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: 2604 Covington Pike

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

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

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

ADMINISTRATIVE APPROVAL:	*DATE*	*POSITION*
	8/24/26	PLANNER I
		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 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:

CASE NUMBER:	PD 2026-005
DEVELOPMENT:	Covington Pike-Twin Woods Planned Development
LOCATION:	2604 Covington Pike
COUNCIL DISTRICT(S):	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
EXISTING ZONING:	Residential Single-Family – 10 (R-10)
AREA:	+/-2.223 acres

The following spoke in support: None

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

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

Cc: Committee Members
File

PD 2026-005
CONDITIONS

<u>Outline Plan Conditions</u>

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.

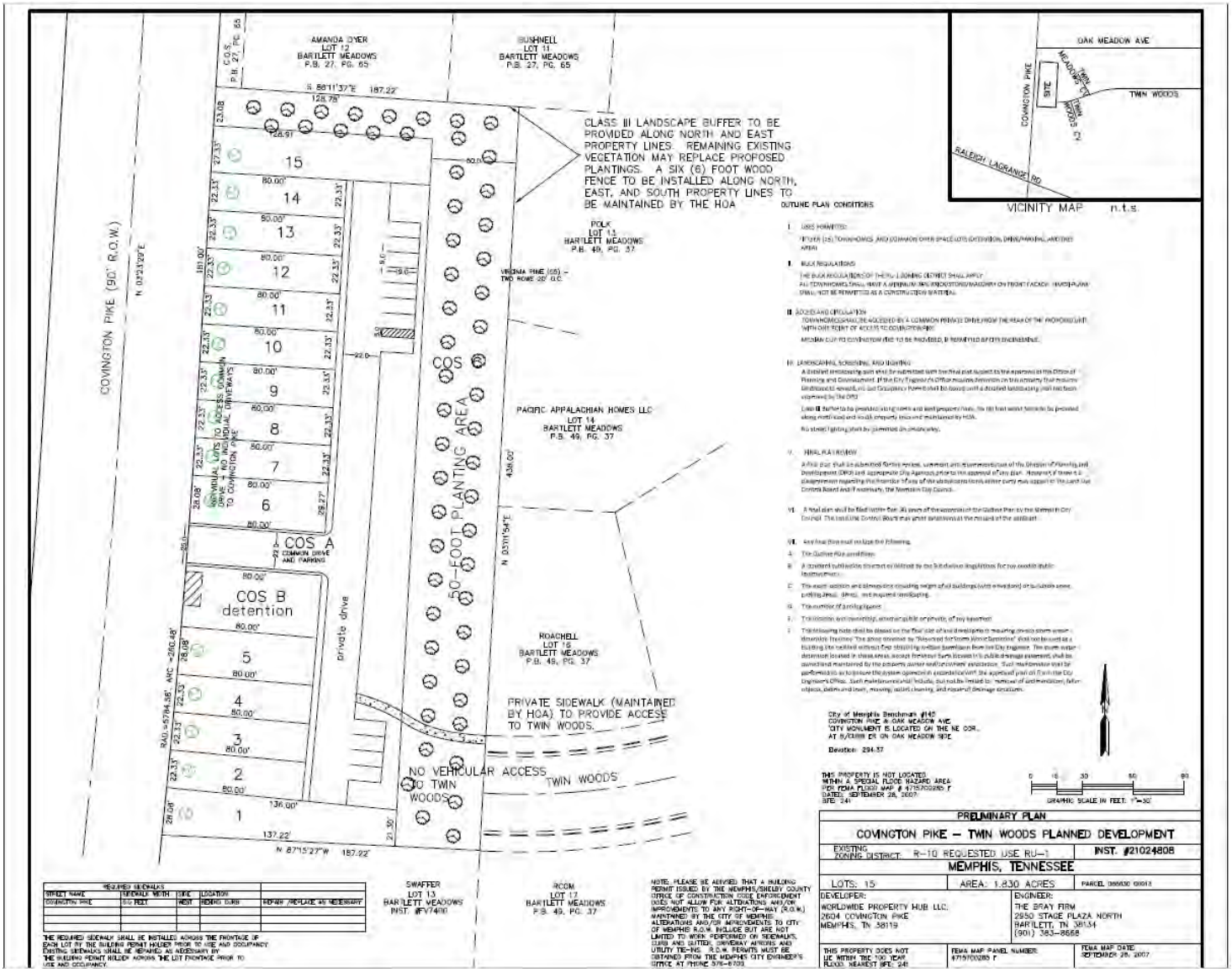
VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

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

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.

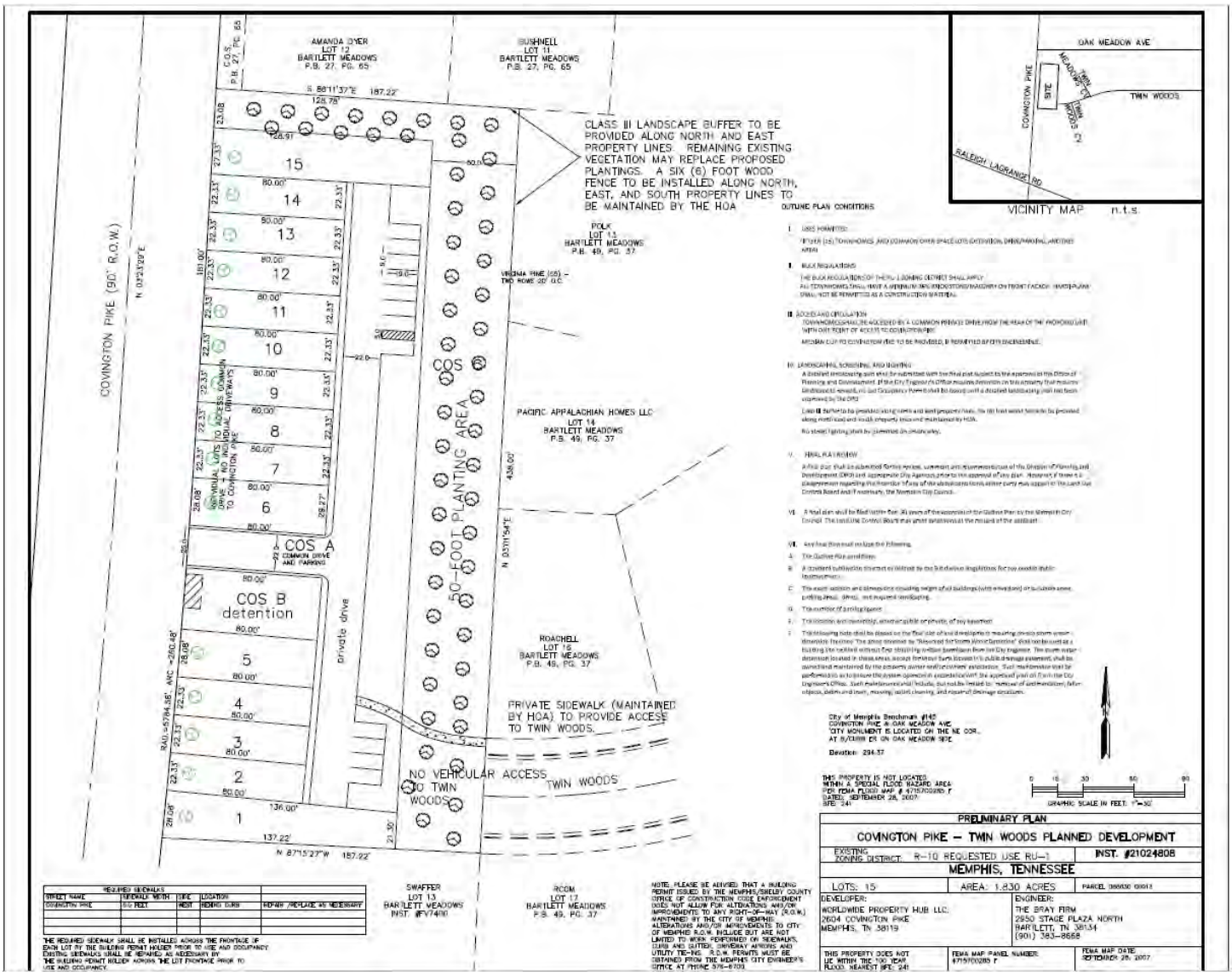
VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

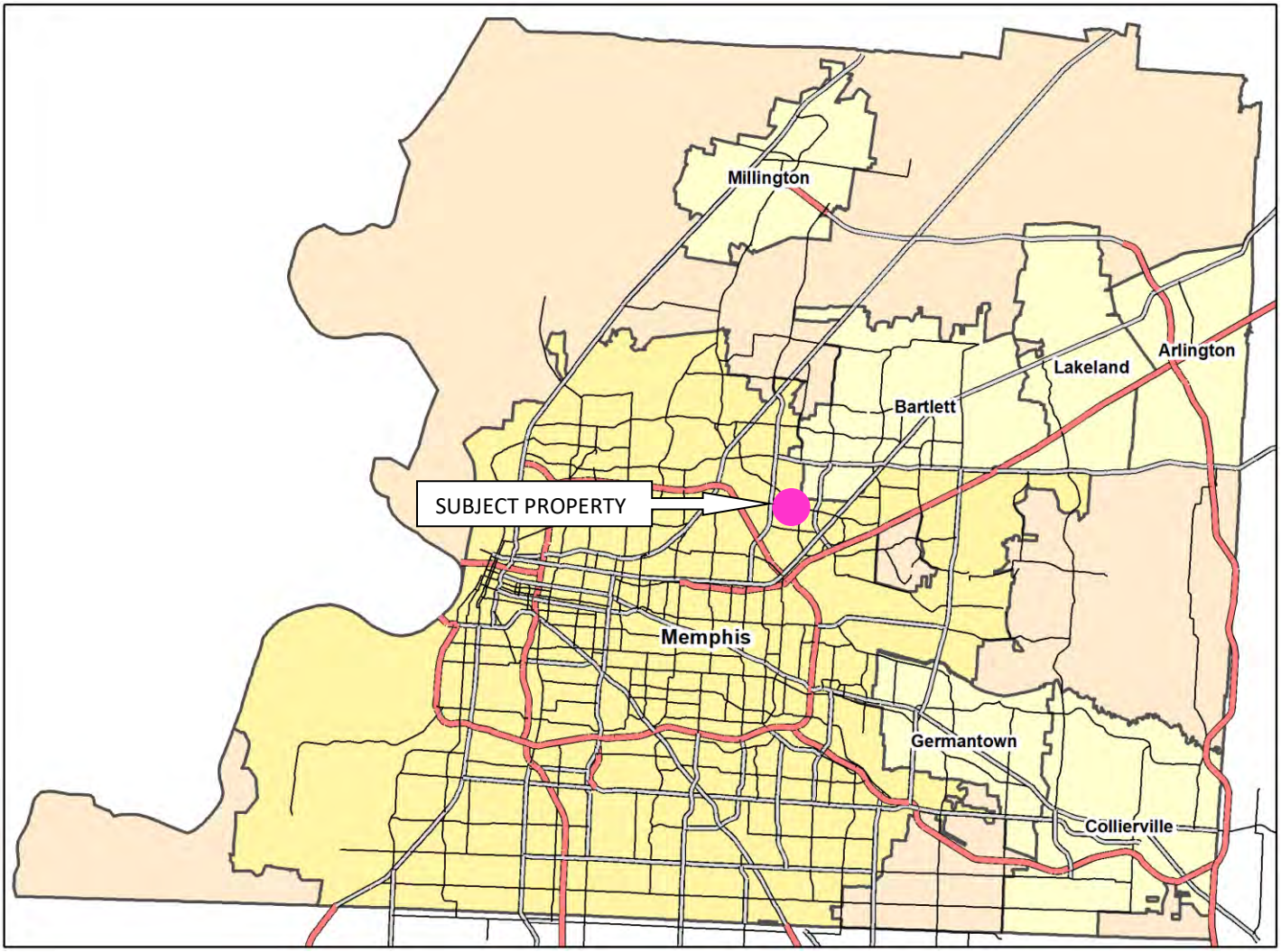
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 25-27 of this report.

RECOMMENDATION:

Approval with conditions

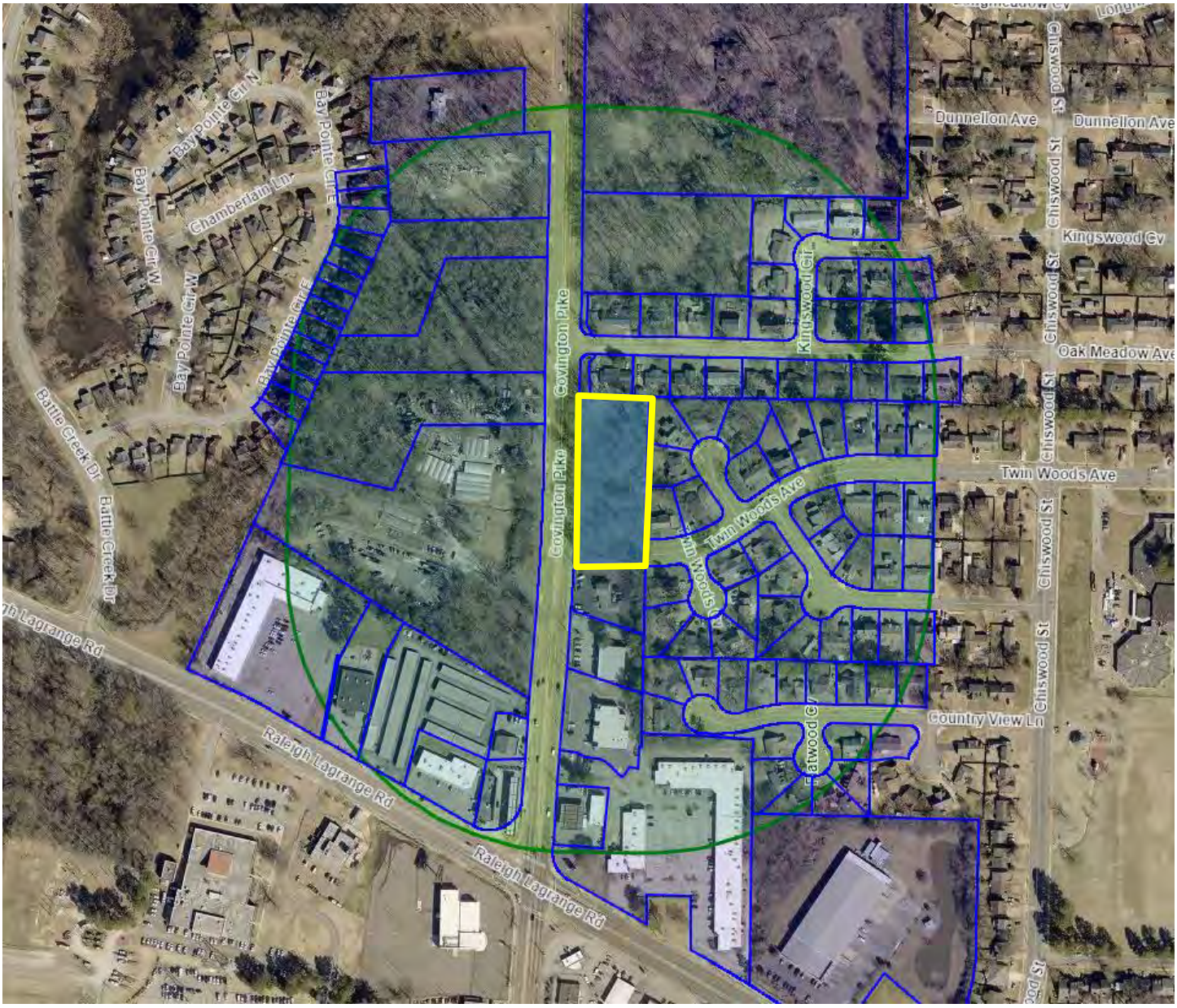
Staff Writer: ***Truus Abuosi*** **E-mail:** ***Truus.Abuosi@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 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

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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

Date: 06/29/26

Address: 3452 Austin Peay

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 posssibility of a median cut.

See revised plan and OPC that address these requests.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-005

Attachments

Also included in this submission are the following:

- [ ] Mailed Invitation
- [ ] Handouts Provided
- [ ] Invitation Mailing List
- [ ] Sign-in Sheet(s)
- [ ] Applicant's Presentation
- [ ] Photographs of Meeting
- [ ] Other: _____

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

Attestation

This meeting was:

- [x] Required under Section 9.3.2 of the UDC
- [ ] Optional/Additional

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

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.

Page **2** of **2**

SIGN-IN SHEET

06.29.2026
NEIGHBORHOOD MTG
PD 2026-005
COVINGTON PIKE - TWIN WOODS P.D.

NAME	CONTACT
RONALD & NELLY BRAHAM	
JOAN & John Knapp	901-413-4327
Elizabeth Dyer-Wiles + Marshall Wiles	901 569-8913
John Wiles	
Jim Scarbrough	386-4300 - 258-4862
Kevin L. Brooks 4732 Kenmar Cv 38128	901 288-7769
Kevinp3bmodmem@bellsouth.net	
Rhonda Logan (C.O.M) on file	

AERIAL

Subject property outlined in yellow, imagery from 2024

ZONING MAP

Subject property highlighted in yellow

LAND USE MAP

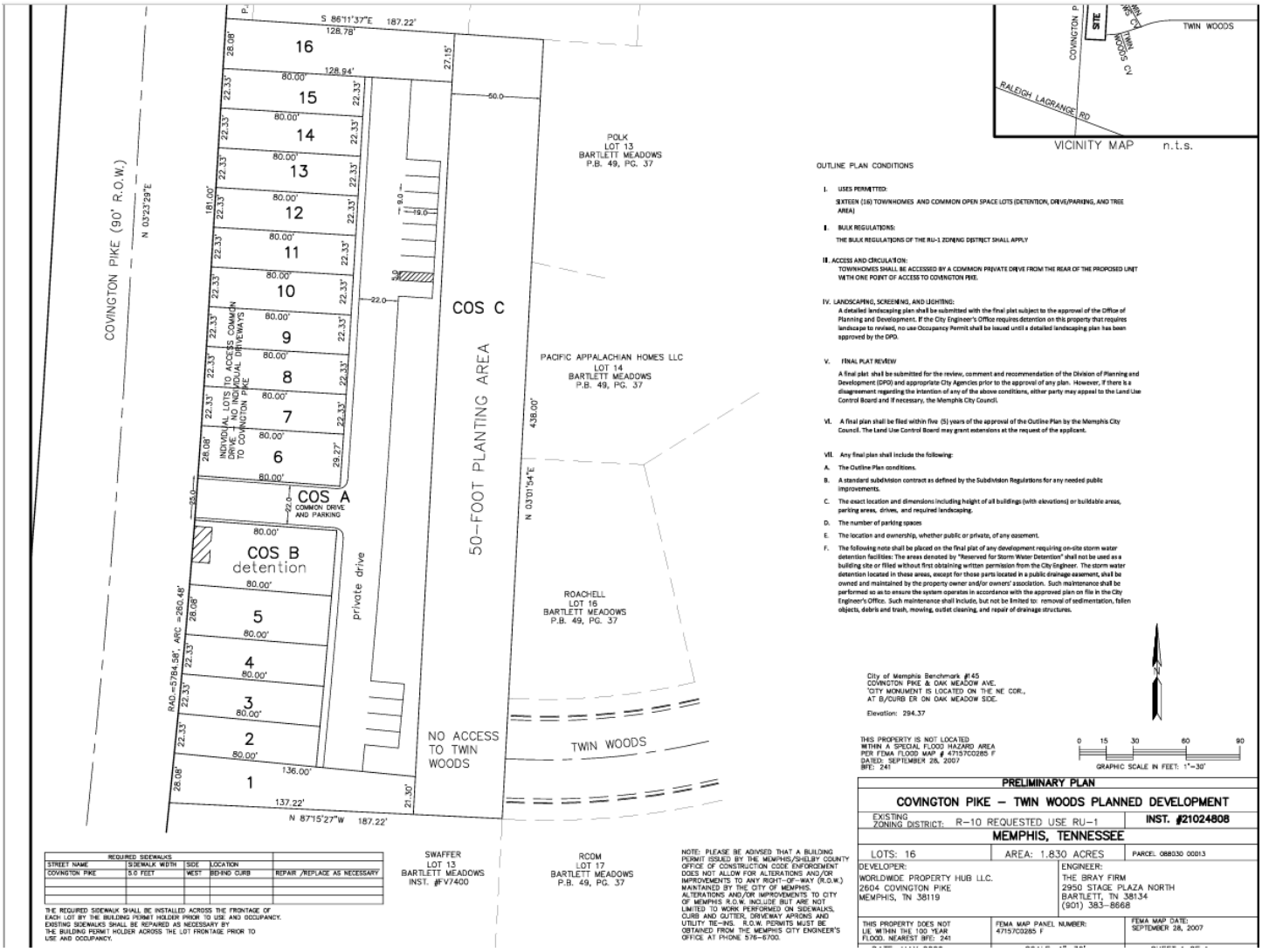
Subject property indicated by a pink star

SITE PHOTOS

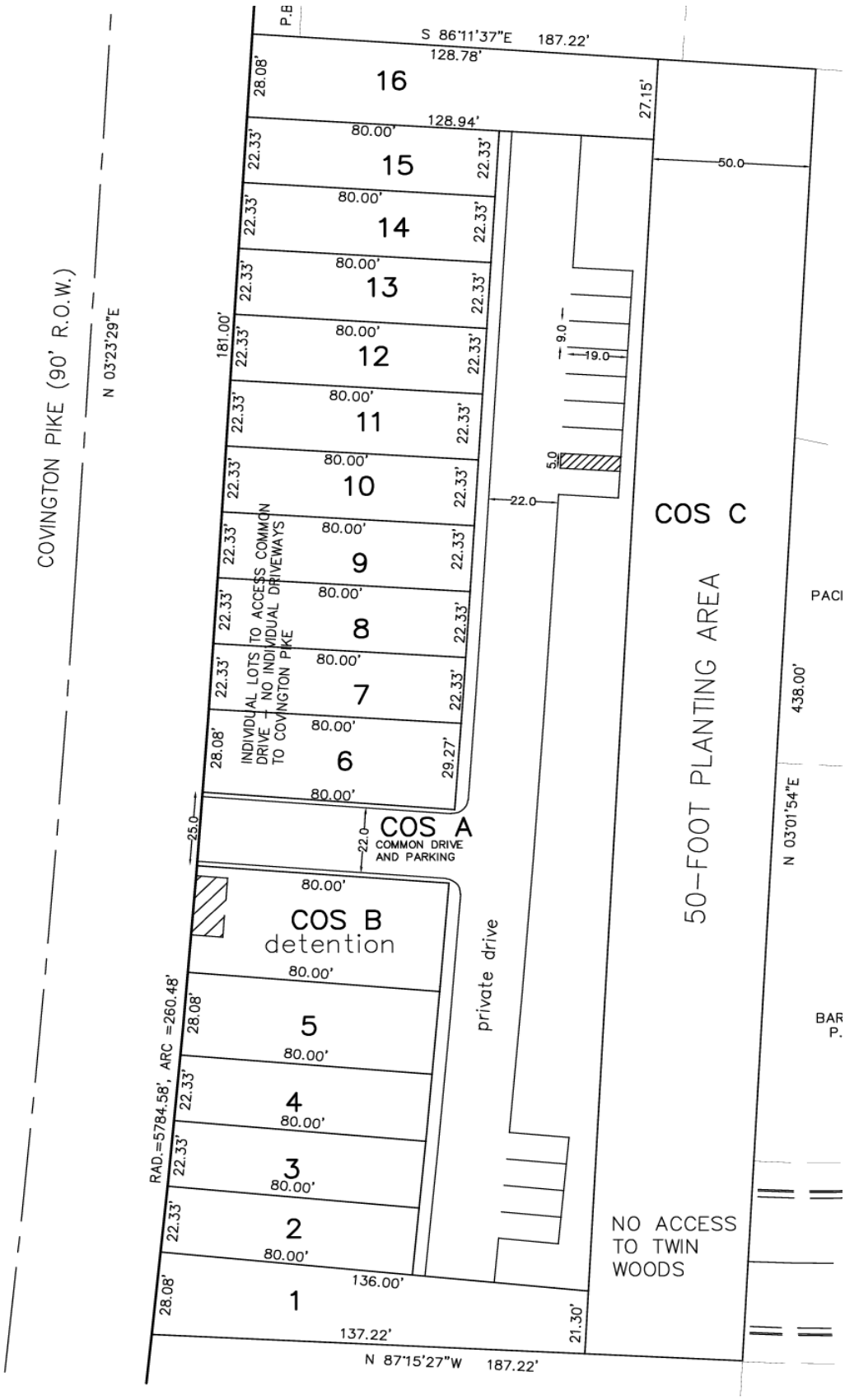
View of subject property from Covington Pike looking east

View of subject property from Covington Pike looking northeast

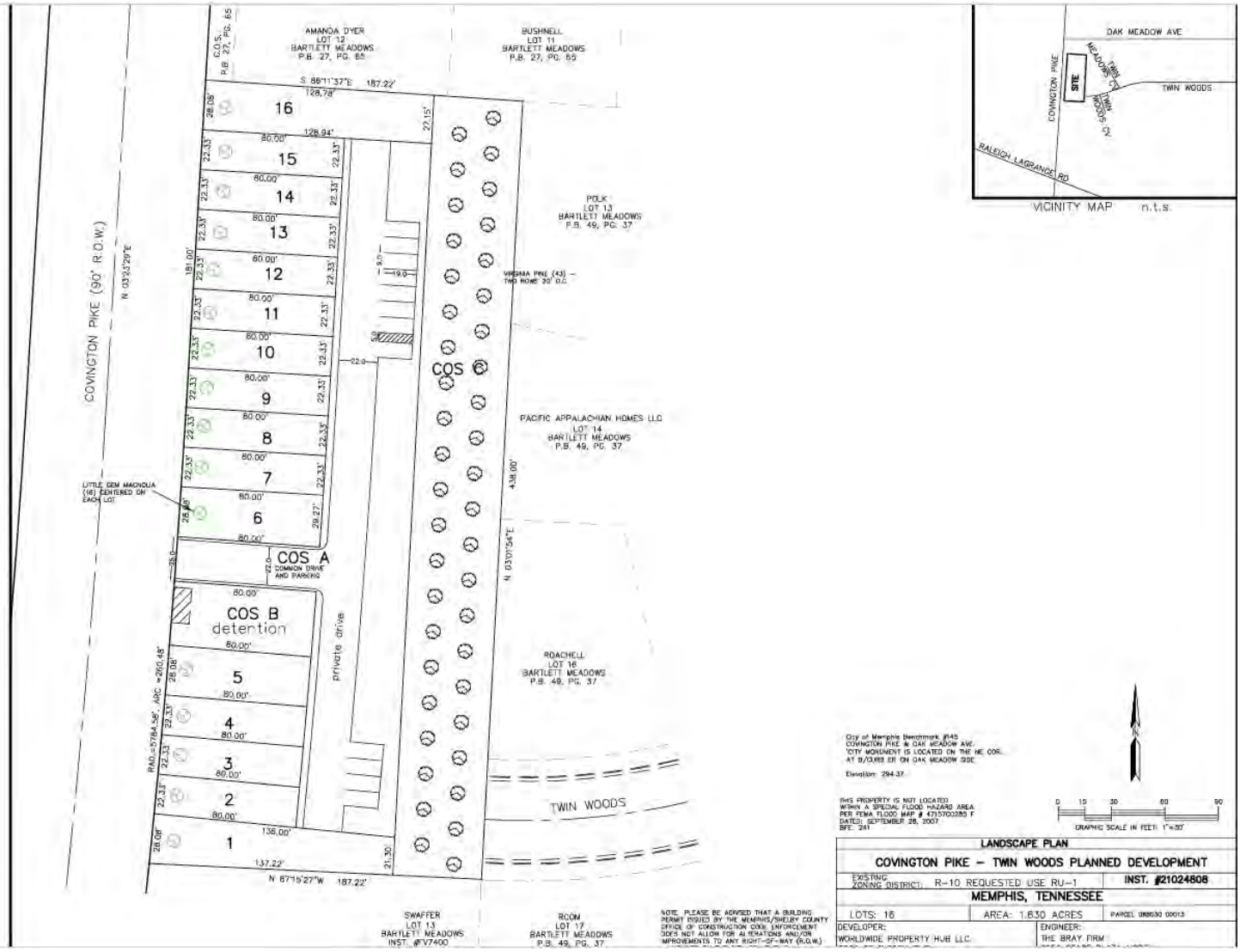
CONCEPT PLAN



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

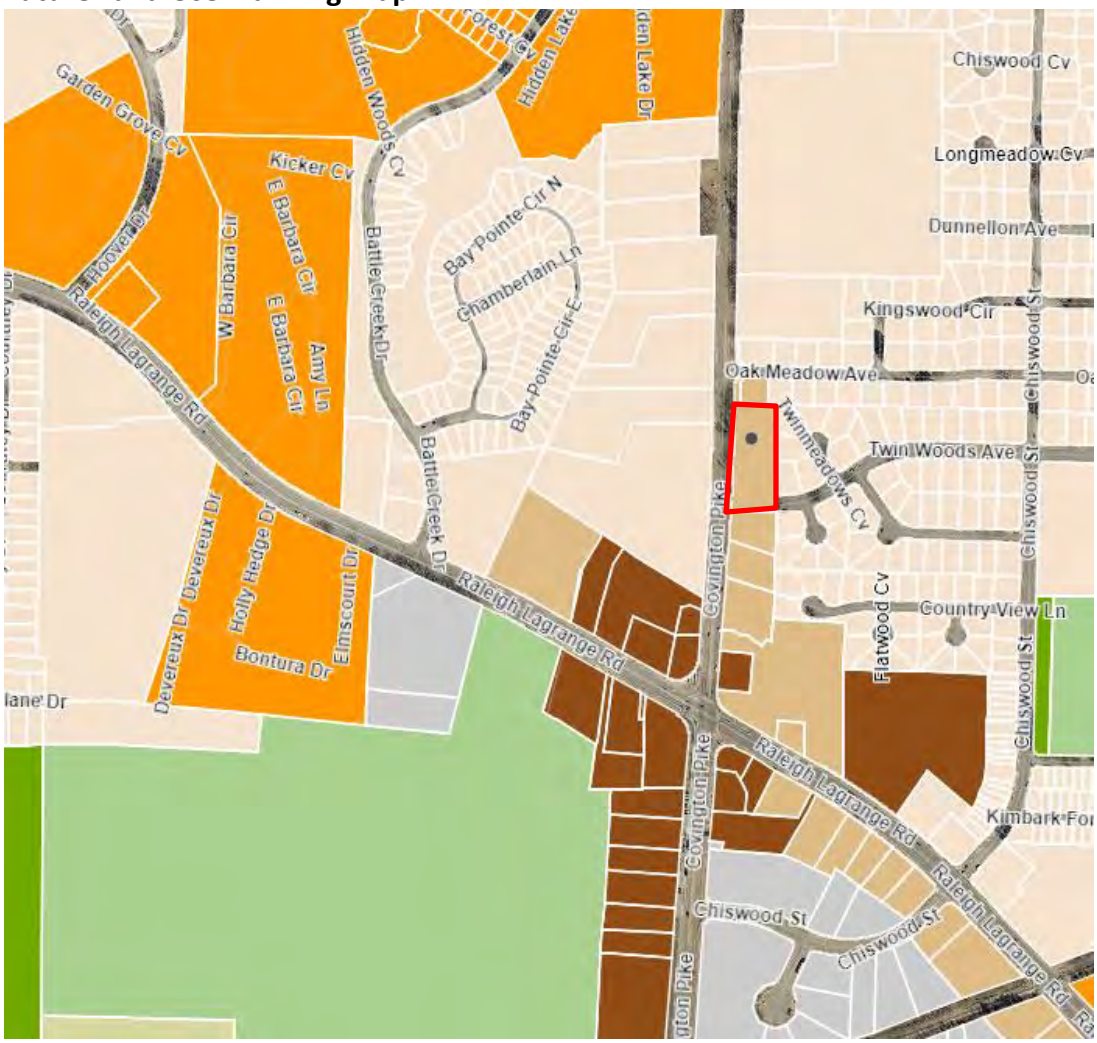
Comprehensive Planning Review of Memphis 3.0 Consistency

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

Site Address/Location: 2604 COVINGTON PIKE
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 a PD for a townhome development in the R-10 zoning district.
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; 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

MEMPHIS AND SHELBY COUNTY | DIVISION OF PLANNING AND DEVELOPMENT

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

CASE NUMBER: 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

VICINITY MAP

Staff Planner Contact:
Truus Abuosi
Truus.Abuosi@memphistn.gov
(901) 636-7179

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, BRIAN HATLEY, *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 COVINGTON PIKE, *providing notice of a Public Hearing before the (check one):*

X *Land Use Control Board*
_____ *Board of Adjustment*
_____ *Memphis City Council*
_____ *Shelby County Board of Commissioners*

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

Owner, Applicant or Representative — *Date* 6·26·26

Subscribed and sworn to before me this 26th *day of* June, *20* 26.

Tikki Smith
Notary Public

My commission expires: 06/28/2027

TIKKI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires June 28, 2027

MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT
PUBLIC NOTICE
AN APPLICATION HAS BEEN FILED FOR A
PLANNED DEVELOPMENT
ON THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD.
CASE NO: PD 2026-005
INFORMATION: 636-6619

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: 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? (Note a tract of less than three acres is not	n/a

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

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

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

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

of the property located at 2604 Covington Pike
and further identified by Assessor's Parcel Number 088030 00013
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 26th day of June in the year of 2026

PAMELA D. WEBB STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-17-2027

Signature of Notary Public

My Commission Expires

LETTER OF INTENT

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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 thu 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

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? (Note a tract of less than three acres is not	n/a

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	Method of Payment
$1,726.76	Credit Card

dgbray@comcast.net Owner Affidavit for Planning Applications_202204071324076881 (

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

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

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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

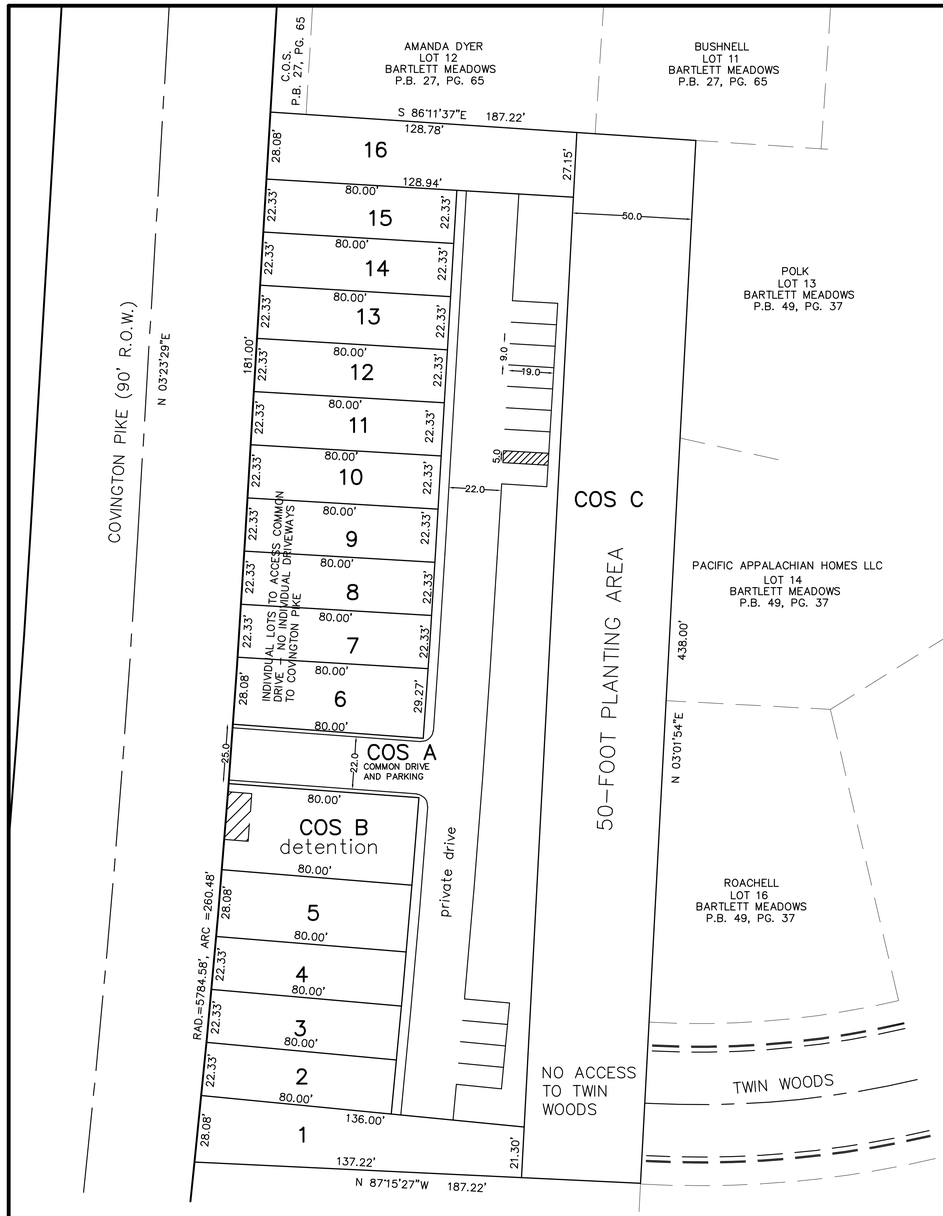
Mr. Ragsdale:

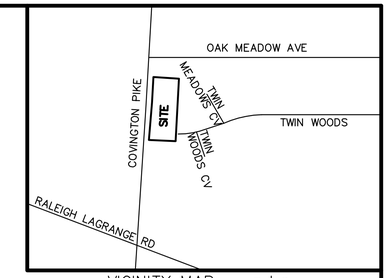
Please find attached a planned development application for the former case number S 2025-020. The previous case was approved as a single family residential subdivision in the R-10 zoning district last year. However, site conditions and restraints have presented challenges to the development per the approved 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.





VICINITY MAP n.t.s.

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

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 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.

City of Memphis Benchmark #145
COVINGTON PIKE & OAK MEADOW AVE.
'CITY MONUMENT IS LOCATED ON THE NE COR.,
AT B/CURB ER ON OAK MEADOW SIDE.

Elevation: 294.37

N

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP # 47157C0285 F DATED: SEPTEMBER 28, 2007 BFE: 241

0 15 30 60 90
GRAPHIC SCALE IN FEET: 1"=30'

REQUIRED SIDEWALKS				
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION	
COVINGTON PIKE	5.0 FEET	WEST	BEHIND CURB	REPAIR /REPLACE AS NECESSARY

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

SWAFFER
LOT 13
BARTLETT MEADOWS
INST. #FV7400

RCOM
LOT 17
BARTLETT MEADOWS
P.B. 49, PG. 37

NOTE: PLEASE BE ADIVSED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE 576-6700.

PRELIMINARY PLAN

COVINGTON PIKE – TWIN WOODS PLANNED DEVELOPMENT

EXISTING ZONING DISTRICT: R-10 REQUESTED USE RU-1 | **INST. #21024808**

MEMPHIS, TENNESSEE

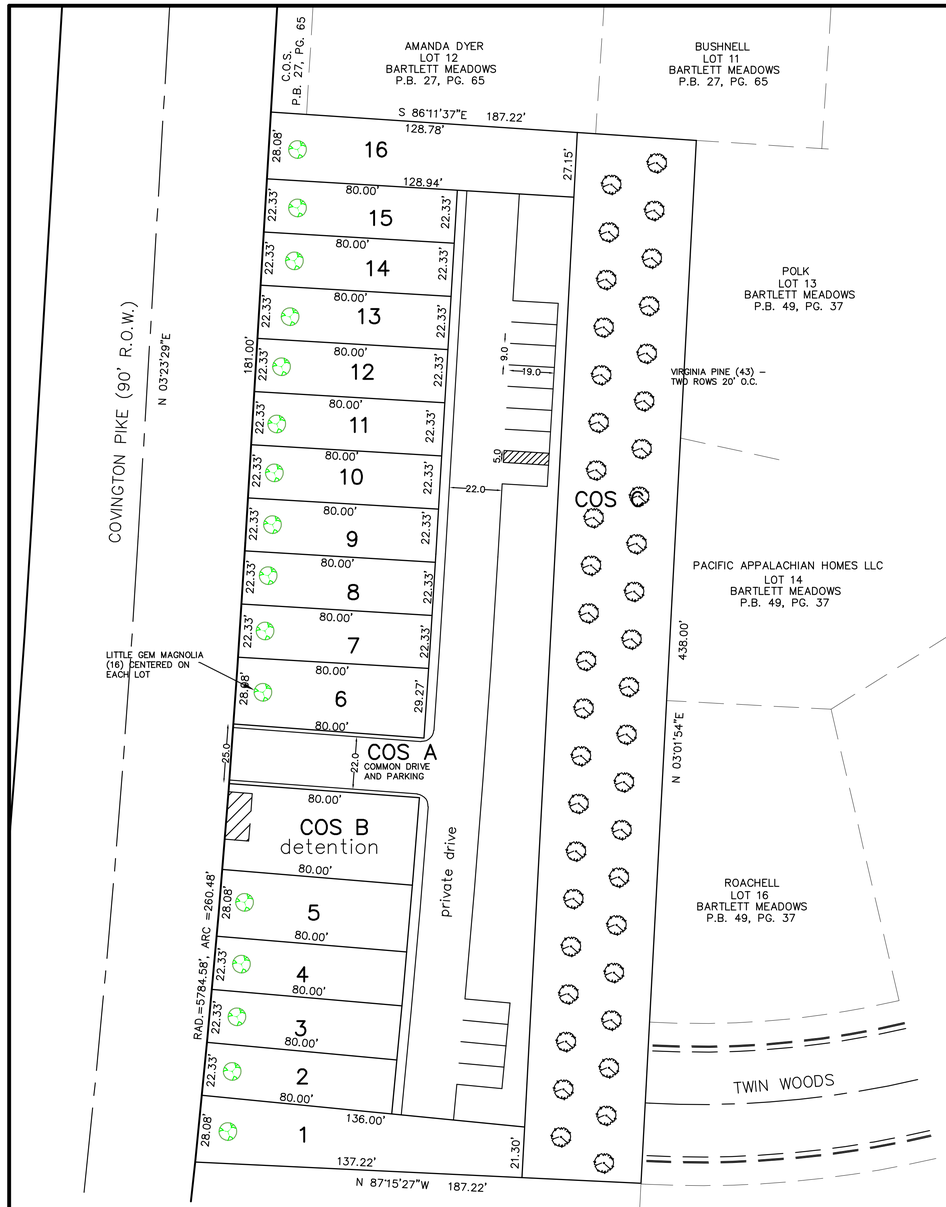
LOTS: 16 | AREA: 1.830 ACRES | PARCEL 088030 00013

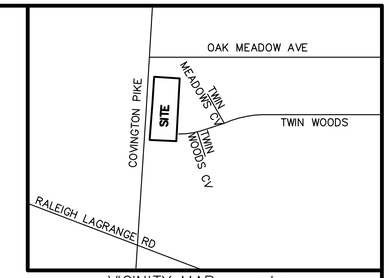
DEVELOPER:
WORLDWIDE PROPERTY HUB LLC.
2604 COVINGTON PIKE
MEMPHIS, TN 38119

ENGINEER:
THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
(901) 383-8668

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD. NEAREST BFE: 241 | FEMA MAP PANEL NUMBER: 47157C0285 F | FEMA MAP DATE: SEPTEMBER 28, 2007

DATE: MAY 2026 | SCALE: 1"=30' | SHEET 1 OF 1





VICINITY MAP n.t.s.

City of Memphis Benchmark #145
COVINGTON PIKE & OAK MEADOW AVE.
'CITY MONUMENT IS LOCATED ON THE NE COR.,
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Elevation: 294.37

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP # 47157C0285 F DATED: SEPTEMBER 28, 2007 BFE: 241

0 15 30 60 90
GRAPHIC SCALE IN FEET: 1"=30'

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LANDSCAPE PLAN		
COVINGTON PIKE – TWIN WOODS PLANNED DEVELOPMENT		
EXISTING ZONING DISTRICT: R-10 REQUESTED USE RU-1		**INST. #21024808**
MEMPHIS, TENNESSEE		
LOTS: 16	AREA: 1.830 ACRES	PARCEL 088030 00013
DEVELOPER: WORLDWIDE PROPERTY HUB LLC. 2604 COVINGTON PIKE MEMPHIS, TN 38119	ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD. NEAREST BFE: 241	FEMA MAP PANEL NUMBER: 47157C0285 F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: MAY 2026	SCALE: 1"=30'	SHEET 1 OF 1

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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

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100

Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

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 aforedescribed 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

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

PAMELA D. WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
COMMISSION EXPIRES 5-17-2023

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

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.

Notary's Signature

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

BRENDA R. WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-17-2023

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

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.

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

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

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

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
Kendra Cobbs	8/24/26	PRINCIPAL PLANNER
		DEPUTY ADMINISTRATOR
	8/24/26	ADMINISTRATOR
Brett Ryan	8/24/26	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:

CASE NUMBER:	PD 2026-007
DEVELOPMENT:	Tanglewood Planned Development
LOCATION:	795 Tanglewood Street
COUNCIL DISTRICT(S):	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
EXISTING ZONING:	Midtown District Overlay (MD), Historic Overlay District (H) and Residential Single-Family – 6 (R-6 (H))
AREA:	+/-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.

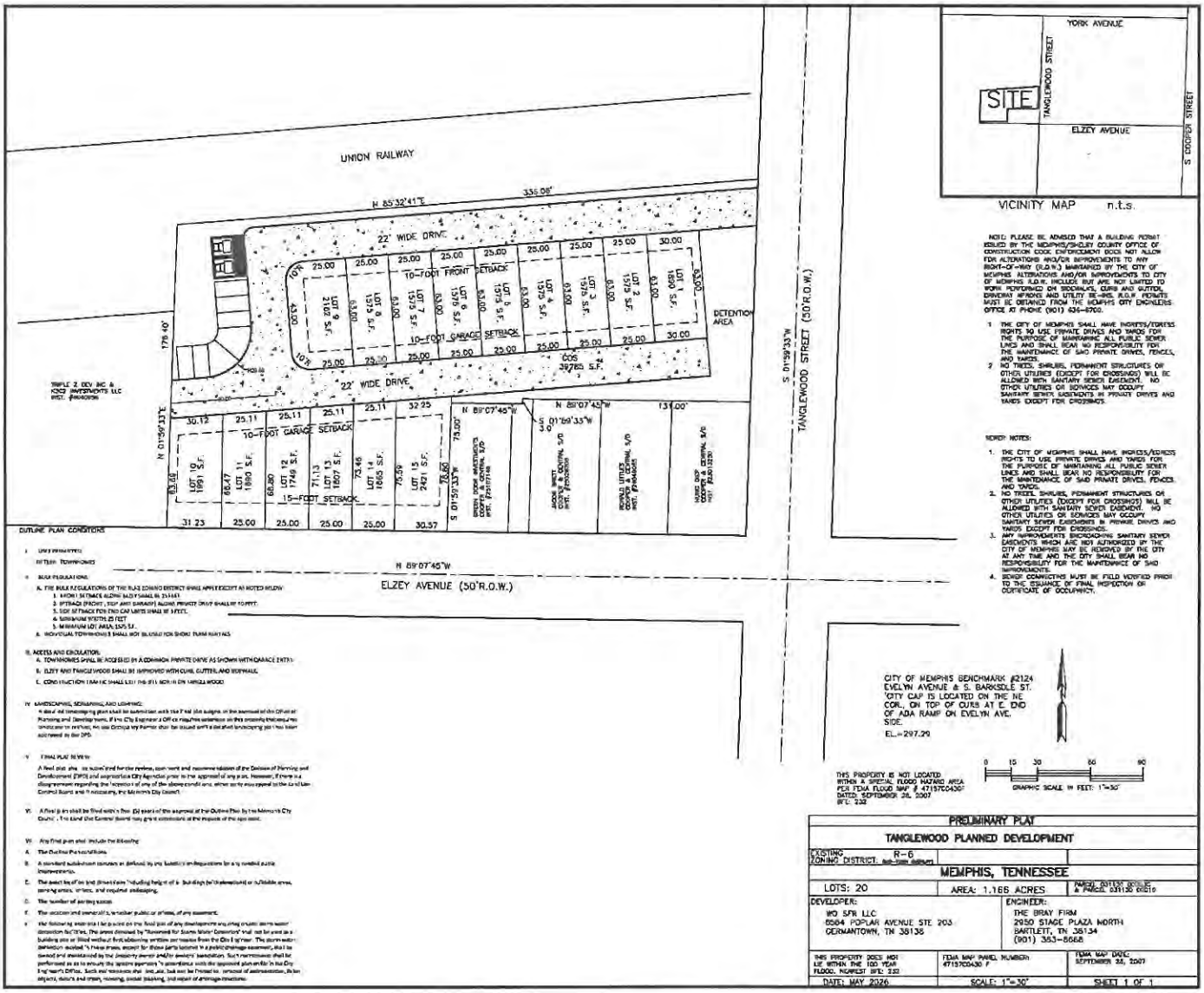
V. FINAL PLAT REVIEW
A final plat shall be submitted for the review, comment and recommendation of the Division of Planning and Development (DPD) and appropriate City Agencies prior to the approval of any plan. However, if there is a disagreement regarding the intention of any of the above conditions, 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.
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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.

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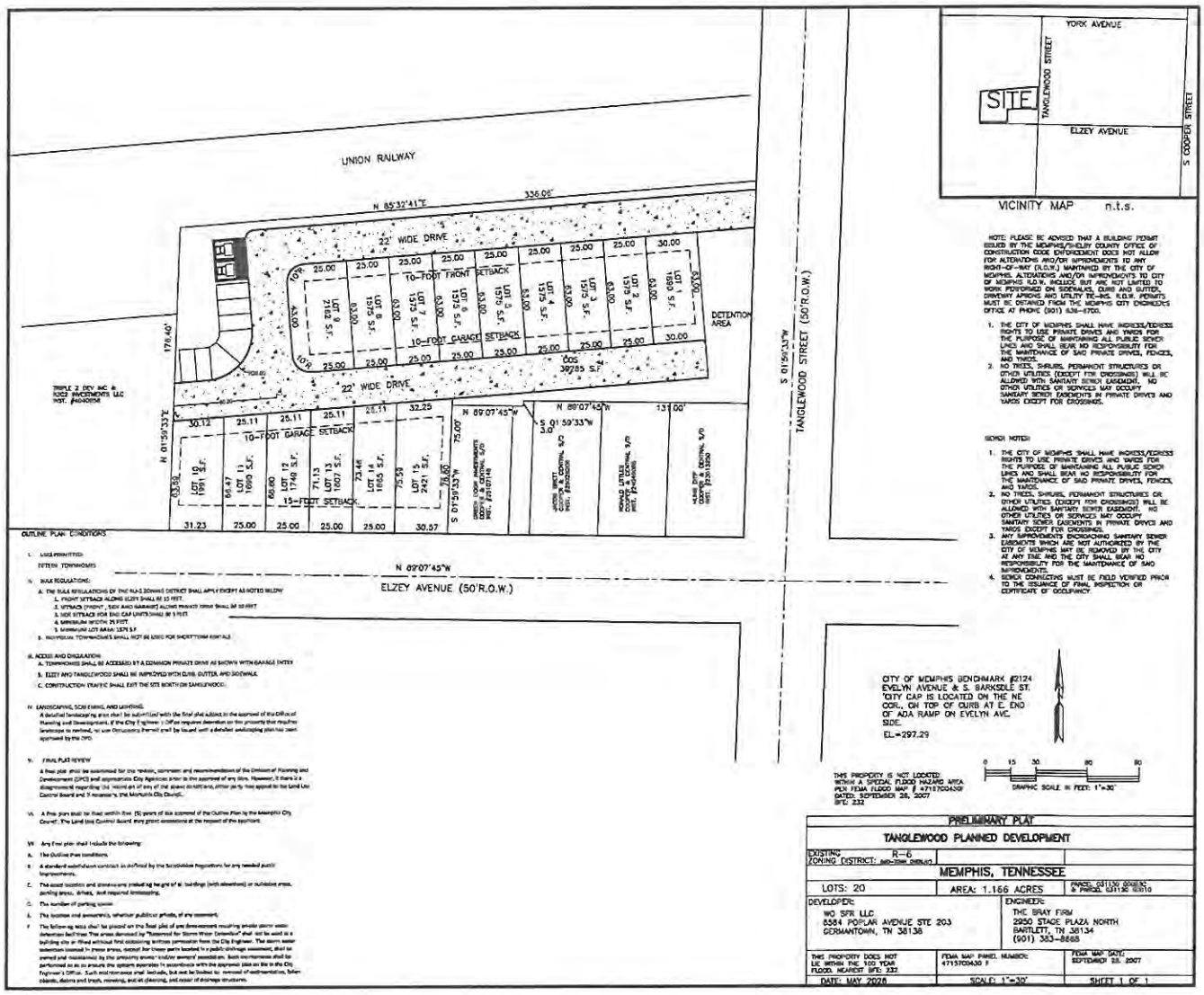
C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

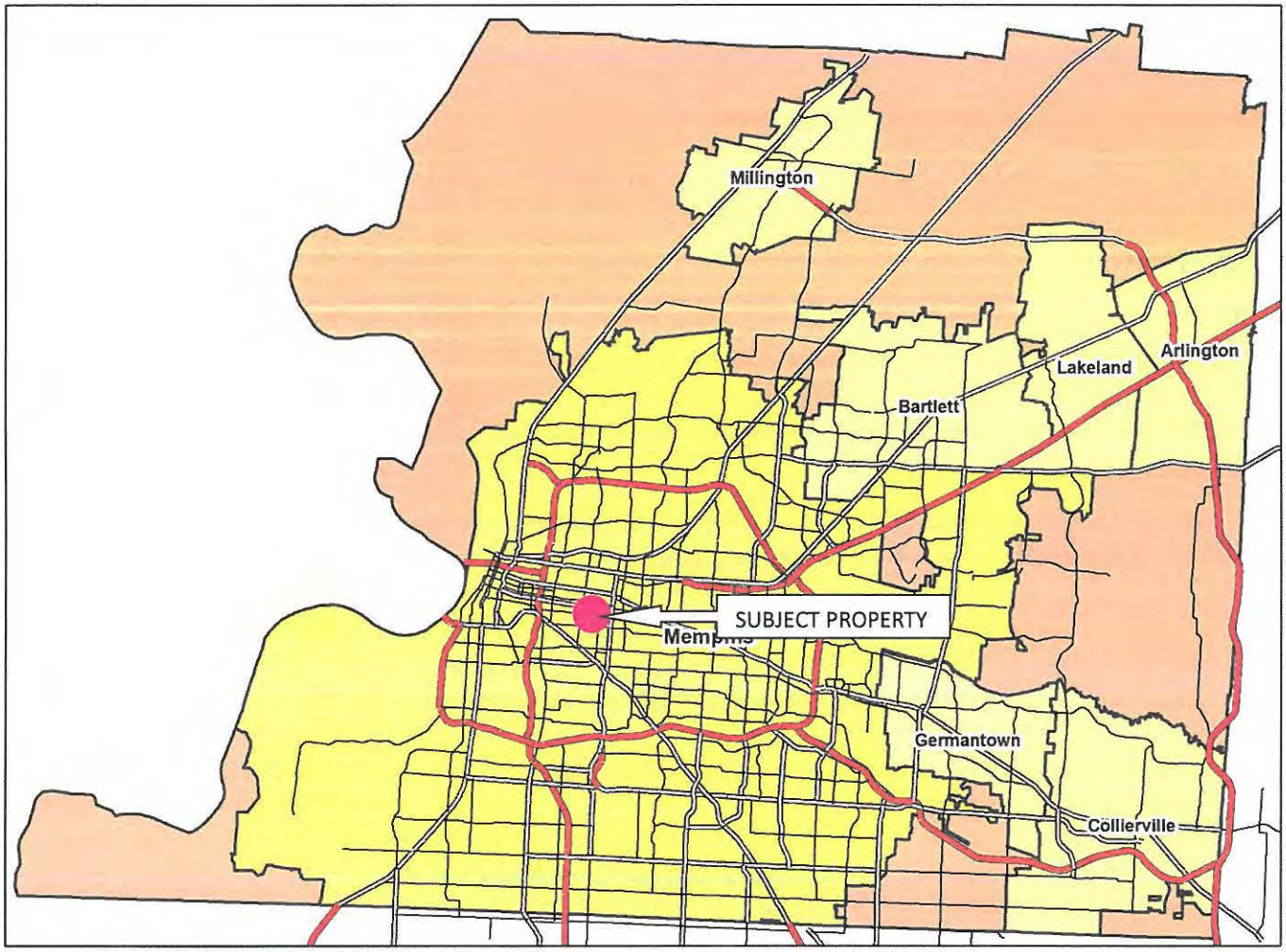
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 22 of this report.

RECOMMENDATION:

Approval with conditions

Staff Writer: ***Kendra Cobbs*** **E-mail:** ***Kendra.Cobbs@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP

Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 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.

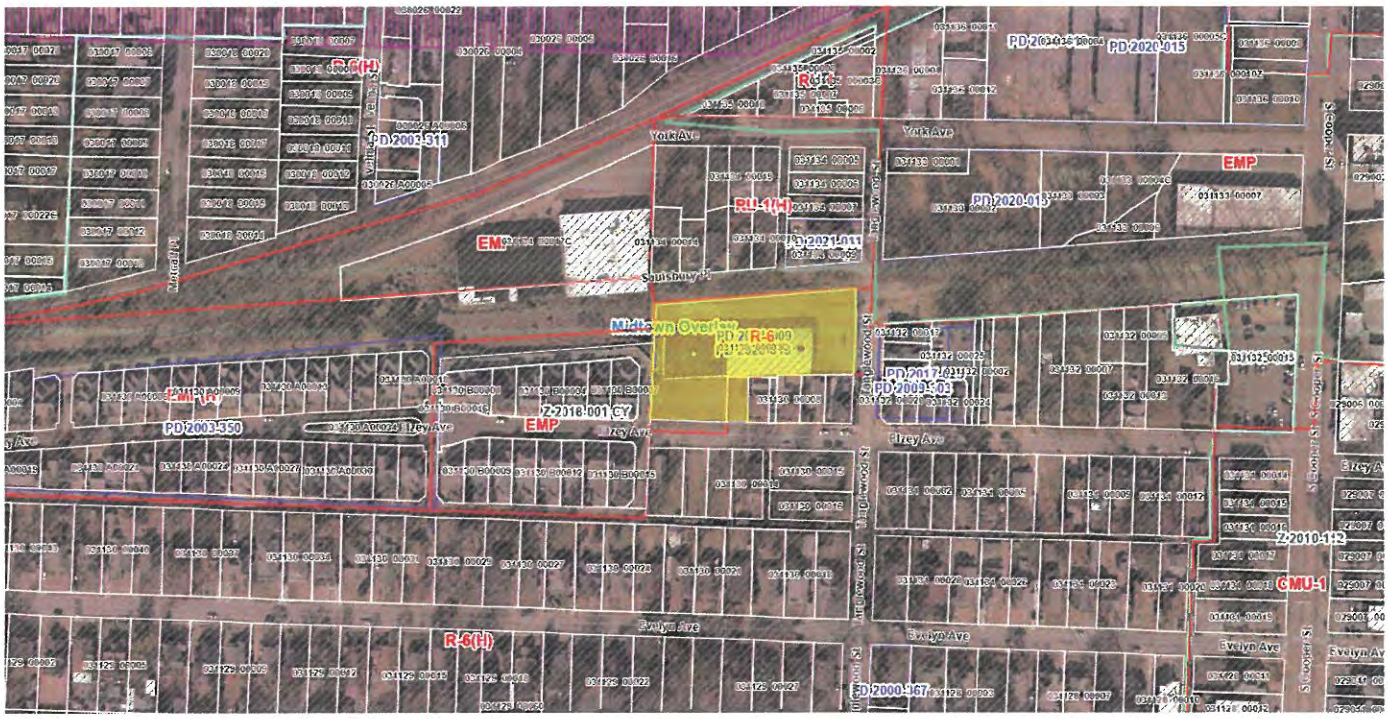
E.E. MEACHAM'S COOPER & CENTRAL AVENUE SUBDIVISION (1905) (PLAT BOOK 4 PAGE 99)

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

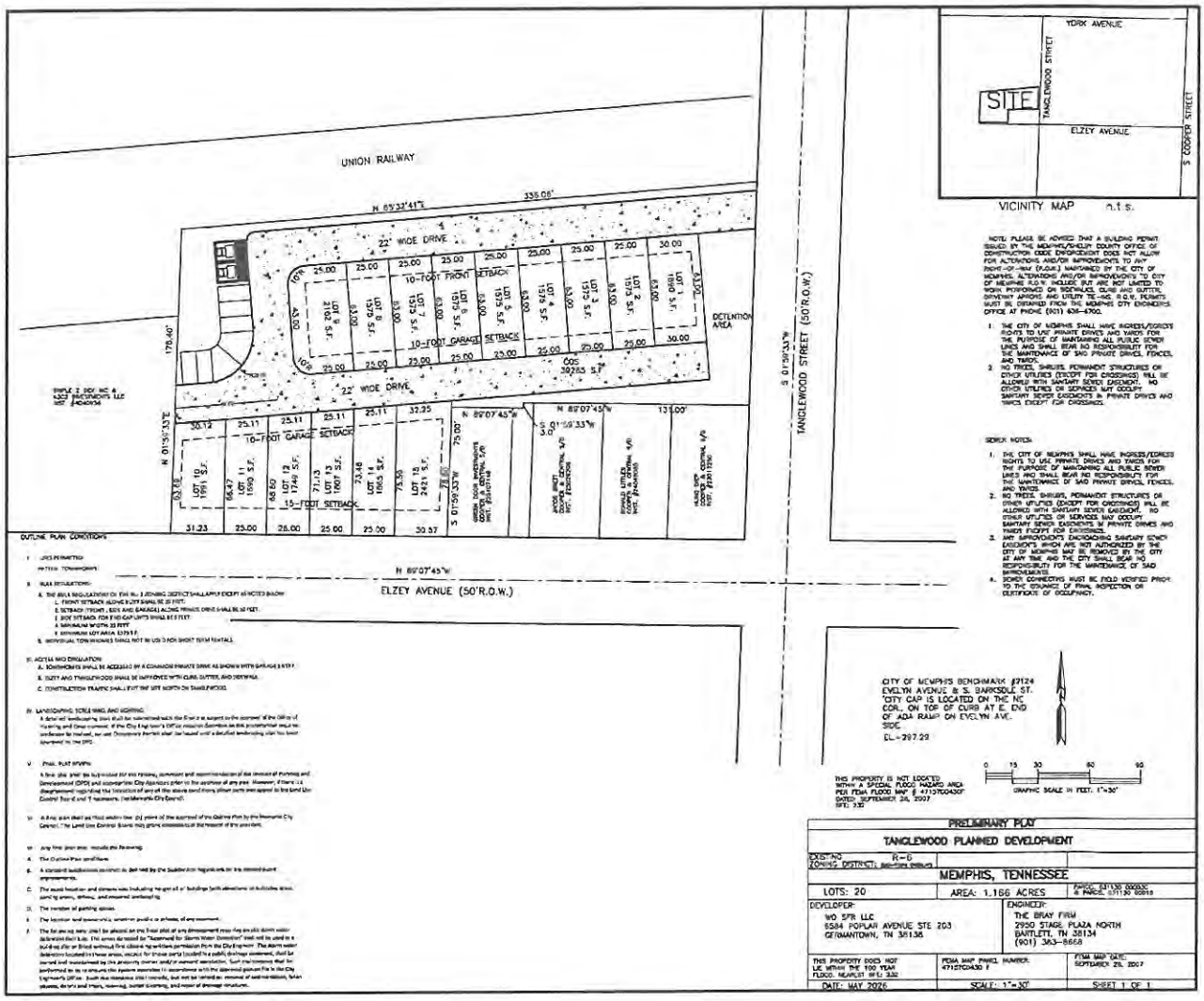
View of subject property from Tanglewood Street looking east

View of subject property from Tanglewood Street looking northwest

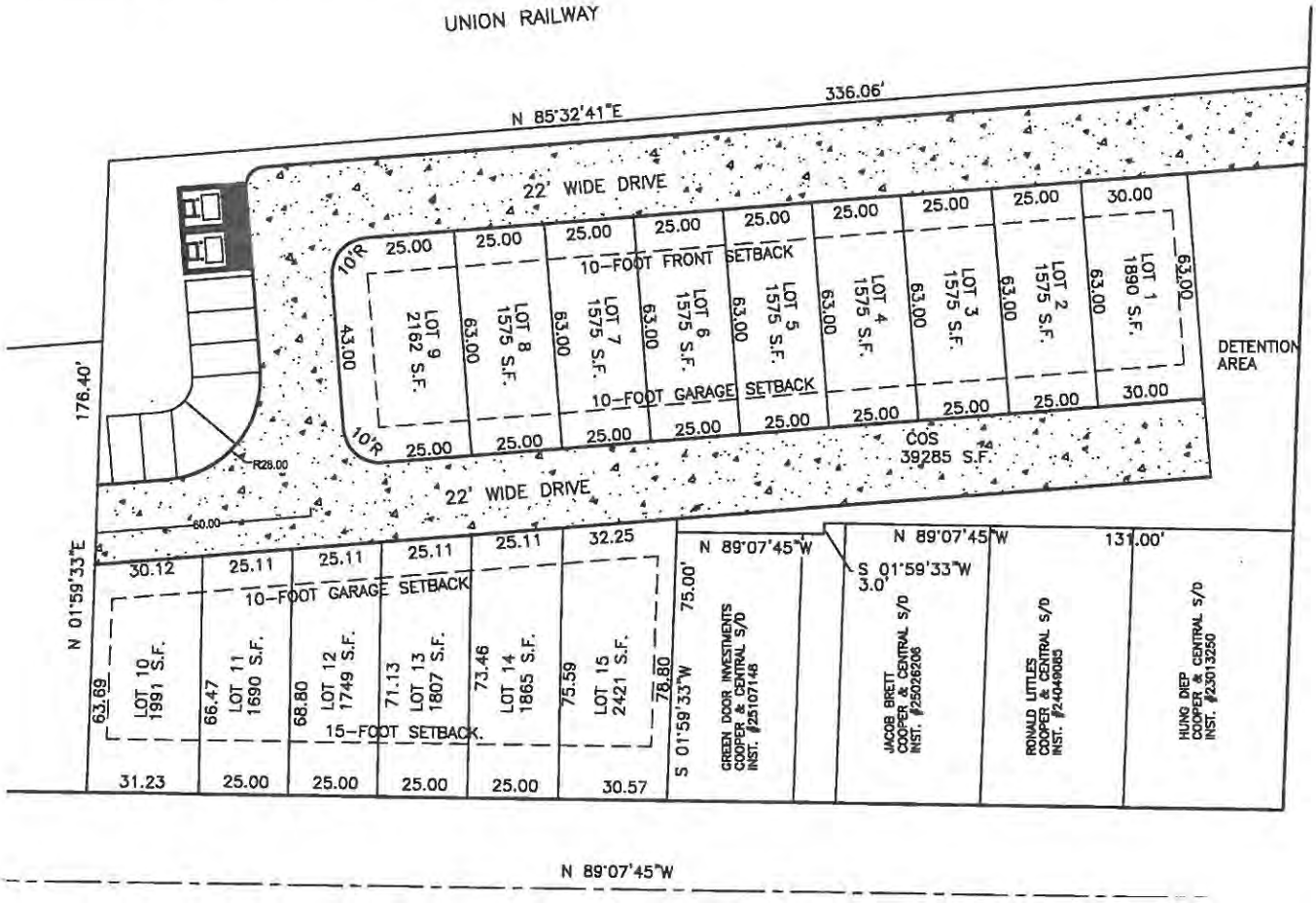
View of subject property from Elzey Avenue looking northwest

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

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D. The number of parking spaces

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

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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

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

County Engineer: No comments received.

City Fire Division: See comments as follows:

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

2. Fire apparatus access shall comply with section 503.

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

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

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

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

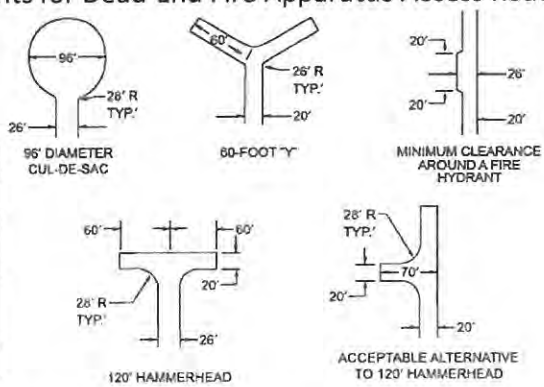
7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

8. Modification to dead end private drive required to provide turnaround.

503.2.5 Dead ends (amended). Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turnarounds required by this section shall comply with Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads in Appendix D.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	



County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See comments as follows:

Site Address/Location: 795 Tanglewood St
Overlay District/Historic District/Flood Zone: Midtown Overlay. Proposed site includes parcels under the Cooper Young Historic District.
Future Land Use Designation: Anchor Neighborhood-Primarily Single-Unit (AN-S)
Street Type: Local

The applicant is seeking approval to redevelop an existing warehouse site (R-6 and R-6 (H) in the Midtown Overlay) to allow 22 townhouses.

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

1. **Future Land Use Planning Map**

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

2. **Land Use Description/Intent**

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.

"AN-S" Form & Location Characteristics

NURTURE

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

SUSTAIN

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.

ACCELERATE

Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale

"AN-S" Zoning Notes

Generally compatible with the following zone districts: R-15, R-10, R-8, R-6, R-3, RU-1, MDR in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Industrial, Vacant; R-6

Adjacent Land Use and Zoning: Single-Family, Industrial, Vacant; RU-1, R-6, EMP

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. The applicants cite intent to adhere to the standards and uses of the RU-1 district, which is compatible with the Future Land Use designation of ANS, and improves an inconsistent land use (industrial) to a conforming land use (single-family)..*

3. Degree of Change Map

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

4. Degree of Change Description

Sustain areas rely on limited public support and private resources to maintain the existing pattern of a place.

The proposed project is a redevelopment, through private investment, that is contextually compatible with the anchor neighborhood.

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

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.1 – Focus residential infill efforts in anchor neighborhoods to support anchors and neighborhood commercial districts with appropriate population density.

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

The parcel is located in the Core City Planning District and the requested use is consistent with Core City District Priority – Encourage growth and desnity by improving underutilized land for development.

Consistency Analysis Summary

The applicant is seeking approval to redevelop an existing warehouse site (R-6 and R-6 (H) in the Midtown Overlay) to allow 22 townhouses.

This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. The applicants cite intent to adhere to the standards and uses of the RU-1 district, which is compatible with the Future Land Use designation of ANS, and improves an inconsistent land use (industrial) to a conforming land use (single-family).

The proposed project is a redevelopment, through private investment, that is contextually compatible with the anchor neighborhood.

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.1 – Focus residential infill efforts in anchor neighborhoods to support anchors and neighborhood commercial districts with appropriate population density.

The parcel is located in the Core City Planning District and the requested use is consistent with Core City District Priority – Encourage growth and desnity by improving underutilized land for development.

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

Summary Compiled by: Isaac Bacon, Comprehensive Planning.

PD 20-13 RESOLUTION

RESOLUTION APPROVING THE TANGLEWOOD PLACE PLANNED DEVELOPMENT AT 795 TANGLEWOOD STREET AND ONE ADJACENT PARCEL, KNOWN AS PD 20-13.

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated 10 August 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 795 Tanglewood, LLC, filed an application with the Memphis and Shelby County Division of Planning and Development to permit a planned residential development with reduced minimum lot size and building setbacks; 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 the consistency of its design and amenities with the public interest; and has submitted its findings concerning the above considerations and recommendation 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 10 December 2020, and said Board has submitted its recommendation of approval subject to conditions 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 subject to the attached outline plan conditions.

BE IT FURTHER RESOLVED, that the requirements of said aforementioned section 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.

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

Date JAN 05 2021

Valerie C. Swipes

Deputy Comptroller-Council Records

PD 21-9 RESOLUTION

RESOLUTION APPROVING AN AMENDMENT TO THE TANGLEWOOD PLACE PLANNED DEVELOPMENT AT 795 TANGLEWOOD STREET AND ONE ADJACENT PARCEL, KNOWN AS PD 21-9.

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated 10 August 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, Ella Residential, LLC, and WO SFR, LLC, filed an application with the Memphis and Shelby County Division of Planning and Development to amend a planned residential development to permit multifamily housing; 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 the consistency of its design and amenities with the public interest; and has submitted its findings concerning the above consideration and recommendation 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 13 May 2021, and said Board has submitted its recommendation of approval 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 amendment is hereby granted as shown on the following pages.

BE IT FURTHER RESOLVED, that the requirements of said aforementioned section 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.

3

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

Date JUL 20 2021

Valerie C. Swan
Deputy Comptroller-Council Records

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY | DIVISION OF PLANNING AND DEVELOPMENT

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

CASE NUMBER: PD 2026-007
ADDRESS: 795 Tanglewood St
REQUEST: New planned development for townhomes
APPLICANT: CAMERON ELLIS

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

VICINITY MAP

Site Highlighted

Staff Planner Contact:
Kendra Cobbs
Kendra.Cobbs@memphistn.gov
(901) 636-7199

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

258 Notices Mailed 6/16/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, BRIAN HATLEY *, being duly sworn, depose and say that at* 7:30 *am/pm on the* 1ST *day of* July *, 20*26*, I posted* 2 *Public Notice Sign(s) pertaining to Case No.* 2026-007 *at* 795 TANGLEWOOD *, providing notice of a Public Hearing before the (check one):*

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

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

Owner, Applicant or Representative — *Date* 8.3.26

Subscribed and sworn to before me this 3 *day of* August *, 20*26*.*

Notary Public

My commission expires: 2/14/2029

GAUDENCIO PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires Feb 14, 2029

NEIGHBORHOOD MEETING NOTICE

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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

RE: PD 2026-007
795 Tanglewood
Tanglewood Planned Development
Memphis, Shelby County, TN

Dear Sir or Madam:

An application has been filed for a 22 lot townhome development on the above captioned address in the R-6 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.

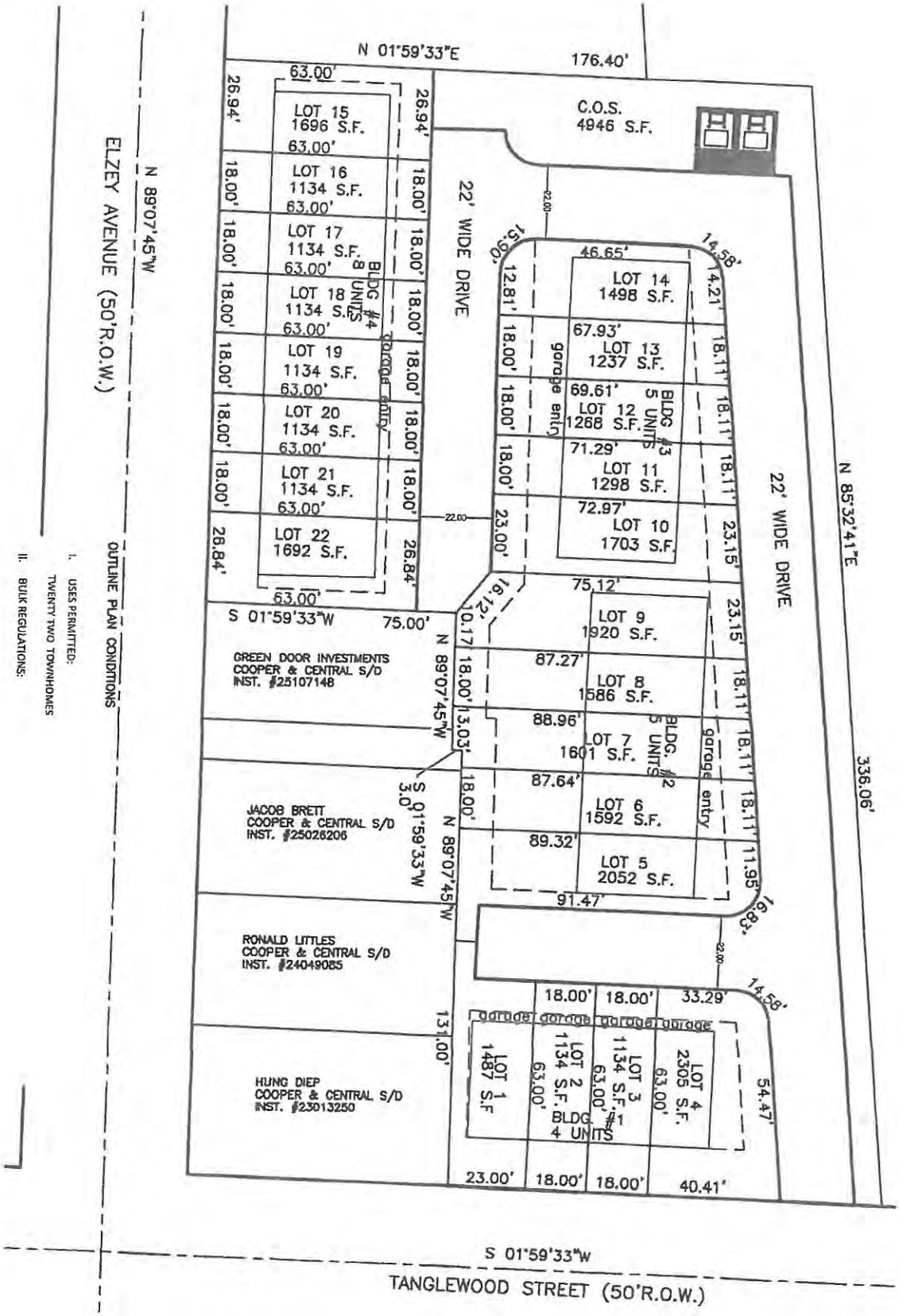
Time: 6:30 p.m. To 7:30 p.m.
Date: Monday, June 29, 2026
Location: 795 Tanglewood
Memphis, TN 38104

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 NOTICE (Continued)



OUTLINE PLAN CONDITIONS

I. USES PERMITTED:
TWENTY TWO TOWNHOMES

II. BULK REGULATIONS:

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-007

Meeting Information

Location: Project site

Date: 06/29/26

Address: 795 Tanglewood

Time: 18:30

Attendance

Attended on behalf of the applicant:	*Role (Applicant, Engineer, Architect, etc.)*
David Bray	Engineer

Number of Invitations Mailed: 160

Approx. Neighborhood Attendees: 12

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 primary concern was drainage and the ability to provide detention. We have revised the site plan to allow for detention in the southeast corner of the site along Tanglewood. Additional concerns were to provide guest parking, eliminate the change in orientation of ga ages along the north alley, disallowing short term rentals, and construction traffic. The revised plan addresses these concerns either in plan view or the outline plan conditions.

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-007

Attachments

Also included in this submission are the following:

- ☐ Mailed Invitation
- ☐ Invitation Mailing List
- ☐ Applicant's Presentation
- ☐ Other: _____
- ☐ Handouts Provided
- ☐ Sign-in Sheet(s)
- ☐ Photographs of Meeting

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

Attestation

This meeting was:

- ☑ 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.

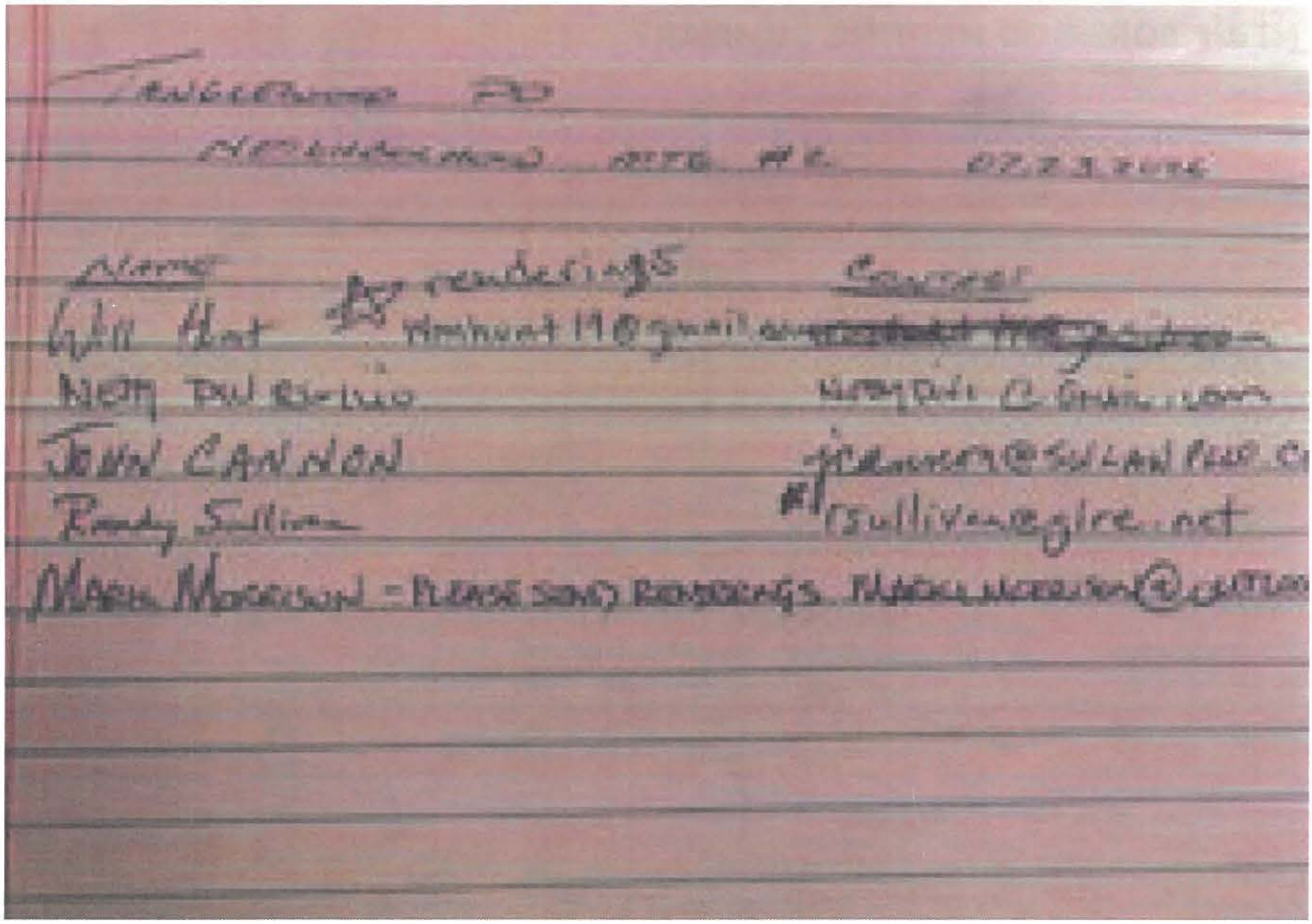
David Bray
Print Name

David Bray — Digitally signed by David Bray Date: 2026.06.30 12:58:55 -05'00'
Signature

Date

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

Page **2** of **2**



Name | Contact

Will Hart | rendelings Hmhart19@gmail.com

Neil Paul Rivello | Neilpaul@[illegible].com

John Cannon | jcannon@sullanplus.com

Randy Sullivan | rsullivan@glre.net

Mark Morrison = PLEASE SEND RENDERINGS. MARKMORRISON@[illegible]

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: PD 2026-007

Expiration Date:

Record Name: Tanglewood Planned Development

Description of Work: Re-development of an existing warehouse site (R-6 zoning in the Midtown Overlay) to allow 22 townhouses.

Parent Record Number:

Address:
795 TANGLEWOOD ST, MEMPHIS 38104

Owner Information

Primary	Owner Name
Y	ELLA RESIDENTIAL LLC AND WO SFR LLC

Owner Address
795 TANGLEWOOD ST, MEMPHIS, TN 38104

Owner Phone

Parcel Information
031130 00003C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	help desk
Date of Meeting	02/04/2026
Pre-application Meeting Type	Phone

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	n/a
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres?	n/a

GENERAL PROJECT INFORMATION	
(Note a tract of less than three acres is not 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 existing use of the property as a warehouse is an existing non-conforming use. Townhome development will be consistent with surrounding development patterns.
UDC Sub-Section 9.6.9B	The proposed development will face townhomes to the existing public streets with access to proposed private drives. The price points will be compatible with existing homes.
UDC Sub-Section 9.6.9C	All public utilities are located at the site. No new public roadways are proposed.
UDC Sub-Section 9.6.9D	The development will turn an existing industrial use into residential development consistent with surrounding area.
UDC Sub-Section 9.6.9E	Agreed.
UDC Sub-Section 9.6.9F	Agreed.
GENERAL PROVISIONS	
UDC Sub-Section 4.10.3A	The proposed development will be more in keeping with surrounding properties than the existing development on the site.
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	Access to existing sewer water gas and electric are available to the site.
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:	Interior private drives will be utilized and new townhouses will face existing public streets.
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	An HOA will maintain private drives and COS lots.

GENERAL PROVISIONS

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	Agreed.

GIS INFORMATION

Case Layer	BOA1946-093-CI, Z18-001 CYHD
Central Business Improvement District	No
Class	I
Downtown Fire District	No
Historic District	Cooper-Young
Land Use	INDUSTRIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	Midtown Overlay
Zoning	R-6
State Route	-
Lot	60-66
Subdivision	E E MEACHAMS COOPER & CENTRAL AVENUE
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
CAMERON ELLIS

Contact Type
APPLICANT

Address
795 TANGLEWOOD ST, MEMPHIS, TN, MEMPHIS, TN, 38104

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
1728593	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	05/01/2026
1728766	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	05/04/2026
1728766	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	05/04/2026

Total Fee Invoiced: $1,539.00 Total Balance: $0.00

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, 795 Tanglewood LLC (Print Name) C. Z (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 0 Elzey Memphis TN 38104
and further identified by Assessor's Parcel Number 031130 00010
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 1 day of May in the year of 2026

Signature of Notary Public

My Commission Expires

NATASHA DAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 6-17-2027

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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I, 795 Tanglewood LLC (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 795 Tanglewood St Memphis TN 38104
and further identified by Assessor's Parcel Number 031130 00003C,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 1 day of May in the year of 2026.

Signature of Notary Public _____ My Commission Expires _____

NATASHA DAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-17-2027

LETTER OF INTENT

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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: Tanglewood Planned Development
795 Tanglewood
Planned Development to allow 22 townhomes in the R-6 (Midtown overlay) zoning district
Memphis, TN

Mr. Ragsdale:

Please find attached a planned development application to allow 22 townhouses in the R-6 zoning district within the Midtown Overlay. The property is currently utilized for warehouse storage in an area with R-6 and EMP zoning intermixed. The existing warehouse would be removed for the proposed development. All units would have access from internal private drives that would be owned and maintained by a Homeowners association. All units would have garages.

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.

Cooper-Young Community Association
2298 Young Ave
Memphis, TN 38104
901-272-2922
info@cooperyoung.org

June 14, 2026

TO: M/SC Land Use Control Board

RE: Case Number 2026-007 – Tanglewood Planned Development

Land Use Control Board Members:

After consideration of the submitted application, the Cooper-Young Community Association respectfully requests that this planned development be **REJECTED**.

This application proposes to redevelop a disused industrial property that has become overgrown and an eyesore in the community and turn it into a dense residential development, which could enhance the community if planned well.

Our main concerns regarding the application as it relates to the Unified Development Code (UDC) include: Contextual Infill Standards (3.9.2), Planned Developments (4.10), Special Use and Planned Development Review Approval Criteria (9.6.9), and Planned Development Special Requirements (9.6.11).

3.9.2 Contextual Infill Standards

Section 3.9.2 states the intent of the Contextual Infill Standards is to "reinforce the traditional character of established residential neighborhoods." As proposed, this planned development does not meet these requirements. The traditional development pattern in Cooper-Young does not include lots this narrow (12-40 ft) or townhomes, or street-facing garages. For example, the pre-existing lots on this street-block are, on average, about 44 ft in width with a range of 40-57 ft. In addition, there are no townhomes or street-facing garages on this street-block, and there are no historic structures in Cooper-Young with these characteristics.

4.10.1 Planned Developments - Purpose

The purpose of Planned Developments is outlined in 4.10.1, which explains that they are "intended as a tool to allow creative and imaginative design that will promote amenities beyond those expected in conventional developments." This application does not appear to meet this purpose since there is nothing creative or imaginative in the proposed design. In short, this appears to be a simple gated development that can be found in both urban and suburban areas of Memphis and Shelby County.

9.6.9 Approval Criteria

Section 9.6.9 of the UDC states that planned developments shall not "... have a substantial or undue adverse effect upon…the character of the neighborhood…." We argue that a development with private streets, façades dominated by garages, and that is likely to be separated from the neighborhood by a gate in the future does not match the historic character of Cooper-Young.

Cooper-Young Community Association
2298 Young Ave
Memphis, TN 38104
901-272-2922
info@cooperyoung.org

9.6.11 Planned Development Special Requirements

Section 9.6.11, A.2 of the UDC states that "the proposed height, dimensions and arrangements of buildings on the property" shall be included in application for the planned development. This application appears incomplete because it does not contain this information.

It should also be noted that it appears the eastern-most parcel on Elzey actually falls within the Cooper-Young Historic District.

Finally, we have additional concerns with the proposed plan. If this plan is approved, we request the the following requirements be added to the approval:

- We request that sidewalks and curbs be required on all streets since the proposed development is in an urban environment. Section 9.6.9 of the Unified Development Code states that planned developments shall "...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." We believe that sidewalks and curbs would fall under these requirements.
- Although we prefer not to have private streets in Midtown and Cooper-Young, we request that a gate restricting public access not be permitted now or in the future.
- Cooper-Young has an oversupply of short-term rentals, which degrade the community feel of our neighborhood. We request that short-term rentals not be allowed in this new development.
- As proposed, it appears that the façades facing the new, private streets will primarily consist of garage doors, which is the antithesis of "great, vibrant, healthy urban streets" that are part of the LUCB mission statement. We request that the plans be altered to better reflect the architecture and façades of our historic community.
- The applicants have proposed planting non-native Japanese Snowbell trees. We request that the developer use native plants like those suggested in the "Approved Plant List" of the UDC (4.6.9).
- The architecture of the townhomes shall be consistent with the architecture and styling of the existing residential structures in the Cooper-Young historic district, and the building materials shall be compatible with materials used during the period of significance in Cooper-Young.

Thus, we once again respectfully request that this application be rejected as it appears to be incomplete, does not meet the criteria specified for Planned Developments in the Unified Development Code and is, therefore, inappropriate for the proposed location.

Respectfully,

Cooper-Young Community Association Development Committee
Mark Morrison, Development Committee Chair and CYCA Board Member

From:	Bo Graham
To:	Ragsdale, Brett; Greg Bellew
Cc:	Cobbs, Kendra; Penzes, Jeffrey
Subject:	Re: 795 Tanglewood St
Date:	Tuesday, July 21, 2026 3:08:57 PM
Attachments:	instagram.png image001.png image002.png image003.png image004.png image006.png

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.

Hey Everyone - My concerns with the planned development at 795 Tanglewood are 1 - DRAINAGE! then neighborhood has major flooding issues currently - see sandbags at Bluff City Printing 2 - DENSITY(lots of units that are connected) 3 - PARKING(this goes with density) how many parking spots per unit? 4 - DUMPSTER(never a good idea - can they not contract with a company to pick up each units trash can on a weekly basis?)

Let me know the best way to address these concerns and stay cool - HOT out

THANKS
BO

FOURTEENTH COLONY
LIGHTING • MADE IN THE U.S.

797 Roland St | Memphis, TN 38104 | (C) 901.484.3702 |

On 7/7/2026 12:12 PM, Ragsdale, Brett wrote:

> Bo,
>
> Good news, the case is being held for a month, so you can enjoy your time at the beach!
>
> I've copied my colleagues, Kendra, and Jeffrey, here if you want to share your

From: John Cannon
To: Cobbs, Kendra
Subject: Tanglewood
Date: Tuesday, June 30, 2026 4:22:58 PM

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.

Ms. Cobbs:

We are owners of property near the development being proposed at 795 Tanglewood Ave. We are writing for two reasons – request a postponement of the hearing set for July 9 and express concerns about this project. David Bray of the Bray Firm met with nearby land owners on June 29. We were disappointed that Cameron Ellis, the developer of the property, did not appear with Mr. Bray. After our questions questions and answers from Mr. Bray, we have the following issues:
(1) parking – the development plan does not show any parking for the site. If there are visitors, where are they going to park except for the adjoining streets? (2) there appear to be a location for two dumpsters for the 20 townhomes. We would like to have more information about the number of times per week that there will be a collection of this waste.
(3) The development plans do not show any sidewalks on the streets of Tanglewood or Elzey which we believe are necessary. There are also no sidewalks shown on the interior of the property.
(4) the storm drains in the area are insufficient at the present time and overflow causes flooding at Tanglewood and Elzey and in both directions on Elzey. We are concerned about the retention of water in case of storms. Presently the area is mostly grass, but will become all concrete after development increasing the amount of runoff into the nearby areas.
(5) Th application calls for an HOA. When asked about restrictions or covenants prohibiting short-term rentals, Airbnb, VRBO or the like, no answer was provided. We believe that such restrictions or covenants in the deeds should be required to prevent this short term rental from being a problem.
(6) We understand that plans for the townhomes are not required at this time. We would request these plans for review prior to any approval by the city council. We would like to know what the appearance of the townhomes would be and whether they are compatible with the design of nearby homes.
(7) Other owners expressed concern about how the sewer system for the project would be designed because of backups in the area.

Sent from my iPhone

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: PD 2026-007

Expiration Date:

Record Name: Tanglewood Planned Development

Description of Work: Re-development of an existing warehouse site (R-6 zoning in the Midtown Overlay) to allow 22 townhouses.

Parent Record Number:

Address:

795 TANGLEWOOD ST, MEMPHIS 38104

Owner Information

Primary	Owner Name
Y	ELLA RESIDENTIAL LLC AND WO SFR LLC

Owner Address

795 TANGLEWOOD ST, MEMPHIS, TN 38104

Owner Phone

Parcel Information

031130 00003C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	help desk
Date of Meeting	02/04/2026
Pre-application Meeting Type	Phone

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	n/a
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres?	n/a

GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not 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 existing use of the property as a warehouse is an existing non-conforming use. Townhome development will be consistent with surrounding development patterns.
UDC Sub-Section 9.6.9B	The proposed development will face townhomes to the existing public streets with access to proposed private drives. The price points will be compatible with existing homes.
UDC Sub-Section 9.6.9C	All public utilities are located at the site. No new public roadways are proposed.
UDC Sub-Section 9.6.9D	The development will turn an existing industrial use into residential development consistent with surrounding area.
UDC Sub-Section 9.6.9E	Agreed.
UDC Sub-Section 9.6.9F	Agreed.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	The proposed development will be more in keeping with surrounding properties than the existing development on the site.
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	Access to existing sewer water gas and electric are available to the site.
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	Interior private drives will be utilized and new townhouses will face existing public streets.
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	An HOA will maintain private drives and COS lots.

GENERAL PROVISIONS

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	Agreed.

GIS INFORMATION

Case Layer	BOA1946-093-CI, Z18-001 CYHD
Central Business Improvement District	No
Class	I
Downtown Fire District	No
Historic District	Cooper-Young
Land Use	INDUSTRIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	Midtown Overlay
Zoning	R-6
State Route	-
Lot	60-66
Subdivision	E E MEACHAMS COOPER & CENTRAL AVENUE
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
CAMERON ELLIS

Contact Type
APPLICANT

Address
795 TANGLEWOOD ST, MEMPHIS, TN, MEMPHIS, TN, 38104

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
1728593	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	05/01/2026
1728766	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	05/04/2026
1728766	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	05/04/2026

Total Fee Invoiced: $1,539.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$1,539.00	Credit Card

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, 795 Tanglewood LLC (Print Name) C. Z (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 0 Elzey Memphis TN 38104
and further identified by Assessor's Parcel Number 031130 00010,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 1 day of May in the year of 2024.

Signature of Notary Public

My Commission Expires

NATASHA DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-11-2027

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

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

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Memphis and Shelby County Unified Development Code Section 12.3.1

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I, 795 Tanglewood LLC (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

of the property located at 795 Tanglewood St Memphis TN 38104
and further identified by Assessor's Parcel Number 031130 00003C,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 1 day of May in the year of 2026.

NATASHA DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2027

Signature of Notary Public _____ My Commission Expires _____

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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: Tanglewood Planned Development
795 Tanglewood
Planned Development to allow 22 townhomes in the R-6 (Midtown overlay) zoning district
Memphis, TN

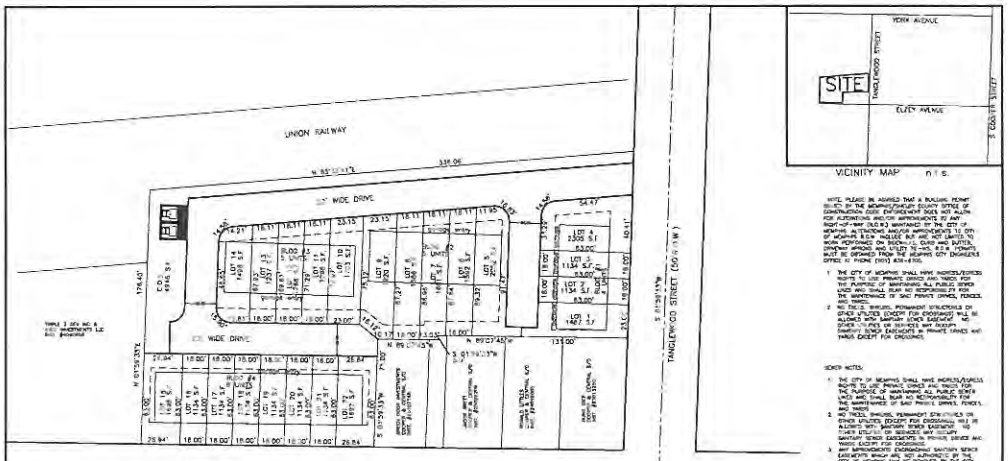
Mr. Ragsdale:

Please find attached a planned development application to allow 22 townhouses in the R-6 zoning district within the Midtown Overlay. The property is currently utilized for warehouse storage in an area with R-6 and EMP zoning intermixed. The existing warehouse would be removed for the proposed development. All units would have access from internal private drives that would be owned and maintained by a Homeowners association. All units would have garages.

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.



PRELIMINARY PLAT

TANGLEWOOD PLANNED DEVELOPMENT

EXISTING ZONING DISTRICT: R-6

MEMPHIS, TENNESSEE

LOT: 22 | TOTAL: 1.186 ACRES

DEVELOPER:
MO SFR LLC
6744 POPLAR AVENUE, STE 203
GERMANTOWN, TN 38138

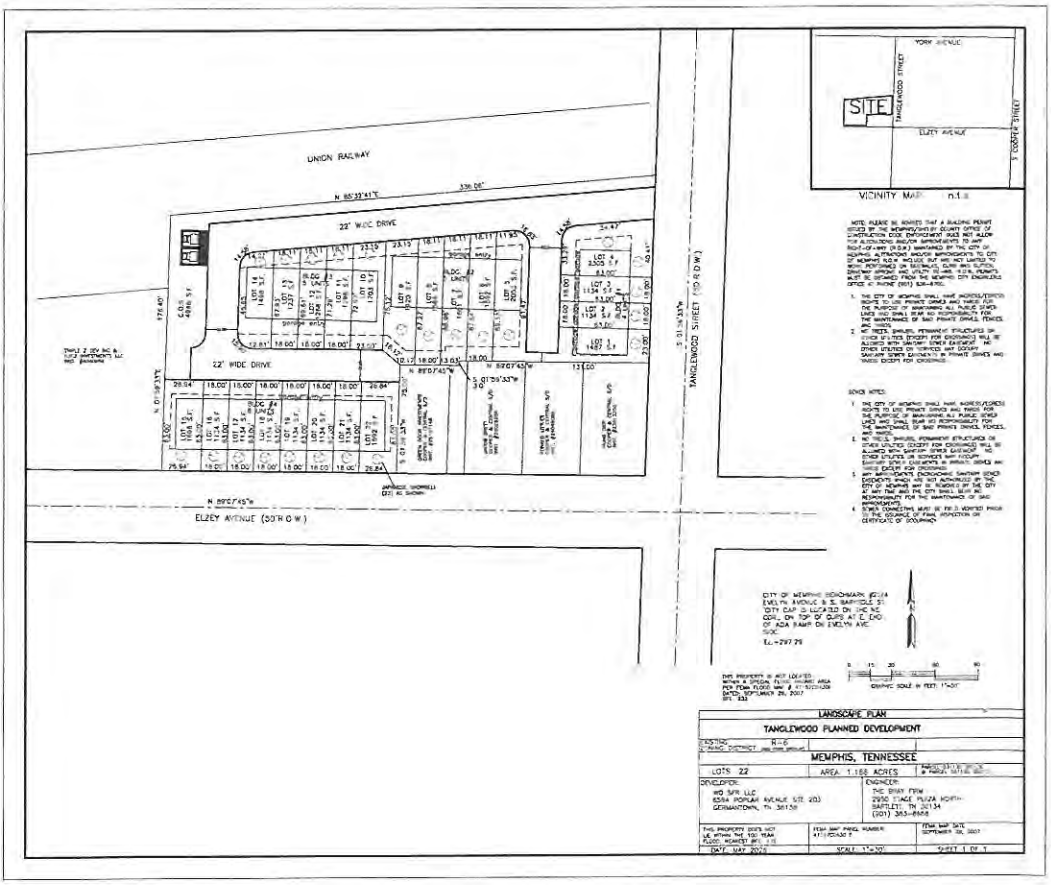
ENGINEER:
THE BRAY FIRM
2550 STAGE PLAZA NORTH
BARTLETT, TN 38134
(901) 383-8800

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YR FLOOD PLAIN: NO FIRM NO. 470177 0040F SEPTEMBER 28, 2007

FEMA MAP PANEL NUMBER: 47157C0040 F

FEMA MAP DATE: SEPTEMBER 28, 2007

DATE: MAY 2026 | SCALE: 1"=30' | SHEET 1 OF 1


UNION RAILWAY
22' WIDE DRIVE
22' WIDE DRIVE
TANGLEWOOD STREET (70' R.O.W.)
ELZEY AVENUE (50' R.O.W.)
YORK AVENUE
SITE
ELZEY AVENUE
VICINITY MAP n.t.s.
LANDSCAPE PLAN
TANGLEWOOD PLANNED DEVELOPMENT
MEMPHIS, TENNESSEE
LOTS 22
AREA 1.188 ACRES
DEVELOPER:
MD SFR LLC
6584 POPLAR AVENUE STE 203
GERMANTOWN, TN 38138
ENGINEER:
THE BRAY FIRM
2950 FIAGE PLAZA NORTH
BARTLETT, TN 38134
(901) 383-8888
DATE: MAY 2007
SCALE: 1"=30'
SHEET 1 OF 1

I. USES PERMITTED:

TWENTY TWO TOWNHOUSES

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 DRIVE AS SHOWN WITH GARAGE ENTRY

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 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.

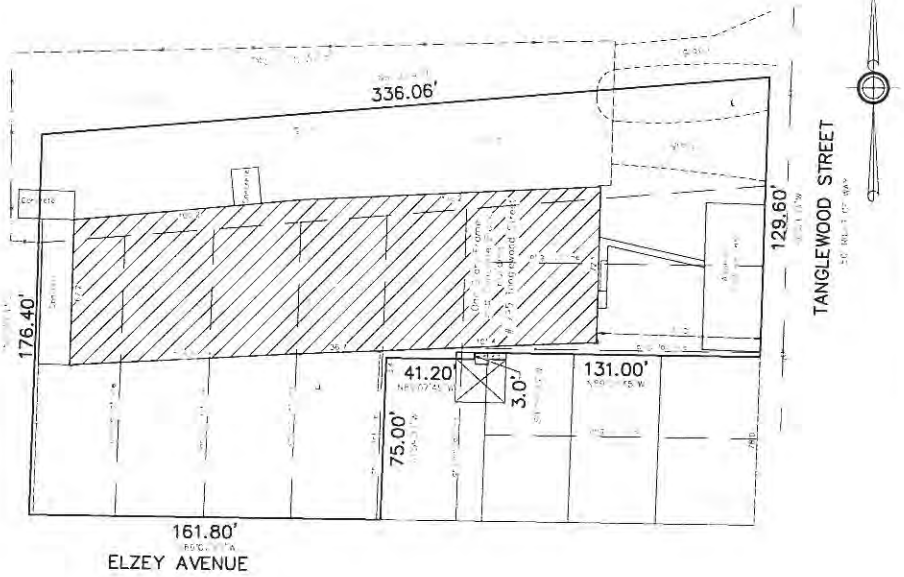
C. The exact location and dimensions including height of all buildings (with elevations) or buildable areas, parking areas, drives, and required landscaping.

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.



GENERAL NOTES

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and or maps prepared by others. The surveyor makes no guarantee the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated and therefore reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto should be made. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act TCA 65-31", that anyone who engages in excavation must notify all known underground utility owners of their intent to excavate and also to avoid any possible hazards, conflict or unnecessary expense. Tennessee One Call 1-800 351-1111.

Bearings are based upon magnetic north.

All deed book references shown hereon are recorded in the Shelby County Register's Office.

Governmental jurisdictional areas, if any, which might impact on the use of the surveyed property were not located. No liability is assumed by the undersigned for any loss or damage resulting from the exercise of any government jurisdiction effecting the surveyed property.

Campbell Surveying Company does not guarantee the title information contained hereon. This survey is subject to such state of facts that would be revealed with a complete title search.

There may be additional easements, restrictions and/or reservations not shown hereon that may be found in the public records of Shelby County, Tennessee.

Bearing and distances shown hereon were measured and collected electronically with calibrated equipment and are in substantial agreement with the deed calls unless otherwise indicated.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Property Description

Lots 60,61,62,63,65,66 and part of Lots 64 and 67 and part of an alley and part of Union Railroad in E.L. Meacham's Cooper and Central Avenue Place Subdivision as recorded in Shelby County Register's Office, Plat book 4, Pages 99-100 and being more particularly described as follows:

Beginning at a point in the west line of Tanglewood Street (30' right of way), said point being 78.0 feet northwardly from the north line of Elzey Avenue (50' right of way); thence North 89 degrees 07 minutes 45 seconds West a distance of 131.0 feet; thence South 01 degrees 58 minutes 33 seconds West a distance of 3.0 feet; thence North 89 degrees 07 minutes 45 seconds West a distance of 41.20 feet; thence South 01 degrees 59 minutes 33 seconds West a distance of 75.0 feet to the north line of Elzey Avenue; thence along the north line of Elzey Avenue, North 89 degrees 07 minutes 45 seconds West a distance of 161.80 feet; thence North 01 degrees 59 minutes 33 seconds East a distance of 176.40 feet; thence North 85 degrees 37 minutes 41 seconds East a distance of 336.06 feet; thence along the west line of Tanglewood Street, South 01 degrees 59 minutes 33 seconds West a distance of 129.60 feet to the point of beginning.

I hereby certify that this is a Category 1 Survey and that the ratio of precision of the un-adjusted survey is 1:10,000 or greater as shown hereon and was done in compliance with current Tennessee Minimum Standards of Practice.

Charles F. Campbell TN RLS#1007

Survey of

795 Tanglewood Street

Lots 60,61,62,63,65,66 and part of Lots 64 and 67 and part of an alley and part of Union Railroad in E.L. Meacham's Cooper and Central Avenue Place Subdivision as recorded in Shelby County Register's Office, Plat book 4, Pages 99-100

Memphis, Shelby County, TN

DATE: JUNE 11, 2019 SCALE: 1" = 30'

Prepared for: Cameron Ellis

Campbell Surveying Company

1023 South Yates Road Suite 101

Memphis, TN 38119 (901) 683-9114

Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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

25090979

10/21/2025 - 12:12:39 PM

6 PGS	
AVA 2895684 - 25090979	
VALUE	170283.10
MORTGAGE TAX	0.00
TRANSFER TAX	630.05
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	663.05

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

ENTERED
OCT 09 2025
M.B.

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

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

Plaintiffs,

v.

TRD No. TX-2023
Tax Sale No. 2102
Parcel No. 031130000003C

DELINQUENT TAXPAYERS as shown on the 2020 REAL PROPERTY DELINQUENT TAX RECORDS OF THE SHELBY COUNTY TRUSTEE AND UNITED STATES OF AMERICA,

Defendant(s),

WO SFR, LLC,

Movant,

MARK D. LOVELL,

Respondent.

ORDER REDEEMING LAND SOLD AT TAX SALE

This cause came on to be heard on October 9, 2025, before the Honorable Melanie Taylor Jefferson, Chancellor for Part I of the Chancery Court of Shelby County, Tennessee for the Thirtieth Judicial District at Memphis, Tennessee, upon filing of the Motion of Movant for an Order to Redeem certain real property, which was assessed for taxes by the City of Memphis and Shelby County, Tennessee, and which is located in Shelby County, Tennessee, to wit:

See Exhibit A

Address: 795 Tanglewood, Memphis, TN

Parcel No. 031130000003C

It Appears to the Court that:

1. Movant was the owner of the property at the time of sale.

2. Notice with a copy of the motion has been provided to the Purchaser at Sale by the Movant and by the Chancery Court Clerk pursuant to statute and, a copy of this motion has been provided to the Shelby County Delinquent Tax Attorney and to all other interested parties.

3. The said property was assessed in the name of Ella Residential, LLLC and Wo SFR, LLC.

4. That the property was sold to the purchaser, Mark D. Lovell, for the stated redemption period of one year.

5. That the tax sale was confirmed by this Honorable Court on May 19, 2025.

6. That said property is subject to the equity of redemption.

7. The current Motion was filed by the Movant on August 15, 2025.

8. The current Motion was timely filed within the stated redemption period and WO SFR, LLC, as owner, is entitled to redeem said property.

9. The property was sold to Mark D. Lovell for $163,400.00.

10. The purchaser, Mark D. Lovell, also paid a $653.05 registration fee to record the order confirming sale and divesting and vesting title.

11. Movant is required to interplead the delinquent taxes and interest in an amount to cover reimbursement of the purchasers' registration fee and an amount to cover registration fee for the Order Redeeming Property from the Tax Sale and did interplead the following:

- City of Memphis, Tennessee delinquent taxes $17,406.11
- Shelby County, Tennessee delinquent taxes $7,262.28

- Clerk's commission $4,876.28
- Interest on the purchase price at the statutory rate of 12% per year from the date the purchase price was paid into the registry through the date of filing and that interest totals $6,255.52
- Purchaser's Registration Fee $627.58
- Registration fee to cover recording of the Order Redeeming Land sold at Tax Sale $658.05
- Court costs of $62.50
- Clerk's Fee pursuant to TCA 8-21-404(j)(6) $40.00

Total of the Interpleader is $37,183.50

IT IS THEREFORE ORDERED, AJUDGED AND DECREED BY THE COURT THAT:

1. The Movant, WO SFR, LLC, is entitled to redeem the property, located at 795 Tanglewood, Memphis, Shelby County, Tennessee.

2. That title in the said property is divested from Mark D. Lovell and vested in Ella Residential, LLC and WO SFR, LLC.

3. The Clerk and Master is also ordered to make distribution from the funds in the registry of the Court as follows:

To purchaser: Mark D. Lovell

a.	Purchase Price:	$163,400.00
b.	Interest:	$6,255.52
c.	Refund of Recording Cost	$627.58

TOTAL TO PURCHASERS AND VALUE OF TRANSACTION FOR PURPOSE OF REGISTRATION:

$170,283.10

4. The Clerk and Master is ordered to provide an attested copy of this Order to the Register's

Office together with ~~$658~~ 663.05 Registration Fee.

5. The Movant, WO SFR, LLC, is ordered to pay a $250.00 reasonable attorney's fee pursuant to T.C.A. 67-5-2701(1), to the Shelby County Trustee's Office.

6. Any encumbrances on the property which existed at the time of the sale, and which were removed by the sale of the property are reinstated.

7. Any balances remaining in the Registry after payment of the refunds to purchasers and fees to the Register of Deeds are to be refunded to the Movant, WO SFR, LLC, the cost of the cause are charged to Movant, for which let execution issue if necessary.

A TRUE COPY-ATTEST
W. Aaron Hall, Clerk & Master
By Leslie Blanton
D.C. & M.

Meeaaii Taylor Jefferson
CHANCELLOR

DATED: October 9, 2025

APPROVED FOR ENTRY:

James A. Crislip, Jr. (#20718)
Attorney for Movant
Crislip Philip
5170 Sanderlin Ave., Suite 201
Memphis, TN 38117
(901) 525-2427
jim@crislipphilip.com

Greg Gallagher/Kevin Childress/Thomas Koelbl
Shelby County Delinquent Tax Attorney
157 Poplar Ave., 3rd Floor
Memphis, TN 38103
gsgallagherlaw@gmail.com
kchildress@eflawgroup.com
tkoelbl@shelbycountytrustee.com

Alan M Helene DCTM
Reviewed by the Shelby County Clerk

and Master's Office

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of this Order has been sent via United States mail, postage prepaid, to the following individuals this 28th day of August 2025.

Greg Gallagher/Thomas Koelbl/Kevin Childress
Shelby County and City of Memphis Delinquent Tax Attorney
157 Poplar Ave., 3rd Floor
Memphis, TN 38103

Shelby County Trustee
157 Poplar Ave., 2nd Floor
Memphis, TN 38103

Mark D. Lovell
240 Wickliffe Creek Rd.
Eads, TN 38028

Guaranty Bank and Trust Company
5960 Getwell Rd. Ste. 112
Southaven, MS 38672-7322

795 Tanglewood, LLC
6000 Poplar Ave. Ste. 250
Memphis, TN 38199-3974

James A. Crislip, Jr.

EXHIBIT A

Lots 60, 61, 62, 65, 66 and part of Lots 63, 64 and 67, all in E. E. Meacham's Cooper and Central Avenue Place Subdivision, as shown on Plat recorded in Plat Book 4, Pages 99 and 100 in the Register's Office of Shelby County, Tennessee, and a portion of a 12 foot alley and strip from the southern part of the Union Railroad right of way, all being more particularly described as follows:

BEGINNING at a point in the west line of Tanglewood Street 75 feet north of the north line of Elzey Avenue, se measured along the west line of Tanglewood Street; thence westwardly and parallel to said north line of Elzey Avenue, 125 feet to a point in the east line of an alley; thence northwardly along the east line of said alley 0.4 feet to a point, the southeast corner of the land described as Parcel No. 2 in that certain deed of record in Book 2084, Page 430; thence westwardly parallel with the north line of Lot 67 of said Subdivision, 12 feet to a point in the east line of Lot 64 of said subdivision; thence southwardly along the east line of said Lot 64, a distance of 2.7 feet to a point, the northeast corner of the Land described in Warranty Deed from Memphis Metal Manufacturing Company, Inc., to Jewel Chumney, of record in Book 2178, Page 307, in said Register's Office; thence westwardly along the north line of said Chumney lot, 35.2 feet to a point; thence northwardly parallel with the east line of Lot 63 of said Subdivision, 2 feet to a point; thence westwardly 41.8 feet to a point in the west line of said Lot 63; thence southwardly along the east line of Lot 62 a distance of 72 feet to a point in the north line of Elzey Avenue (50 feet wide); thence westwardly along the north line of Elzey Avenue and the south lines of Lots 62, 61 and 60, a distance of 120 feet to a point the southwest corner of Lot 60; thence north along the west line of Lot 60 and a projection of said west line northwardly 132.8 feet to a point 11 feet north of the northwest corner of Lot 60; thence eastwardly parallel to the north line of Lots 60, 61 and 62, a distance of 120.7 feet to a point 11 feet north of the northeast corner of Lot 62; thence continuing eastwardly a distance of 215 feet, more or less, to a point in the west line of Tanglewood Street 3 feet north of the northeast corner of Lot 65 of said subdivision; thence southwardly along the west line of Tanglewood Street a distance of 82.2 feet to the point of beginning.

Return to: Chris
FNTG
ChicagoTitle | Commonwealth Land Title |
Fidelity National Title
6060 Poplar Avenue, Ste LL37

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

ELLA RESIDENTIAL LLC AND WO SFR LLC

Sent via electronic mail to: cameron@weoffr.com and dgbray@comcast.net

Tanglewood Planned Development
Case Number: PD 2026-007
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 Tanglewood 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 Kendra.Cobbs@memphistn.gov.

Respectfully,
Kendra Cobbs

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

Cc: David Bray, The Bray Firm
File

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.

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning **COMMITTEE:** **09/1/2026**
DATE

PUBLIC SESSION: **09/15/2026**
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 special use permit at the subject property located at 525 and 529 South Main Street, known as case number SUP 26-09

CASE NUMBER: SUP 26-09

LOCATION: 525 & 529 South Main Street

COUNCIL DISTRICTS: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Gary Kevin Helms, KH525 LLC

REPRESENTATIVE: Cynthia Kila Wilson

REQUEST: Special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/lounge.

AREA: +/-5000 square feet

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

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

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
08/13/2026 _____ DATE
(1) Land Use Control Board _____ ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

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

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

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
[signature]	8/24/26	PLANNER I
		DEPUTY ADMINISTRATOR
[signature]	8/24/26	ADMINISTRATOR
Brent [signature]	8/24/26	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

SUP 26-09

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 525 AND 529 SOUTH MAIN STREET, KNOWN AS CASE NUMBER SUP 26-09

- This item is a resolution with conditions for a special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge; 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:

CASE NUMBER:	SUP 26-09
LOCATION:	525 & 529 South Main Street
COUNCIL DISTRICT(S):	District 7 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Gary Kevin Helms, KH525 LLC
REPRESENTATIVE:	Cynthia Kila Wilson
REQUEST:	Special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge.
EXISTING ZONING:	South Main Historic District
AREA:	+/-5,000 square feet

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,

Truus Abuosi

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

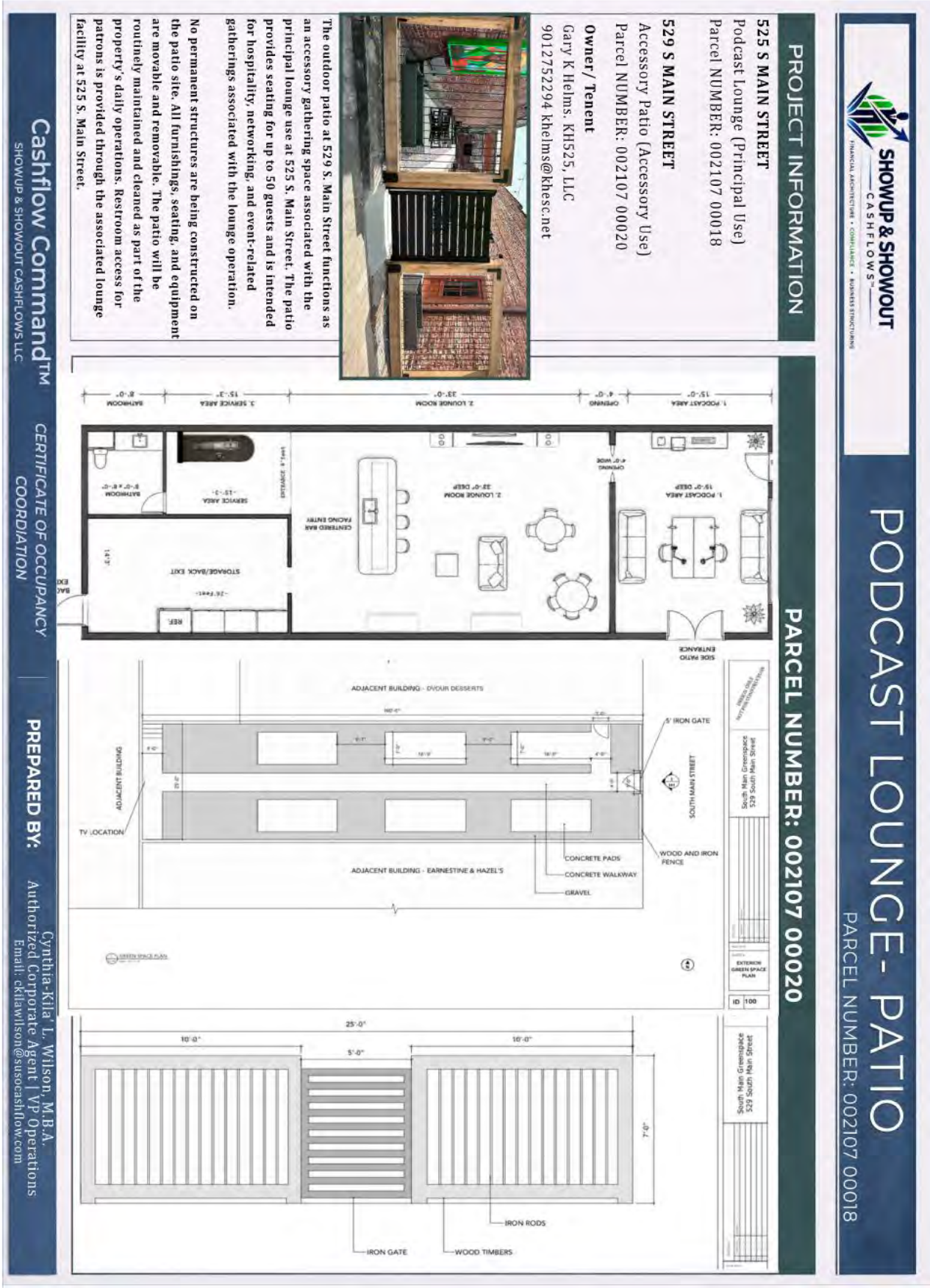
Cc: Committee Members
File

SUP 26-09
CONDITIONS

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The final architectural designs are subject to review and approval by the Memphis Landmarks Commission.

SITE PLAN


SHOWUP & SHOWOUT
CASHFLOWS™
FINANCIAL ARCHITECTURE • COMPLIANCE • BUSINESS STRUCTURING
PODCAST LOUNGE- PATIO
PARCEL NUMBER: 002107 00018
PROJECT INFORMATION
525 S MAIN STREET
Podcast Lounge (Principal Use)
Parcel NUMBER: 002107 00018
529 S MAIN STREET
Accessory Patio (Accessory Use)
Parcel NUMBER: 002107 00020
Owner/ Tenent
Gary K Helms. KH525, LLC
9012752294 khelms@khesc.net
The outdoor patio at 529 S. Main Street functions as an accessory gathering space associated with the principal lounge use at 525 S. Main Street. The patio provides seating for up to 50 guests and is intended for hospitality, networking, and event-related gatherings associated with the lounge operation.
No permanent structures are being constructed on the patio site. All furnishings, seating, and equipment are movable and removable. The patio will be routinely maintained and cleaned as part of the property's daily operations. Restroom access for patrons is provided through the associated lounge facility at 525 S. Main Street.
PARCEL NUMBER: 002107 00020
1. PODCAST AREA 15'-0"
OPENING 4'-0"
2. LOUNGE ROOM 33'-0"
3. SERVICE AREA 15'-3"
BATHROOM 8'-0"
1. PODCAST AREA 15'-0" DEEP
OPENING 4'-0" WIDE
2. LOUNGE ROOM 33'-0" DEEP
CENTERED BAR FACING ENTRY
ENTRANCE 8'-Feet
SERVICE AREA 15'-3"
BATHROOM 8'-0" x 8'-0"
STORAGE/BACK EXIT
REF.
SIDE PATIO ENTRANCE
ADJACENT BUILDING - DIVOUR DESSERTS
5' IRON GATE
SOUTH MAIN STREET
ADJACENT BUILDING
TV LOCATION
WOOD AND IRON FENCE
CONCRETE PADS
CONCRETE WALKWAY
GRAVEL
ADJACENT BUILDING - EARNESTINE & HAZEL'S
South Main Greenspace 529 South Main Street
EXTERIOR GREEN SPACE PLAN
ID 100
25'-0"
10'-0"
5'-0"
10'-0"
7'-0"
IRON RODS
IRON GATE
WOOD TIMBERS
Cashflow Command™
SHOWUP & SHOWOUT CASHFLOWS LLC
CERTIFICATE OF OCCUPANCY COORDIATION
PREPARED BY:
Cynthia-Kila' L. Wilson, M.B.A.
Authorized Corporate Agent | VP Operations
Email: cklawilson@susocashflow.com

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 525 AND 529 SOUTH MAIN STREET, KNOWN AS CASE NUMBER SUP 26-09

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

WHEREAS, Gary Kevin Helms, KH525 LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail; and

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

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

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

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

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

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

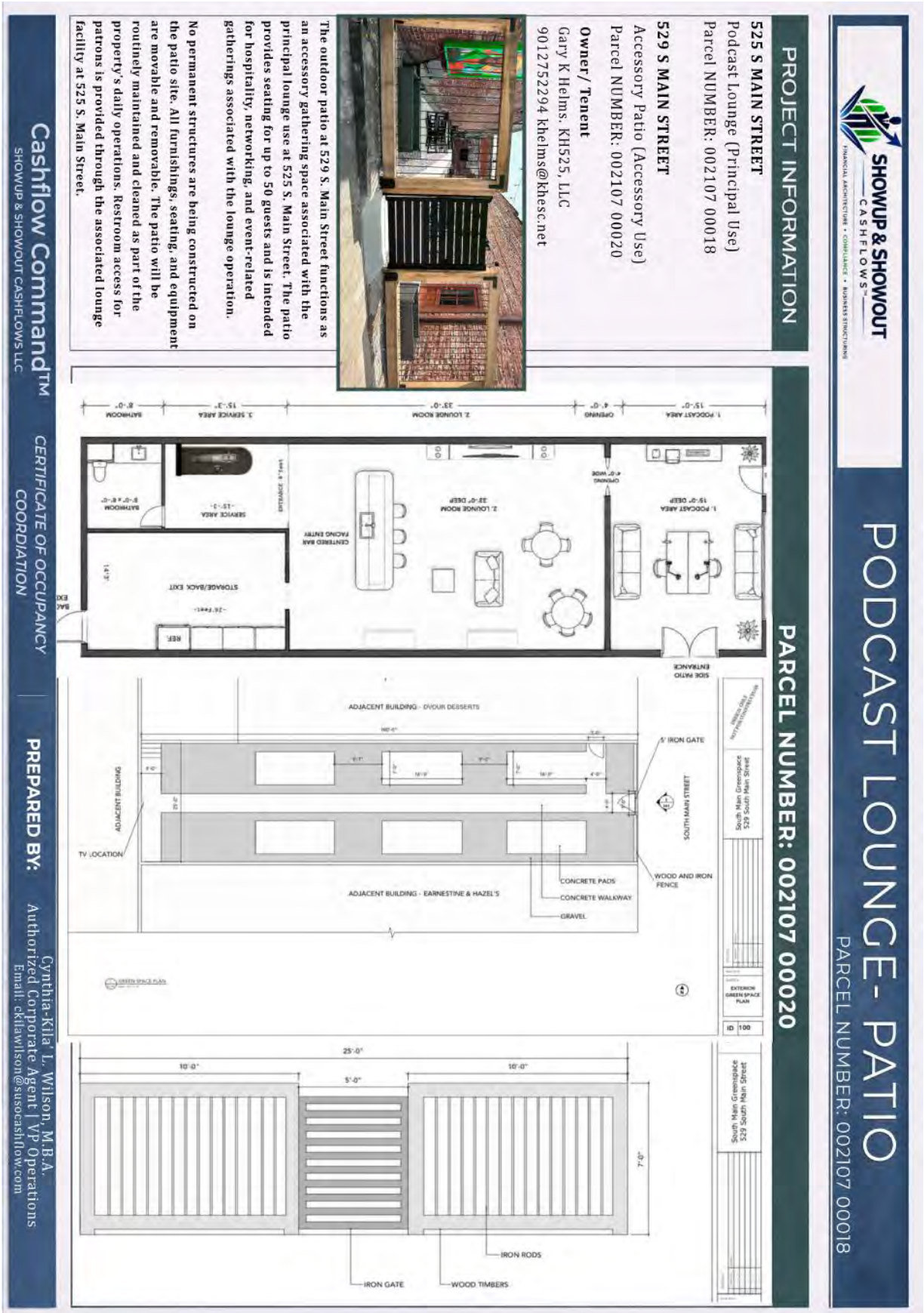
BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council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

CONDITIONS

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The final architectural designs are subject to review and approval by the Memphis Landmarks Commission.

SITE PLAN


SHOWUP & SHOWOUT
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FINANCIAL ARCHITECTURE • COMPLIANCE • BUSINESS STRUCTURING
PODCAST LOUNGE- PATIO
PARCEL NUMBER: 002107 00018
PROJECT INFORMATION
525 S MAIN STREET
Podcast Lounge (Principal Use)
Parcel NUMBER: 002107 00018
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Parcel NUMBER: 002107 00020
Owner/ Tenent
Gary K Helms. KH525, LLC
9012752294 khelms@khesc.net
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2. LOUNGE ROOM
33'-0"
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1. PODCAST AREA
15'-0" DEEP
OPENING
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33'-0" DEEP
CENTERED BAR FACING ENTRY
ENTRANCE 6' Feet
SERVICE AREA
-15'-3-
BATHROOM
8'-0" x 8'-0"
STORAGE/BACK EXIT
-26'Feet-
14'-3"
REF
SIDE PATIO ENTRANCE
ADJACENT BUILDING - DIVOUR DESSERTS
5' IRON GATE
SOUTH MAIN STREET
ADJACENT BUILDING
TV LOCATION
WOOD AND IRON FENCE
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IRON RODS
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WOOD TIMBERS
Cashflow Command™
SHOWUP & SHOWOUT CASHFLOWS LLC
CERTIFICATE OF OCCUPANCY COORDIATION
PREPARED BY:
Cynthia-Kila' L. Wilson, M.B.A.
Authorized Corporate Agent | VP Operations
Email: ckilawilson@susocashflow.com

ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

AGENDA ITEM: 21 **L.U.C.B. MEETING:** August 13, 2026

CASE NUMBER: SUP 2026-009

LOCATION: 525 & 529 South Main Street

COUNCIL DISTRICT: District 7 and Super District 8

OWNER/APPLICANT: Gary Kevin Helms, KH525 LLC

REPRESENTATIVE: Cynthia Kila Wilson

REQUEST: Special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge.

EXISTING ZONING: South Main Historic District (SM(H))

CONCLUSIONS

1. The applicant is requesting a special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge at 525 and 529 South Main Street within the South Main Historic District. The applicant intends for the tavern/cocktail lounge to include uses such as hospitality, media–podcast lounge which is to be operated within an existing commercial building, while the adjacent vacant lot at 529 South Main Street will be developed as an outdoor patio. The applicant was cited for failure to obtain a permit for the patio (see **ENF 2026-00679**) and this special use permit legitimizes it.

2. The surrounding area is characterized by a mix of commercial, entertainment, restaurant, retail, and other active uses that contribute to the pedestrian-oriented character of the South Main Historic District. The proposed tavern/cocktail lounge, together with the accessory outdoor patio, is consistent with the established pattern of development and does not introduce a use that is incompatible with adjacent land uses or the historic urban form of the area.

3. Because the outdoor patio of this scale requires a Special Use Permit under Section 7.2.3 of the UDC, staff has evaluated the request for its compatibility with the surrounding area and its consistency with the intent of the South Main Historic District. Based on the site plan and proposed improvements, staff find that the request is compatible with surrounding land uses.

4. The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

CONSISTENCY WITH MEMPHIS 3.0

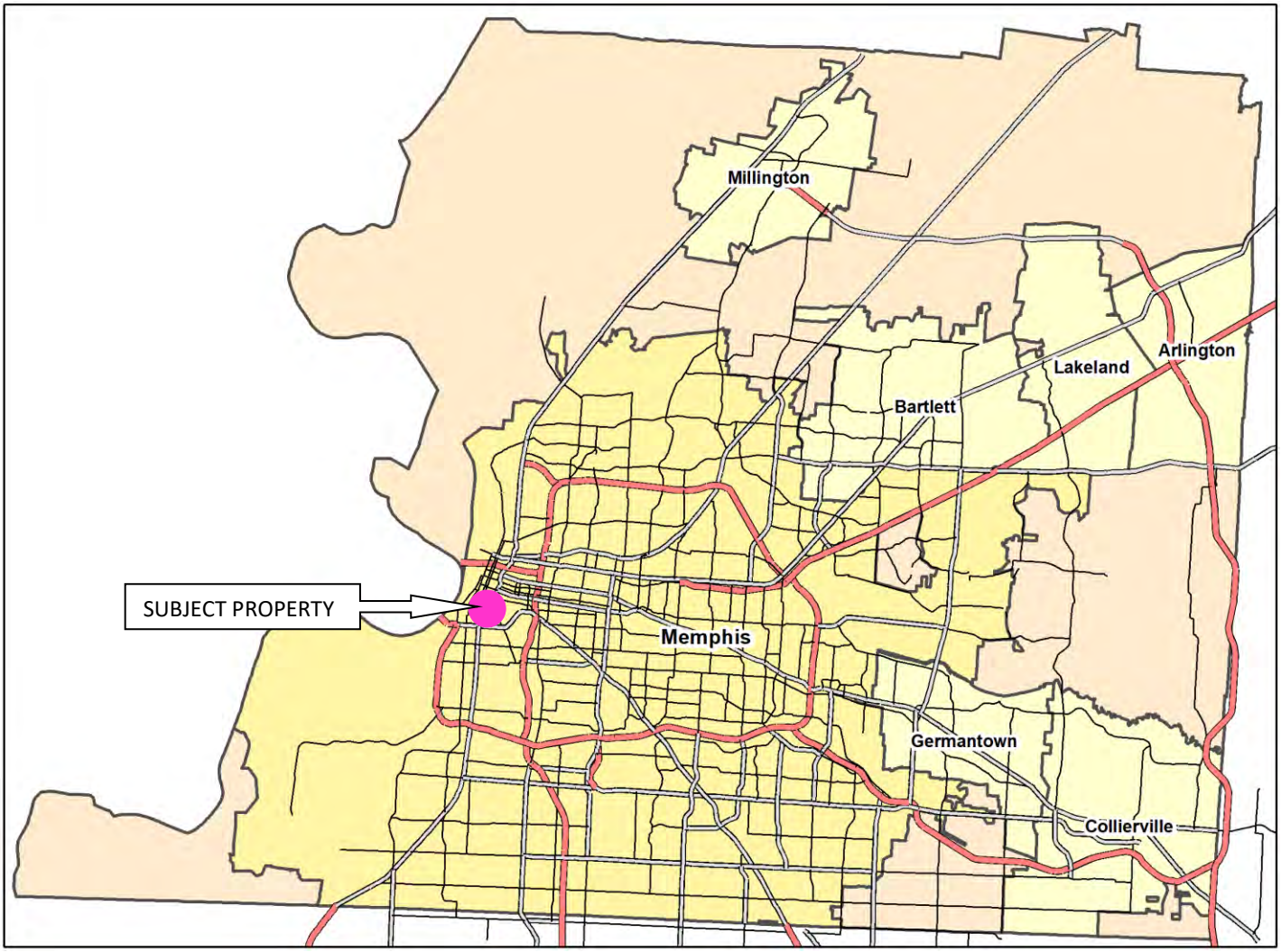
This proposal is not subject with the Memphis 3.0 General Plan per the land use decision criteria.

RECOMMENDATION:

Approval with conditions

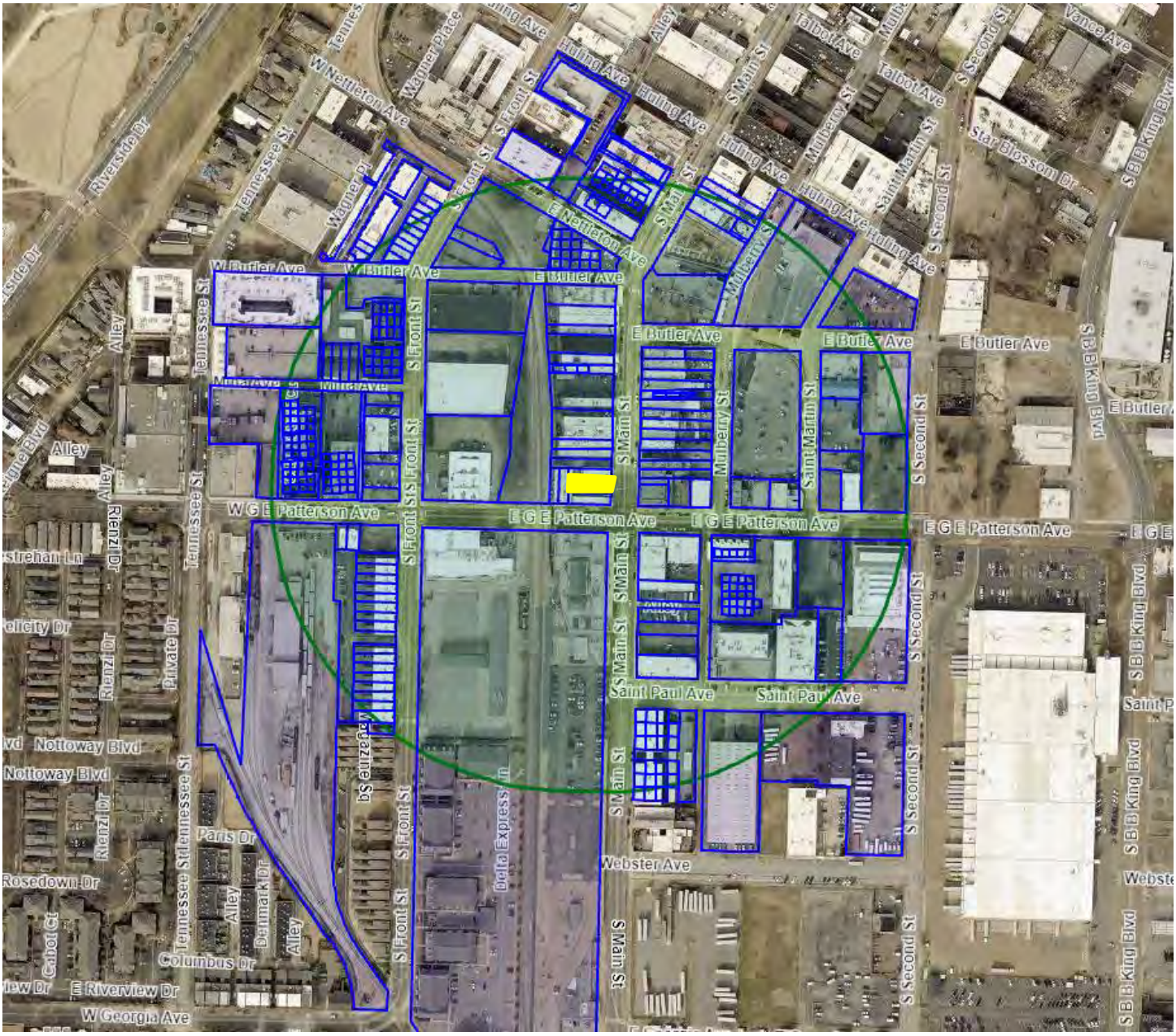
Staff Writer: ***Truus Abuosi*** **E-mail:** ***Truus.Abuosi@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 275 notices were mailed on July 20, 2026, see page 27 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 28 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

NOTICE OF NEIGHBORHOOD MEETING

Subject Property:529 S. Main Street, Memphis, TN 38103
Application: Special Use Permit (SUP 2026-009)

Dear Neighbor,
An application has been filed with the Memphis and Shelby County Division of Planning and Development for a Special Use Permit at **529 S. Main Street**. The applicant is requesting approval for an outdoor patio to operate as an accessory extension of the hospitality and media lounge located at the adjoining property (**525 S. Main Street**).

No permanent principal structures are proposed for the 529 parcel, and all outdoor operations will comply with Historic District standards, city ordinances, and noise regulations.

You are cordially invited to attend a **neighborhood meeting to review** the site plan, discuss the application, and ask questions prior to the public hearing.

Attendance is completely voluntary.

EVENT	DATE & TIME	LOCATION
Neighborhood Meeting	**Friday, July 24, 2026** 6:00p.m.–7:00p.m.	On-siteat the Patio **529 S. Main Street**, Memphis, TN 38103
Land Use Control Board Hearing	**Thursday, August 13, 2026** 9:00 a.m.	CityCouncilChambers, 1st Floor **125 N. Main Street**,Memphis, TN 38103

Contact Information
For questions regarding the application, site plans, or neighborhood meeting, please contact:
Applicant / Property Owner

Kevin Helms
KH525,LLC
(901) 275-2294 | khelms@khesc.net
Project Coordination

Cynthia-Kila' L. Wilson, M.B.A.
Authorized Representative –KH525, LLC
Cashflow Command™
Commercial Transition & Activation Coordination
(901) 413-0882 | ckilawilson@susocashflow.com

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-009

Meeting Information

Location: Patio

Date: 07/24/26

Address: 529 S Main Memphis TN 38103

Time: 6:00pm

Attendance

Attended on behalf of the applicant:	*Role (Applicant, Engineer, Architect, etc.)*
Cynthia-Kila' L. Wilson, M.B.A.	Authorized Representative / Pro

Number of Invitations Mailed: 275+

Approx. Neighborhood Attendees: 25+

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.

Attendees received an overview of the proposed outdoor patio & Special Use Permit.
Primary discussions focused on operating hours, sound cutoff times
(music ends at 10:00 PM Mon–Thu / 11:00 PM Fri–Sun; patio closes at 12:00 AM daily
Community feedback was overwhelmingly positive, with neighbors expressing
enthusiasm for the project and stated that they were ready for the patio to open
and complimented the improvements that made to clean up and enhance
the property and surrounding area. No objections were raised, commonly raised conce
concerns were presented during the meeting no application changes are required.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-009

Attachments

Also included in this submission are the following:

- [x] Mailed Invitation
- [x] Handouts Provided
- [x] Invitation Mailing List
- [x] Sign-in Sheet(s)
- [x] Applicant's Presentation
- [x] Photographs of Meeting
- [ ] Other: _____

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

Attestation

This meeting was:

- [x] Required under Section 9.3.2 of the UDC
- [ ] Optional/Additional

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

Cynthia-Kila' Wilson
Print Name

Signature

7/24/26
Date

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

Page **2** of **2**

NEIGHBORHOOD MEETING

Sign-In Sheet

SUP 2026-009 – THE PATIO | 529 S. MAIN STREET, MEMPHIS, TN 38103

DATE: Friday, July 24, 2026

TIME: 6:00 – 7:00 PM

LOCATION: 529 S. Main Street
Right beside Earnestine & Hazel's

Please sign in so we can keep you informed and ensure your comments are included in the record.

NAME	ADDRESS / BUSINESS / ORGANIZATION	EMAIL OR PHONE	WOULD LIKE TO RECEIVE UPDATES?
Antonio Jones	E+H	901 240 4541	YES ✓ NO ○
Miles Epley	531 S. Main	901-930-3862	YES ✓ NO ○
Sophie Duffer	493 S Main 38103 BIRDIE'S	901-604-8795	YES ✓ NO ○
Kirby Kinney	533 Rienzi Dr. Memphis, TN 38103	901-491-1179	YES ✓ NO ○
Garrett Lewis	584 Mulberry St	901-827-4049	YES ✓ NO ○
Raymond	600 S Main 203	901 486 2171	YES ✓ NO ○
Madison Rich	656 Florida Street 204 Memphis, TN 38103	870 882 1354	YES ✓ NO ○
Lisa Donnelly	2 W GE Patterson Ave #104 Mphis TN 38103	901-579-4518	YES ✓ NO ○
Robin Reviere	549 Monteigne Blvd Memphis, TN 38103	901-482-3729	YES ✓ NO ○

Thank You!

NEIGHBORHOOD MEETING

Sign-In Sheet

SUP 2026-009 – THE PATIO | 529 S. MAIN STREET, MEMPHIS, TN 38103

DATE: Friday, July 24, 2026

TIME: 6:00 – 7:00 PM

LOCATION: 529 S. Main Street
Right beside Earnestine & Hazel's

Please sign in so we can keep you informed and ensure your comments are included in the record.

NAME	ADDRESS / BUSINESS / ORGANIZATION	EMAIL OR PHONE	WOULD LIKE TO RECEIVE UPDATES?
Nick Burstyne	500 Tennessee St	901-619-9965	YES ○ NO ✓
[illegible]	597 [illegible] #208	417-274-[illegible]	YES ○ NO ✓
Sela Hubbard	726 Cir E #112	573-922-8702	YES ○ NO ✓
Rhonda Harris	514 S. Main St.	901-524-0838	YES ✓ NO ○
Miguel [illegible]	122 Gayoso Ave	615-999-6132	YES ○ NO ✓
Murray Wells	81 Monroe Ave #200 Wells & Associates, PLC	901 608 0000	YES ○ NO ✓
Steve White	44 Front St.	901-285-7024	YES ○ NO ✓
Rod Wilson	10 S. Main Street	901-571-6645	YES ○ NO ○
Cherie Lamb	417 S Main #303	256-744-0468	YES ○ NO ✓
Julia Johnson	408 S. Front #208	901-230-6697	YES ✓ NO ○

Thank You!

NEIGHBORHOOD MEETING

Sign-In Sheet

SUP 2026-009 – THE PATIO | 529 S. MAIN STREET, MEMPHIS, TN 38103

DATE: Friday, July 24, 2026

TIME: 6:00 – 7:00 PM

LOCATION: 529 S. Main Street
Right beside Earnestine & Hazel's

Please sign in so we can keep you informed and ensure your comments are included in the record.

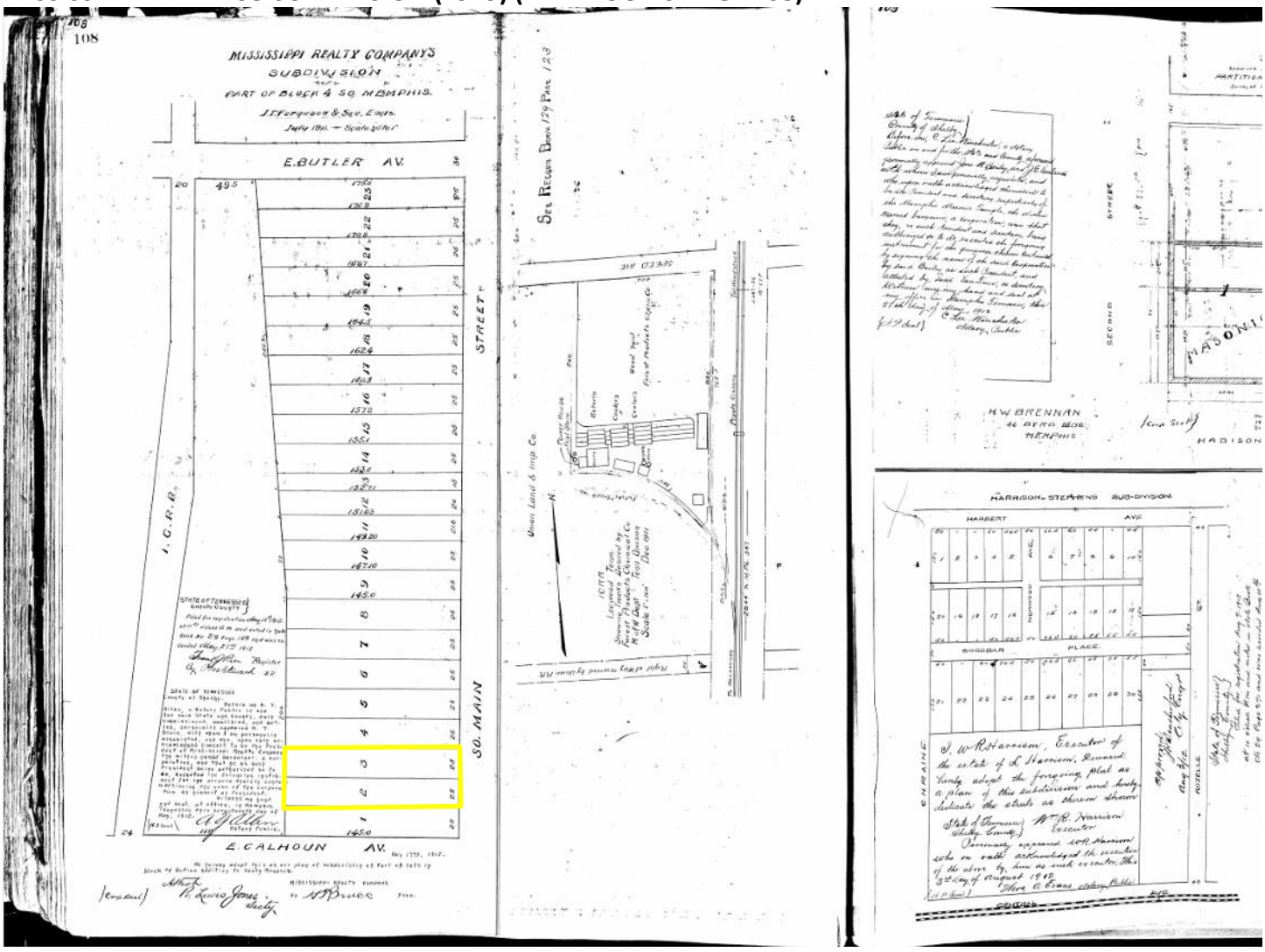
NAME	ADDRESS / BUSINESS / ORGANIZATION	EMAIL OR PHONE	WOULD LIKE TO RECEIVE UPDATES
Ryan Godbey	514 S. Main St. 38103	rgodbye@gmail.com	YES ✓ NO
Ford Wilkinson	E&H	ford@fordwilkinson.com	YES NO
Kathryn Perry	E&H	K@Earnestineandhazels.com	YES NO
			YES NO
			YES NO
			YES NO
			YES NO
			YES NO
			YES NO

Thank You!

Your participation helps shape a stronger South Main

WELCOME!

MISSISSIPPI REALTYCO SUBDIVISION (1919) (PLAT BOOK 6 PAGE 108)



Subject property highlighted in yellow, Lot 02 and 03

AERIAL

Subject property outlined in yellow, imagery from 2025

ZONING MAP

Subject property highlighted in yellow

LAND USE MAP

Subject property indicated by a pink star

SITE PHOTOS—BEFORE

View of subject property from South Main Street looking west

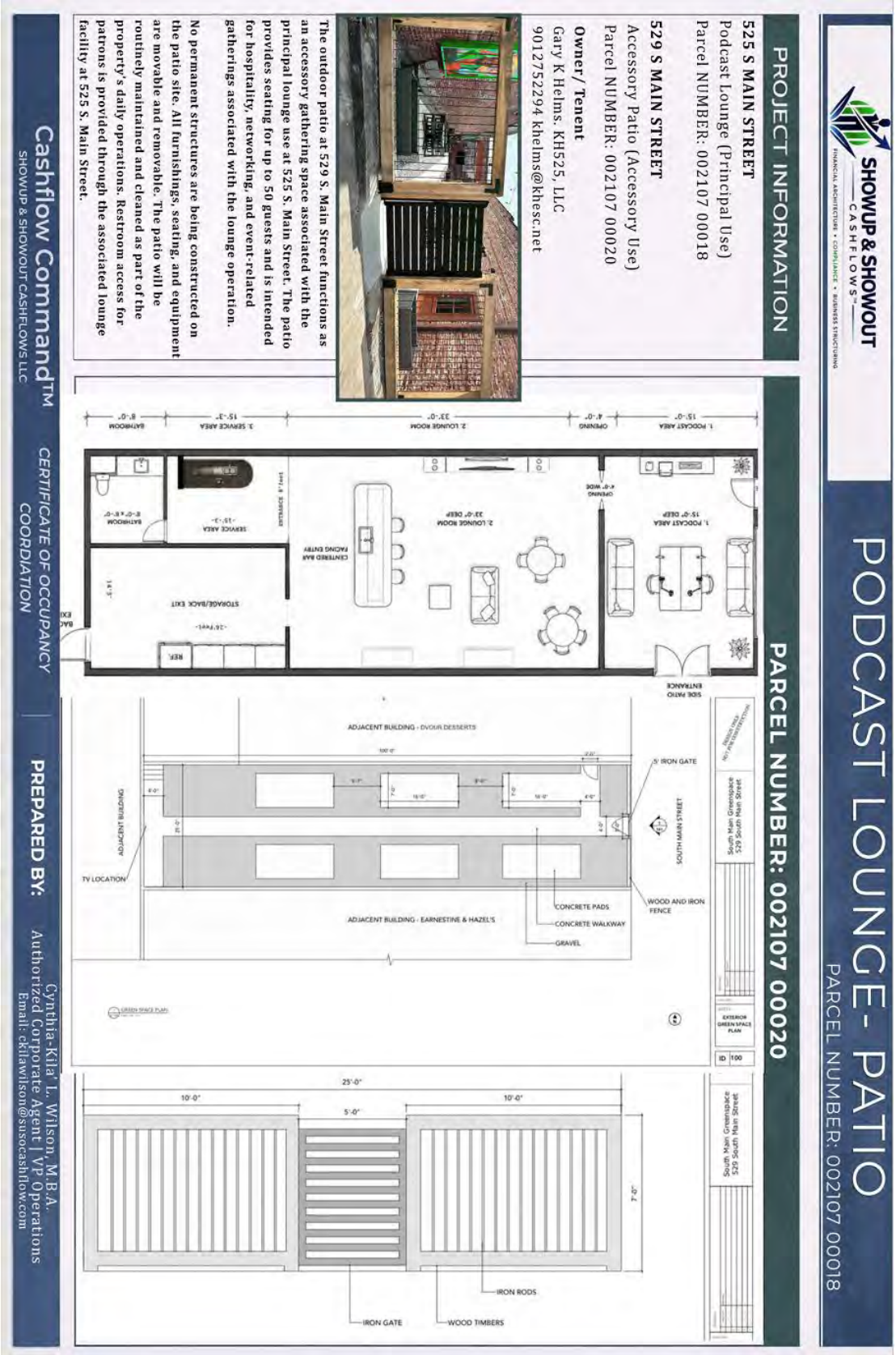
View of subject property from South Main Street looking southwest

SITE PHOTOS—AFTER

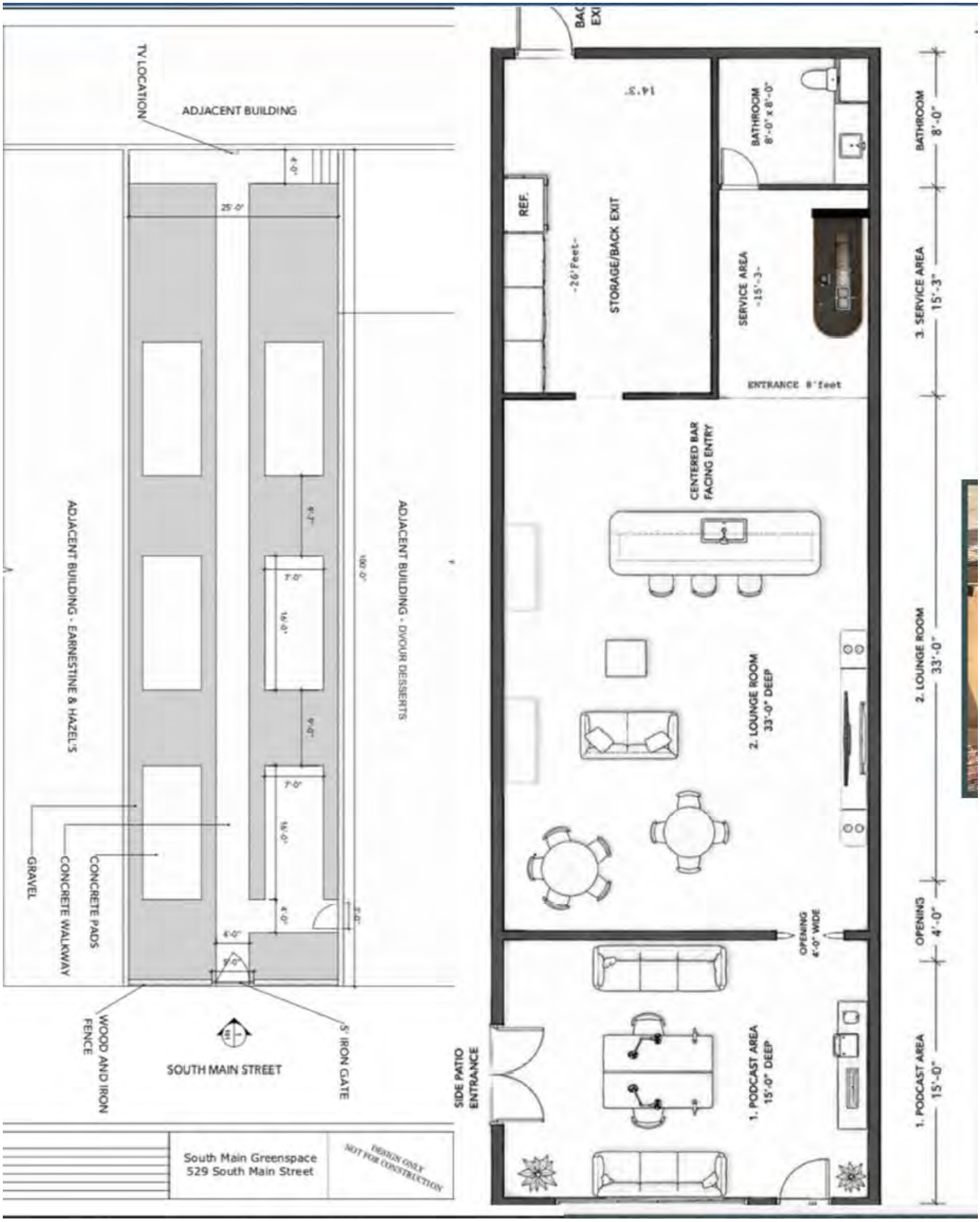
PUBLIC
NOTICE

CODE ENFORCEMENT PHOTOS

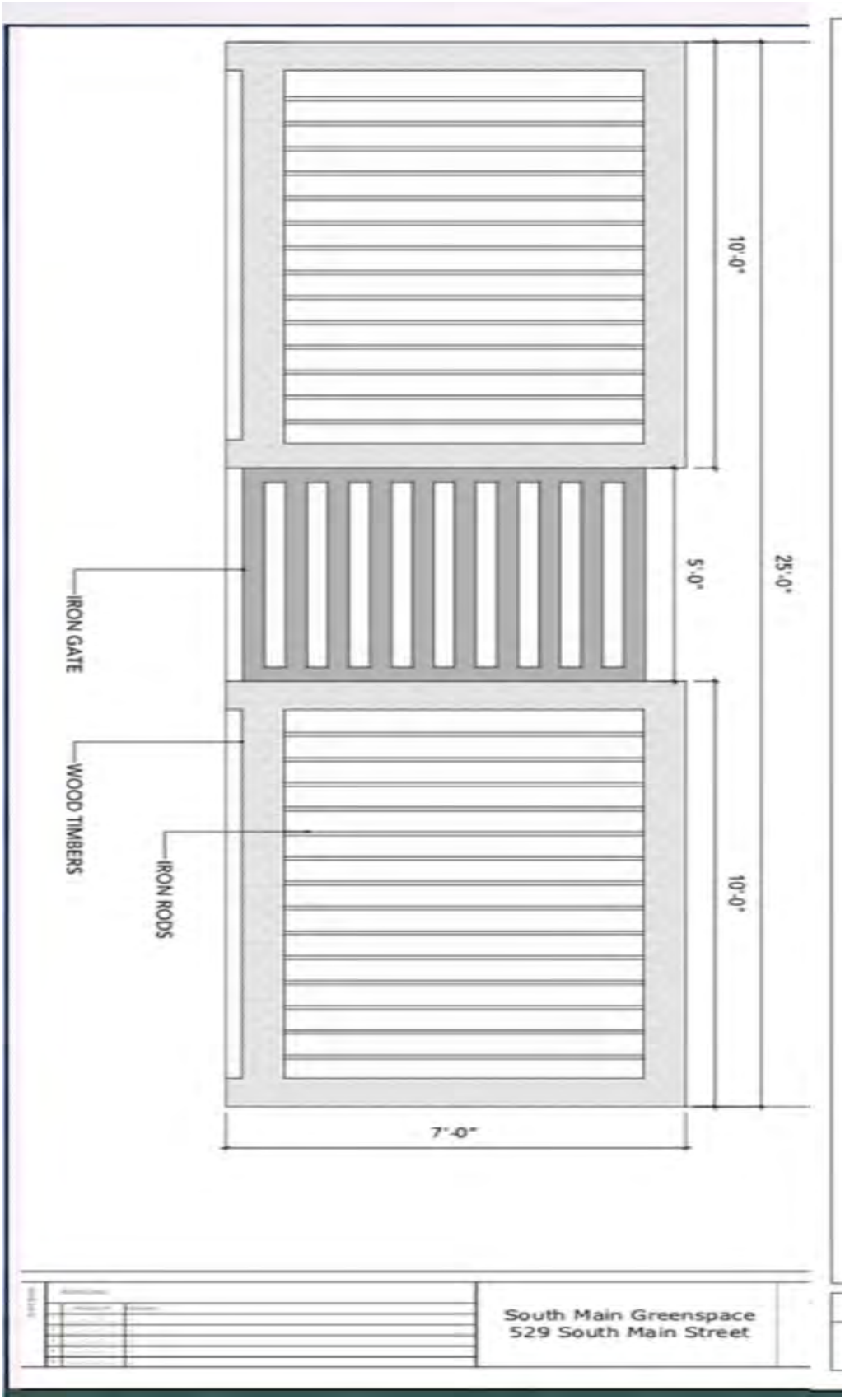
SITE PLAN


SHOWUP & SHOWOUT
CASHFLOWS™
FINANCIAL ARCHITECTURE • COMPLIANCE • BUSINESS STRUCTURING
PODCAST LOUNGE- PATIO
PARCEL NUMBER: 002107 00018
PROJECT INFORMATION
525 S MAIN STREET
Podcast Lounge (Principal Use)
Parcel NUMBER: 002107 00018
529 S MAIN STREET
Accessory Patio (Accessory Use)
Parcel NUMBER: 002107 00020
Owner/ Tenent
Gary K Helms. KH525, LLC
9012752294 khelms@khesc.net
The outdoor patio at 529 S. Main Street functions as an accessory gathering space associated with the principal lounge use at 525 S. Main Street. The patio provides seating for up to 50 guests and is intended for hospitality, networking, and event-related gatherings associated with the lounge operation.
No permanent structures are being constructed on the patio site. All furnishings, seating, and equipment are movable and removable. The patio will be routinely maintained and cleaned as part of the property's daily operations. Restroom access for patrons is provided through the associated lounge facility at 525 S. Main Street.
PARCEL NUMBER: 002107 00020
1. POCCAT AREA 15'-0"
OPENING 4'-0"
2. LOUNGE ROOM 33'-0"
3. SERVICE AREA 15'-3"
BATHROOM 8'-0"
1. POCCAT AREA 15'-0" DEEP
OPENING 4'-0" WIDE
2. LOUNGE ROOM 33'-0" DEEP
CENTERED BAR FACING ENTRY
SERVICE AREA -15'-3-
BATHROOM 8'-0" x 8'-0"
STORAGE/BACK EXIT
REF.
SIDE PATIO ENTRANCE
ADJACENT BUILDING - DVOUR DESSERTS
5' IRON GATE
SOUTH MAIN STREET
ADJACENT BUILDING
TV LOCATION
WOOD AND IRON FENCE
CONCRETE PADS
CONCRETE WALKWAY
GRAVEL
ADJACENT BUILDING - EARNESTINE & HAZEL'S
South Main Greenspace 529 South Main Street
EXTERIOR GREEN SPACE PLAN
ID 100
25'-0"
10'-0"
5'-0"
10'-0"
7'-0"
IRON RODS
IRON GATE
WOOD TIMBERS
Cashflow Command™
SHOWUP & SHOWOUT CASHFLOWS LLC
CERTIFICATE OF OCCUPANCY COORDIATION
PREPARED BY:
Cynthia-Kila' L. Wilson, M.B.A.
Authorized Corporate Agent | VP Operations
Email: ckilawilson@susocashflow.com

SITE PLAN – MAGNIFIED 1



SITE PLAN – MAGNIFIED 2



CASE REVIEW

Request
Special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge.

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

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

9.6.9A *The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*

9.6.9B *The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*

9.6.9C *The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*

9.6.9D *The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*

9.6.9E *The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*

9.6.9F *The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*

9.6.9G *The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*

9.6.9H *Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

Site Details
Address:
525 and 529 South Main Street

Parcel ID:
002107 00019 and 002107 00020

Area:
+/- 5,000 square feet

Description:
The subject property is known as Lot 2 and 3 of the Mississippi Realty CO Subdivision. It is in the South Main Historic Zoning District (SM(H). The subject property is made up of two parcels. Per the Assessor's website, 525 South Main Street is a store-retail with a Downtown Row type structure constructed circa 1913. 525 South Main Street is a vacant lot.

Relevant Unified Development Code Clauses
Section 7.2.3

3. **Special Use Permit**

The following uses are subject to the approval of a Special Use Permit:
Gas Stations
Hotel, Bed and Breakfast
Retail Sales, Outdoors
Self-Storage Facilities
Tavern, Cocktail Lounge or Night Club with greater than 125 seats
Any restaurant, tavern, cocktail or night club with outdoor entertainment or with outdoor space, such as a patio or deck, that exceeds 25% of the area of the site. For sites with multiple uses, only the portion of the site that contains the restaurant, tavern, cocktail or night club and its accessory uses shall be used to calculate this 25%.

Site Plan Review
The site plan proposes a hospitality and media lounge as the principal use for 525 South Main Street. The proposed layout includes a dedicated podcast area, lounge, centrally located bar, restroom, storage area, and service area. The site plan also proposes 529 South Main Street as an outdoor patio. The patio will include concrete pads and walkways, gravel surfacing, an iron gate, and a wood-and-iron fence. No other permanent structures are proposed for the patio area.

Analysis
The applicant is requesting a special use permit to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge at 525 and 529 South Main Street within the South Main Historic District. The applicant intends for the tavern/cocktail lounge to include uses such as hospitality, media–podcast lounge which is to be operated within the existing commercial building, while the adjacent lot at 529 South Main Street will be developed as an outdoor patio. The applicant was cited for failure to obtain a permit for the patio (see **ENF 2026-00679**) and this special use permit legitimizes it.

The surrounding area is characterized by a mix of commercial, entertainment, restaurant, retail, and other active uses that contribute to the pedestrian-oriented character of the South Main Historic District. The proposed tavern/cocktail lounge, together with the accessory outdoor patio, is consistent with the established pattern of development and does not introduce a use that is incompatible with adjacent land uses or the historic urban form of the area.

Because the outdoor patio of this scale requires a Special Use Permit under Section 7.2.3 of the UDC, staff has evaluated the request for its compatibility with the surrounding area and its consistency with the intent of the South Main Historic District. Based on the site plan and proposed improvements, staff find that the request is compatible with surrounding land uses.

The granting of this special use permit will not cause substantial detriment to the public good, nor will it

substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The final architectural designs are subject to review and approval by the Memphis Landmarks Commission.

DEPARTMENTAL COMMENTS

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

City Engineering: Comments received.

Basin/Lot/CD: Fort Pickering 1-N/0.057 acres/District 6

1. Note: public improvements are not listed in this application. The request is for an outdoor space with some landscaping and there will be no structural changes to the parcel. If there are any changes and structures are made, then a Standard Public Improvement Contract or Right-Of-Way Permit will be required as shown in Section 5.5.5 of the Unified Development Code.

Sewers:

2. If MLGW assigns a new water meter for this development or the water meter size is upgraded while remodeling the facility a sewer development fee will be required. In that case, a sanitary sewer service connection plan is required to be submitted (via 901 portal) to the City Land Development Office for review and approval.

No other comments from City Engineering

County Engineer: No comments received.

City Fire Division:

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

2. Fire apparatus access shall comply with section 503.

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

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

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

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

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

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: No comments received.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, August 5, 2026 at 8 AM.**

CASE NUMBER: SUP 2026-009
ADDRESS: 525 & 529 South Main Street
REQUEST: Special Use Permit to allow Podcast and Hospitality Lounge and Outdoor Patio
APPLICANT: Gary Helms

Meeting Details
Location: Council Chambers, City Hall 1st Floor, 125 N Main St.
Time: 9:00 AM
Date: Thursday, August 13, 2026

VICINITY MAP

Staff Planner Contact:
Truus Abuosi
Truus.Abuosi@memphistn.gov
(901) 636-7179

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

275 Notices Mailed 7/20/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Gary Kevin Helms *, being duly sworn, depose and say that at* 12:00 *am/pm* (pm circled)
on the 23rd *day of* JULY *, 20*26*, I posted* SUP *Public Notice Sign(s)*
pertaining to Case No. [SUP 2026-009] *at* 529 S. MAIN MEMPHIS TN 38103 (Patio) *,*
providing notice of a Public Hearing before the (check one):

- [x] *Land Use Control Board*
- [ ] *Board of Adjustment*
- [ ] *Memphis City Council*
- [ ] *Shelby County Board of Commissioners*

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

Owner, Applicant or Representative — *Date* 07-23-2026

Subscribed and sworn to before me this 23rd *day of* July *, 20*26

Notary Public

My commission expires: 11/5/28

CYNTHIA-KILA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 11-5-2028

MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT
PUBLIC NOTICE
AN APPLICATION HAS BEEN FILED FOR A
Special Use Permit
ON THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD.
CASE NO: [SUP 2026-009]
INFORMATION: 901-636-6619

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: SUP 2026-009

Expiration Date:

Record Name: Patio

Description of Work: Open Air Patio for public and private use. This location has been a cleared area for years and going to be converted for public use for citizens in the community who visit the South Main Arts District. There will be seating for up to 50 people. There is NO public restroom, no plumbing and there is no structure being built. All patio furniture is easily removable. It will be cleaned daily.

Parent Record Number:

Address:
529 S MAIN, Memphis 38103

Owner Information

Primary	Owner Name
Y	KH525 LLC

Owner Address	Owner Phone
2192 LAKE PAGE DR, COLLIERVILLE, TN 38017	9012752294

Parcel Information
002107 00020

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Gary Kevin Helms
Date of Meeting	06/11/2026
Pre-application Meeting Type	In Person

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on	-

GENERAL PROJECT INFORMATION

this site	
Is this application in response to a citation, stop work order, or zoning letter	Yes
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	Stop work order was listed for the wrong address but we are still applying Special Use Permit to comply with all regulations.

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare	It will improve the look of the community where for years it has been a vacant lot that has gathered trash, offensive graffiti and human waste.
B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations	Yes. There are no structures being built except a new gate is being replaced from the old one that was rusty and not sufficient to keep trespassers out when the patio is closed
UDC Sub-Section 9.6.9C	Yes. Nothing being altered except basic landscaping to improve the looks. .
UDC Sub-Section 9.6.9D	No changes to preserve the historic importance.
UDC Sub-Section 9.6.9E	Yes
UDC Sub-Section 9.6.9F	No adverse affects to adjacent properties.

GIS INFORMATION

Case Layer	SUP_1986-213, Z88-142
Central Business Improvement District	Yes
Class	C
Downtown Fire District	No
Historic District	South Main
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	Central Business Improvement District
Zoning	SM
State Route	-
Lot	0 2
Subdivision	MISSISSIPPI REALTY CO
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
GARY HELMS

Contact Type
APPLICANT

Address

Phone
(901)275-2294

Name
GARY HELMS

Contact Type
PRESIDENT

Address

Phone
(901)275-2294

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1728489	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	05/01/2026
1728489	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	05/01/2026

Total Fee Invoiced: $513.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$513.00	Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY | DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

of the property located at 529 South Main, Memphis, TN 38103
and further identified by Assessor's Parcel Number _____
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 7th day of April in the year of 2026

Signature of Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-31-2028

05-31-2028
My Commission Expires

LETTER OF INTENT

LETTER OF INTENT

SPECIAL USE PERMIT APPLICATION (SUP 2026-009)

DATE: June 9, 2026

PROPERTY ADDRESSES: 525 S. Main Street & 529 S. Main Street, Memphis, TN 38103

PARCEL IDs: 002107 00018 (525 S. Main St.) & 002107 00020 (529 S. Main St.)

APPLICANT: KH525, LLC (Gary K. Helms)

AUTHORIZED REPRESENTATIVE: Cynthia-Kila' L. Wilson

EXECUTIVE SUMMARY & PROPOSED USE

On behalf of the applicant, KH525, LLC, this Letter of Intent is submitted to request a Special Use Permit (SUP) to authorize the operation of a premium, controlled-environment **Podcast Lounge and Hospitality Lounge** with an **accessory outdoor hospitality patio** located at 525 and 529 S. Main Street.

Under the provisions of the Memphis and Shelby County Unified Development Code (UDC), the principal indoor operation is classified under the **Tavern / Cocktail Lounge** framework. The adjacent outdoor area functions strictly as a supporting, accessory use to the principal facility. Both addresses operate as a unified commercial footprint under common ownership and management.

OPERATIONAL CHARACTERISTICS & PHASED INTEGRATION

The venue is designed as a structured, low-intensity hospitality environment tailored for private recordings, interviews, business networking, and curated guest gatherings. The project is being executed in coordinated operational phases to align seamlessly with municipal compliance:

1. **525 S. Main Street (Parcel ID: 002107 00018) — Principal Indoor Lounge:** The interior space features a professional podcast production suite, dedicated lounge seating, and an established hospitality bar area. The indoor footprint is currently under active municipal review via **COO-26-000388 (Certificate of Occupancy)**, submitted on May 5, 2026.
2. **529 S. Main Street (Parcel ID: 002107 00020) — Accessory Outdoor Patio:** The adjacent outdoor space functions entirely as an extension of the indoor environment, providing open-air seating for up to 50 guests. The patio serves exclusively as an accessory gathering area for patrons of the principal lounge.

SPECIFIC COMPLIANCE & ZONING ALIGNMENT

To explicitly address the feedback and coordination requirements outlined by the Division of Planning and Development, the applicant affirms the following operational parameters:

- **Beverage Service & Licensing:** The hospitality bar area inside the principal structure at 525 S. Main Street is designed to support future in-house beverage service. The applicant intends to pursue all standard local and state alcohol-related licensing requirements

immediately following the stabilization of the underlying occupancy and land-use approvals.

- **Food Operations:** There is **no commercial kitchen** or onsite cooking proposed for this venue. Food provisions will be strictly limited to prepackaged refreshments, catered items, or ordered-in services from local South Main establishments.
- **Sanitation & Facilities:** The outdoor patio at 529 S. Main Street contains no plumbing, permanent utilities, or fixed structures. **Full restroom access for all patio guests is provided internally** through the principal facility at 525 S. Main Street, establishing a unified interior/exterior flow across both parcels.
- **Site Aesthetics & Enclosure:** The patio furnishings are completely movable and will be secured daily. The outdoor perimeter is enclosed by a historic-compliant fence structure reviewed under **COA 2026-046**, which will feature a dark, highly pigmented finish as recommended by the Landmarks Commission. The entire site will be cleared and maintained daily by onsite management.

NEIGHBORHOOD NOTIFICATION & MEETING COMPLIANCE (UDC §9.3.2)

In strict accordance with **UDC §9.3.2 (Neighborhood Notification and Meeting)** regarding applications for a Special Use Permit, the applicant acknowledges that neighborhood meetings and notifications are the sole responsibility of the applicant. To ensure absolute compliance with the Land Use Control Board (LUCB) July 9, 2026 hearing track, the following parameters are being executed:

- **Pre-Notification Coordination:** The applicant is actively identifying and contacting the registered officer(s) of any neighborhood or business associations registered with the City of Memphis Office of Community Affairs to coordinate meeting logistics prior to finalizing the neighborhood meeting date.
- **Notification Package Preparation:** A complete neighborhood notification package will be prepared by the applicant and presented to the Division of Planning and Development no later than two working days prior to the June 17, 2026 mailing deadline. The package will be presented folded, sealed, and placed in stamped envelopes, accompanied by:
    1. A copy of the formal letter to be mailed to all parties.
    2. A copy of the address labels to whom notification will be mailed corresponding to the required radius under UDC §9.3.4A.
    3. A map defining the specific notice area.
- **Meeting Logistics & Wording:** The distributed notification will clearly identify the specific time and place of the neighborhood meeting, a comprehensive description and site map of the project, and the official July 9, 2026 public hearing date of when the application will be heard by the Land Use Control Board. If practicable, the meeting will be held at a public building or place of worship within a one-mile radius of the subject properties, or at the subject site itself.
- **Documentation:** Following the conclusion of the neighborhood meeting, full documentation of its proceedings, attendance lists, and minutes will be promptly provided to the Division of Planning and Development to complete the administrative file.

CONCLUSION

This Special Use Permit request does not introduce an independent, unmanaged event space to the district. Instead, it legitimizes and structures an intentional, adaptive-reuse concept that complements the vibrant character of the South Main Historic District. By anchoring the accessory patio (**Parcel 002107 00020**) to an active, commercial Tavern/Lounge footprint (**Parcel 002107 00018**) and committing to full compliance with neighborhood engagement mandates, this application satisfies all mechanical, operational, and structural requirements of the UDC.

We respectfully request the approval of this Special Use Permit for the upcoming Land Use Control Board cycle.

Respectfully submitted,

Kevin Helms

Kevin Helms

06-09-2026

Gary K. Helms, Managing Member — Date

KH625 LLC (Applicant)

Cynthia-Kila Wilson, M.B.A

06-09-2026

Cynthia-Kila' L. Wilson, M.B.A — Date

Authorized Representative / Project Coordinator

ShowUp & ShowOut Cashflows LLC / Cashflow Command™

LETTERS RECEIVED

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

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: SUP 2026-009

Expiration Date:

Record Name: Patio

Description of Work: Open Air Patio for public and private use. This location has been a cleared area for years and going to be converted for public use for citizens in the community who visit the South Main Arts District. There will be seating for up to 50 people. There is NO public restroom, no plumbing and there is no structure being built. All patio furniture is easily removable. It will be cleaned daily.

Parent Record Number:

Address:

529 S MAIN, Memphis 38103

Owner Information

Primary	Owner Name
Y	KH525 LLC

Owner Address	Owner Phone
2192 LAKE PAGE DR, COLLIERVILLE, TN 38017	9012752294

Parcel Information

002107 00020

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Gary Kevin Helms
Date of Meeting	06/11/2026
Pre-application Meeting Type	In Person

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on	-

GENERAL PROJECT INFORMATION

this site	
Is this application in response to a citation, stop work order, or zoning letter	Yes
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	Stop work order was listed for the wrong address but we are still applying Special Use Permit to comply with all regulations.

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare	It will improve the look of the community where for years it has been a vacant lot that has gathered trash, offensive graffiti and human waste.
B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations	Yes. There are no structures being built except a new gate is being replaced from the old one that was rusty and not sufficient to keep trespassers out when the patio is closed
UDC Sub-Section 9.6.9C	Yes. Nothing being altered except basic landscaping to improve the looks. .
UDC Sub-Section 9.6.9D	No changes to preserve the historic importance.
UDC Sub-Section 9.6.9E	Yes
UDC Sub-Section 9.6.9F	No adverse affects to adjacent properties.

GIS INFORMATION

Case Layer	SUP_1986-213, Z88-142
Central Business Improvement District	Yes
Class	C
Downtown Fire District	No
Historic District	South Main
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	Central Business Improvement District
Zoning	SM
State Route	-
Lot	0 2
Subdivision	MISSISSIPPI REALTY CO
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
GARY HELMS

Contact Type
APPLICANT

Address

Phone
(901)275-2294

Name
GARY HELMS

Contact Type
PRESIDENT

Address

Phone
(901)275-2294

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1728489	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	05/01/2026
1728489	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	05/01/2026

Total Fee Invoiced: $513.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$513.00	Credit Card

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

of the property located at 529 South Main, Memphis, TN 38103
and further identified by Assessor's Parcel Number _____,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 17th day of April in the year of 2024

Jill Pannell
Signature of Notary Public

JILL PANNELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-31-2028

05-31-2028
My Commission Expires

Letter of Intent

4/24/2026

Property Location:

002107 00020 - 0 S Main, Memphis, TN 38103. Or “529” South Main, Memphis, TN 38103

Owner: Gary Kevin Helms, KH525, LLC

This area is between 525 South Main and Earnestine and Hazels.

Patio in the South Main Art District

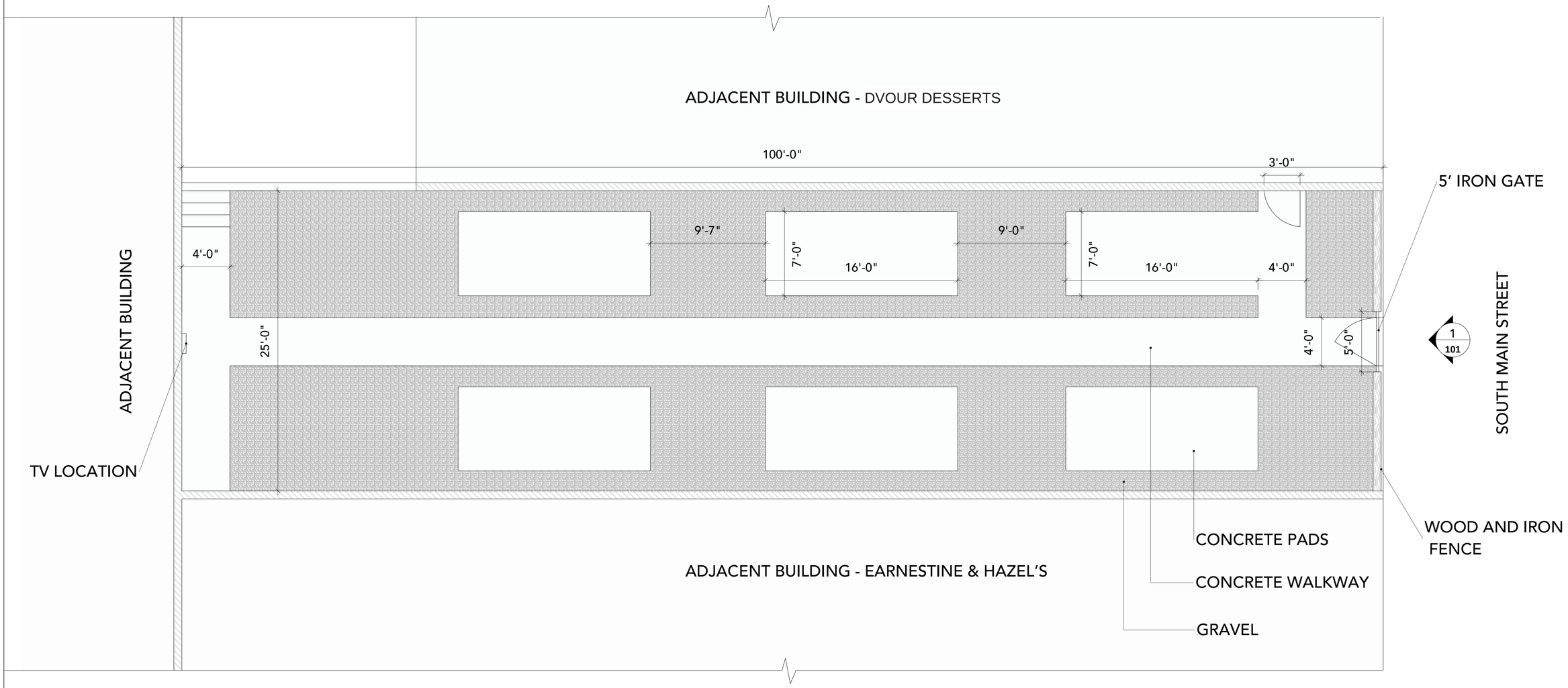
This location is going to be used as an open-air gathering space located in the South Main Arts District. Under new ownership, the space will ne thoughtfully transformed into a welcoming, community-driven patio designed for both locals and visitors seeking a relaxed, social atmosphere. There will be no structural add ons, only well-kept basic landscaping to include gravel patio area with removable tables and soft lighting at night that will automatically turn off at 10:00pm each night.

Positioned along a unique corridor, the patio will offers a unique outdoor experience that blends comfort and accessibility. It serves as the backyard many residents don’t have—an inviting space open to the public when not reserved for private events.

The open-air design promotes continuous airflow, creating a comfortable environment while minimizing common outdoor nuisances.

The patio will be pet-friendly, offering K9 cooling mats and water stations to ensure guests can enjoy the space alongside their furry companions. Proper pet waste sanitation products and disposal will be available and cleaned daily.

The patio will maintain a respectful ambiance, fostering a strong sense of community while remaining mindful of neighboring businesses and residents.



1 / ID 100 GREEN SPACE PLAN
Scale: 1/4" = 1'-0"

GCD INTERIORS
852 S COOPER ST
MEMPHIS, TN 38104

901.207.7926
office@gcdinteriors.com

DESIGN ONLY
NOT FOR CONSTRUCTION

South Main Greenspace
529 South Main Street

REVISIONS

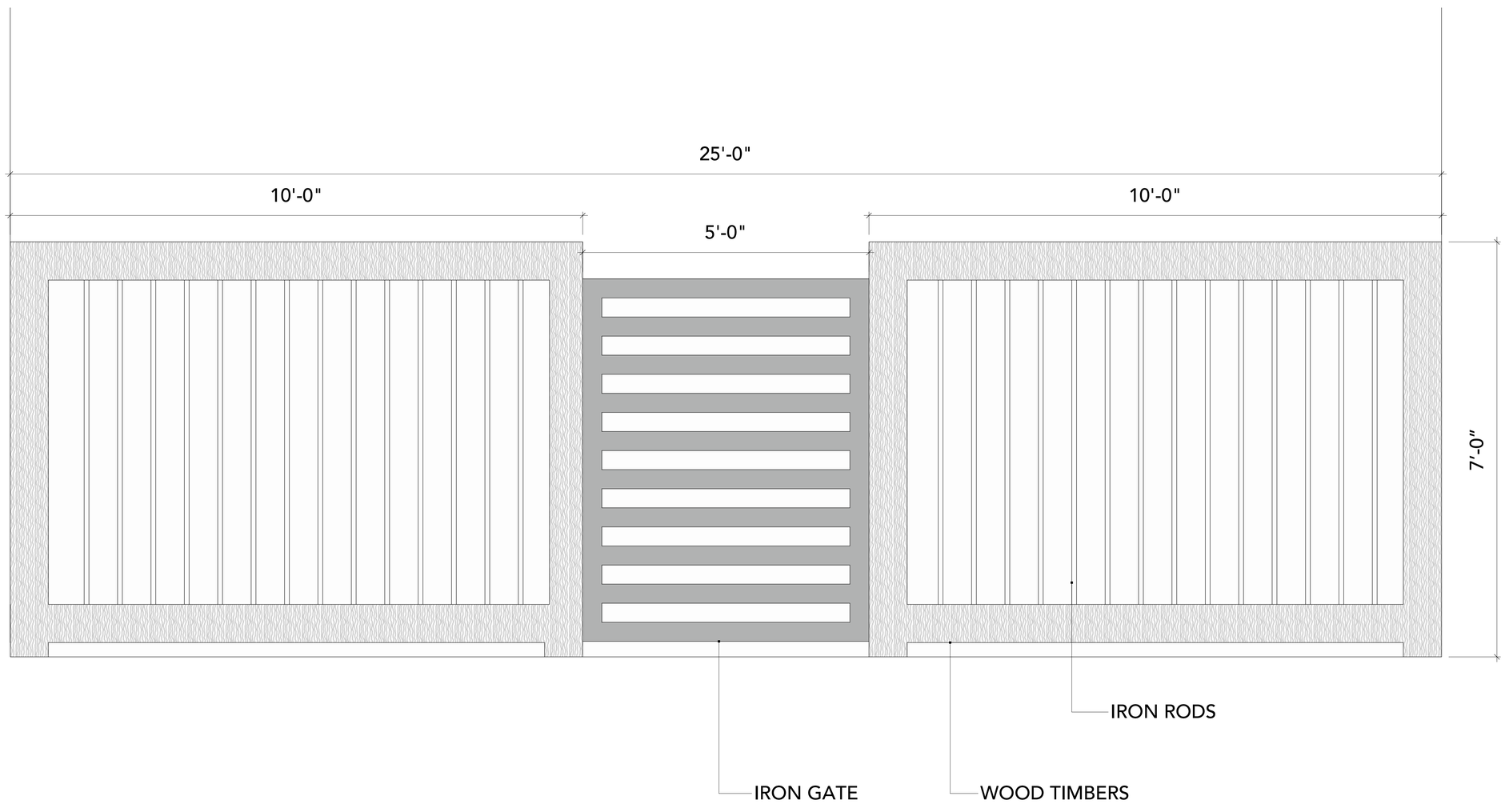
	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

ISSUE DATE:

SHEET #:

EXTERIOR GREEN SPACE PLAN

ID 100



1 ID 101 SOUTH MAIN GATE ELEVATION
Scale: 1" = 1'-0"

GCD INTERIORS
852 S COOPER ST
MEMPHIS, TN 38104

901.207.7926
office@gcdinteriors.com

DESIGN ONLY
NOT FOR CONSTRUCTION

South Main Greenspace
529 South Main Street

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	:
2	__/__/__	:
3	__/__/__	:
4	__/__/__	:
5	__/__/__	:

ISSUE DATE:

SHEET #:

SOUTH MAIN GATE ELEVATION

ID 101

Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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

25074611

09/03/2025 - 12:11:35 PM

4 PGS	
CEPEDRA 2876664 - 25074611	
VALUE	760000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2812.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2835.00

WILLIE F. BROOKS JR

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100

Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SHELBY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 6489 N Quail Hollow Rd Ste 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
KH525, LLC	KH525, LLC	002107 00018, 002107 00019 and 002107 00017
(NAME) 2192 Lake Page Dr.	(NAME) 2192 Lake Page Dr.	
(ADDRESS) Collierville, TN 38017	(ADDRESS) Collierville, TN 38017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul S. Tashie Revocable Trust dated September 8, 2022 and Philip L. Woodard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KH525, LLC a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Shelby County, State of Tennessee, described as follows, to-wit:

See Exhibit A

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 523 South Main St., Memphis, TN 38103

unimproved ☐
This is improved ☒ property, known as 525 S Main St., Memphis, TN 38103

unimproved ☒
This is improved ☐ property, known as 0 S Main St., Memphis, TN 38103

File Number: MEM-2503288SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 14TH day of AUGUST, 2025

Paul S. Tashie Revocable Trust dated September 8, 2022

BY: _____

Judd Tashie
Co-Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Walton

Before me, the undersigned Notary Public of the State and County mentioned, personally appeared Judd Tashie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Trustee of Paul S. Tashie Revocable Trust dated September 8, 2022, the within named bargainor, a corporation, and that such person as such Co-Trustee(or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of August, 2025.

_____
Notary Public

My Commission Expires: June 4th 2028

SHIZUKA COIT
NOTARY PUBLIC
Comm. # HH 534469
My Comm. Expires
Jun 4, 2028
STATE OF FLORIDA

File Number: MEM-2503288SSO

Paul S. Tashie Revocable Trust dated September 8, 2022

BY: _____
William Woodmansee
Co-Trustee

_____
Philip L. Woodard

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Philip L. Woodard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2025.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary Public of the State and County mentioned, personally appeared William Woodmansee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Trustee of Paul S. Tashie Revocable Trust dated September 8, 2022, the within named bargainor, a corporation, and that such person as such Co-Trustee(or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of August, 2025.

_____
Notary Public

My Commission Expires: _____

File Number: MEM-2503288SSO

EXHIBIT "A"

Property: 0 South Main St., Memphis, TN 38103; Tax Parcel No.: 002 107 00017

PARCEL ONE: THE EAST 100 FEET OF LOT 3 OF MISSISSIPPI REALTY COMPANY'S SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6, PAGE 108, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SOUTH MAIN STREET 50 FEET NORTH OF THE NORTH LINE OF CALHOUN AVENUE, AND RUNNING THENCE NORTH WITH THE WEST LINE OF SOUTH MAIN STREET 25 FEET; THENCE WEST WITH THE LINE BETWEEN LOTS 3 AND 4 OF SAID SUBDIVISION AND PARALLEL WITH CALHOUN AVENUE 100 FEET; THENCE SOUTH PARALLEL WITH SOUTH MAIN STREET 25 FEET; THENCE EAST ALONG THE LINE BETWEEN LOTS 2 AND 3 OF SAID SUBDIVISION 100 FEET TO THE POINT OF BEGINNING.

Property: 523 South Main St., Memphis, TN 38103: Tax Parcel No.: 002 107 00018

PARCEL TWO: THE NORTH HALF OF THE EAST 100 FEET OF LOTS 3 AND 4 OF MISSISSIPPI REALTY COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 108, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE WEST LINE OF SOUTH MAIN STREET 75 FEET NORTH OF NORTH LINE OF CALHOUN AVENUE; THENCE NORTH WITH WEST LINE OF SOUTH MAIN STREET 25 FEET; THENCE WEST PARALLEL WITH CALHOUN AVENUE 100 FEET ALONG THE LINE DIVIDING LOTS 4 AND 5; THENCE SOUTH PARALLEL WITH SOUTH MAIN STREET 25 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

Property: 525 South Main St., Memphis, TN 38103: Tax Pacel No.: 002 107 00019

PARCEL THREE: LOT 5, MISSISSIPPI REALTY COMPANY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6, PAGE 108, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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

Gary Kevin Helms, KH525 LLC
525 & 529 South Main Street
Memphis TN, 38013

Sent via electronic mail to: ckilawilson@susocashflow.com and khelms@khesc.net

Case Number: SUP 2026-009
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, August 13, 2026, the Memphis and Shelby County Land Use Control Board recommended ***approval*** of your special use permit application to allow an outdoor patio that exceeds 25% of the area of the tavern/cocktail lounge located at 525 and 529 South Main Street, subject to the following conditions:

1. Any change from the site plan or future improvements to the property shall be submitted to the Division of Planning and Development for administrative review and approval.

2. The final architectural designs are subject to review and approval by the Memphis Landmarks Commission.

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.

Respectfully,

Truus Abuosi

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

File