development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural*

*foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.*

**F. Distance Requirements**

*Where minimum distance requirements are provided between single family residential zoning districts and certain stipulated uses in this Code, the single-family residential areas of planned developments shall be considered zoned residential.*

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

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

**Site Details**

Address:  
795 Tanglewood Street

Parcel ID:  
031130 00010 and 031130 00003C

Area:  
+/-1.17 acres

**Description:**

The subject property is identified as Lots 60-66 of E.E. Meacham's Cooper and Central Avenue Subdivision. Most of the lots are currently developed with a one-story warehouse building. Per the Assessor's website, the structure was built in 1957 and is 18,870 square feet. Frontage is from Tanglewood Street; however, the building extends a distance back (west) and is considerably visible from Elzey Avenue due to the Elzey Avenue vacant lots. Chain-link and wood fencing surround the structure and the southern property line, and overhead utility lines line the front, over the eastern property line.

**Site Zoning History**

On January 5, 2021, the Council of the City of Memphis approved PD 20-13, which permitted a planned residential development with reduced minimum lot sizes and building setbacks. See page 26 of this report for the resolution.

On July 20, 2021, the Council of the City of Memphis approved PD 21-9 which allowed a planned residential development including multi-family housing. See page 27 of this report for the resolution.

In 2018, the Council of the City of Memphis approved CYHD 18-001 establishing the Cooper Young Historic District. One lot, Parcel ID 031130 00010, in the historic district is a part of the subject property.

On September 8, 1946, the Board of Adjustment approved Docket BOA 1946-093-CI to allow an attic fan manufacturing plant in a residential zoning district.

**Concept Plan Review**

- 15-lot townhouse development
- RU-2 bulk regulations proposed and met per preliminary plan
- Minimum lot size is 1575 square feet
- Minimum lot width is 25 feet
- 15-foot front setback along Elzey Ave
- Rear-loaded garages accessed via 22-foot-wide alley ways

**Analysis**

The proposed townhouse development is compatible infill for the area where properties largely consist of detached single-family homes. It is an established neighborhood surrounded by the Cooper-Young Historic District to the north, south and east. While the development is mostly proposed on the lot containing an abandoned warehouse and not in the historic district, the other lot that is vacant and the southeast portion of the subject area is in the historic district. The northern boundary is also a vacated portion of Union Pacific Railroad.

Small-lot development east (Cooper Station P.D., PD 18-48) and west (City Cottages-Cooper Young Planned Development, PD 17-23) of the site have occurred in recent years. The planned development west of the subject property at Tanglewood and Elzey brought the addition of eight homes with the lot size averaging 2,123 square feet. The minimum lot width is 22.83 feet though it is a corner lot adjacent to a public right-of-way dedication. Most of the lots are 26 feet wide. Construction started around 2021 and by May 2025 had been completed.

The development east of the subject area appears to have been completed around 2022. The 15-lot single-

family City Cottages development features a minimum lot size of 3,306 square feet and a 31.65-foot-wide lot. The homes face Elzey Avenue dedicated as private right-of-way and include rear-loaded garages accessible by private alleys. Other properties in the area also exist on smaller lots consistent with the Residential Single-Family – 6 (R-6) development regulations.

Based on development characteristics in the area, the proposed plan fits the development pattern with the added bonus of rehabilitating a derelict industrial site.

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

## **RECOMMENDATION**

Staff recommends approval with outline plan conditions.

### **Outline Plan Conditions**

#### **I. USES PERMITTED:**

FIFTEEN TOWNHOMES

#### **II. BULK REGULATIONS:**

##### **A. THE BULK REGULATIONS OF THE RU-2 ZONING DISTRICT SHALL APPLY EXCEPT AS NOTED BELOW**

1. FRONT SETBACK ALONG ELZEY SHALL BE 15 FEET.
2. SETBACK (FRONT , SIDE AND GARAGE) ALONG PRIVATE DRIVE SHALL BE 10 FEET.
3. SIDE SETBACK FOR END CAP UNITS SHALL BE 5 FEET.
4. MINIMUM WIDTH: 25 FEET
5. MINIMUM LOT AREA: 1575 S.F.

##### **B. INDIVIDUAL TOWNHOMES SHALL NOT BE USED FOR SHORT TERM RENTALS.**

#### **III. ACCESS AND CIRCULATION:**

##### **A. TOWNHOMES SHALL BE ACCESSED BY A COMMON PRIVATE DRIVE AS SHOWN WITH REAR-LOADED GARAGE ENTRY.**

##### **B. ELZEY AND TANGLEWOOD SHALL BE IMPROVED WITH CURB, GUTTER, AND SIDEWALK.**

##### **C. CONSTRUCTION TRAFFIC SHALL EXIT THE SITE NORTH ON TANGLEWOOD.**

#### **IV. LANDSCAPING, SCREENING, AND LIGHTING:**

A detailed landscaping plan shall be submitted with the final plat subject to the approval by the Division of Planning and Development.

V. FINAL PLAT REVIEW

A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, either party may appeal to the Land Use Control Board and if necessary, the Memphis City Council.

VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

VII. Any final plan shall include the following:

- A. The Outline Plan conditions.
- B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
- C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owners' association. Such maintenance shall be performed so as to ensure the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## **DEPARTMENTAL COMMENTS**

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

**City Engineer:** See comments as follows:  
NAME: 795 Tanglewood Street  
Basin/Lot/CD: Arlington Bayou 2-KA, **SENSITIVITY HIGH**/0.054 acres/District 4

### **Sewers:**

1. The availability of City of Memphis sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Department, a determination can be made as to available sewer capacity.
2. Each townhouse unit must have their own service connection.
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. May be sewer extension will be required to serve this development.
7. Existing 12" sewer in Tanglewood St.

### **Roads:**

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

### **Traffic Control Provisions:**

3. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase