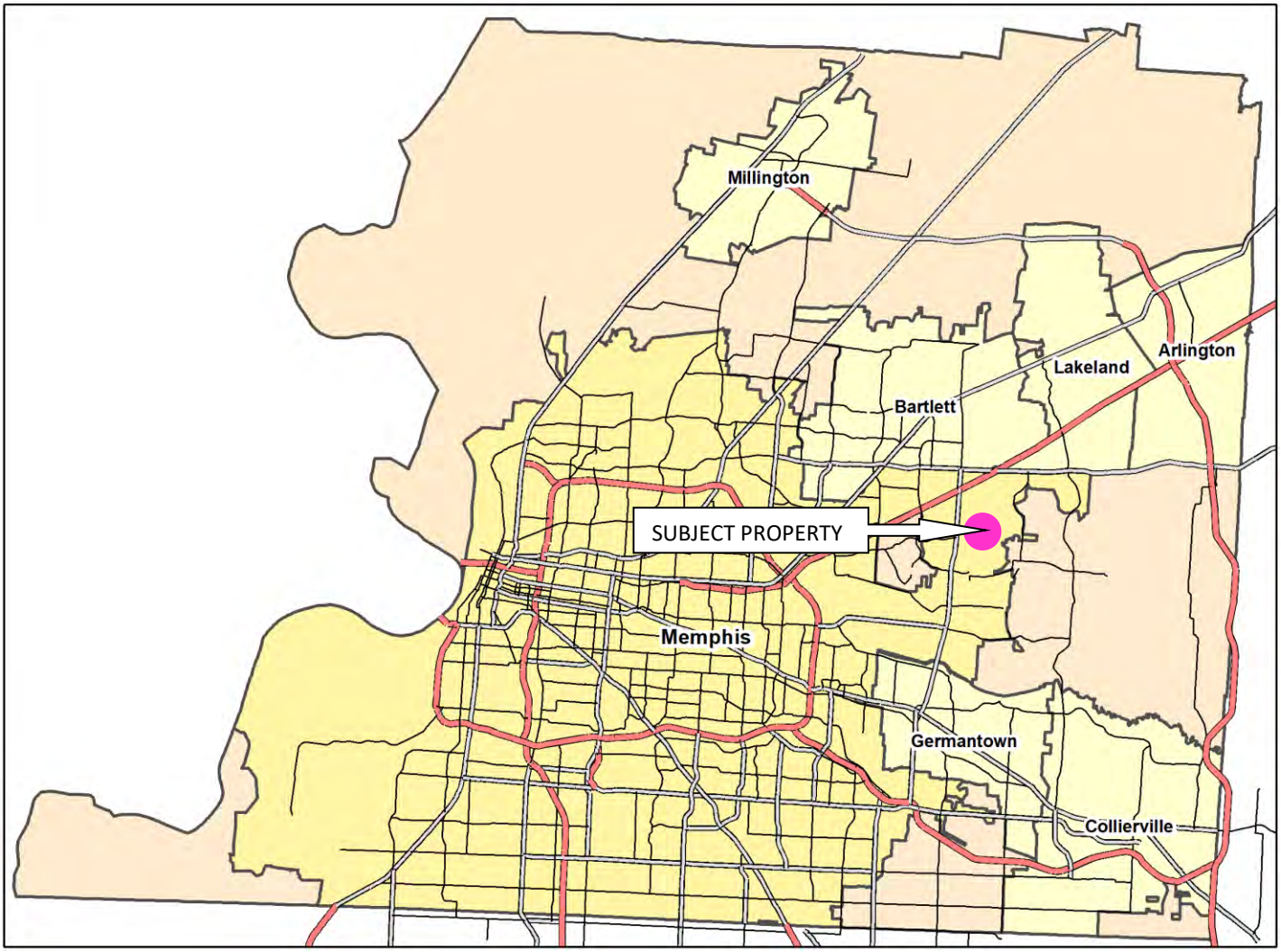
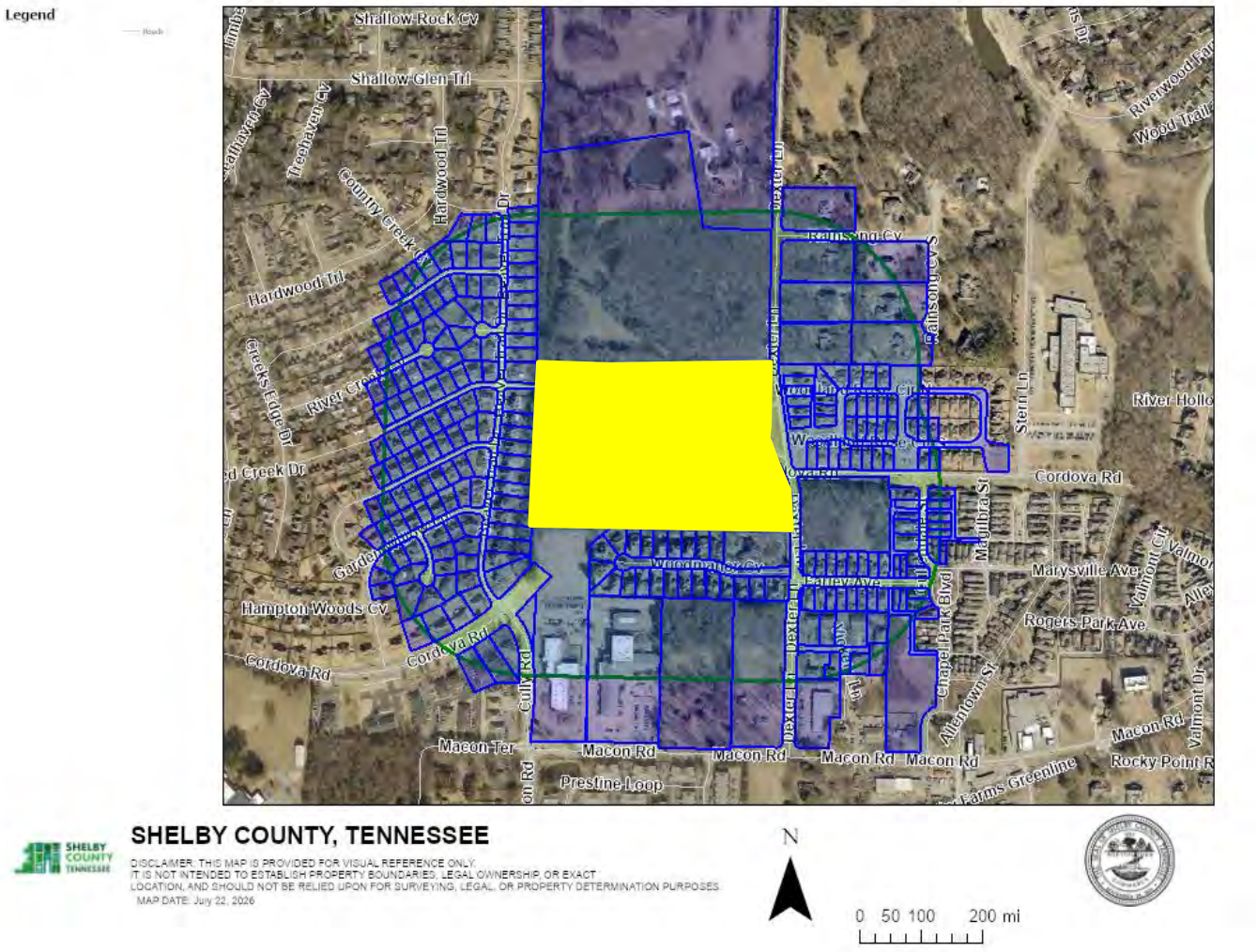
LOCATION MAP



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 259 notices were mailed on July 22, 2026, see page 25 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see pages 26-27 of this report for a copy of the sign affidavit.

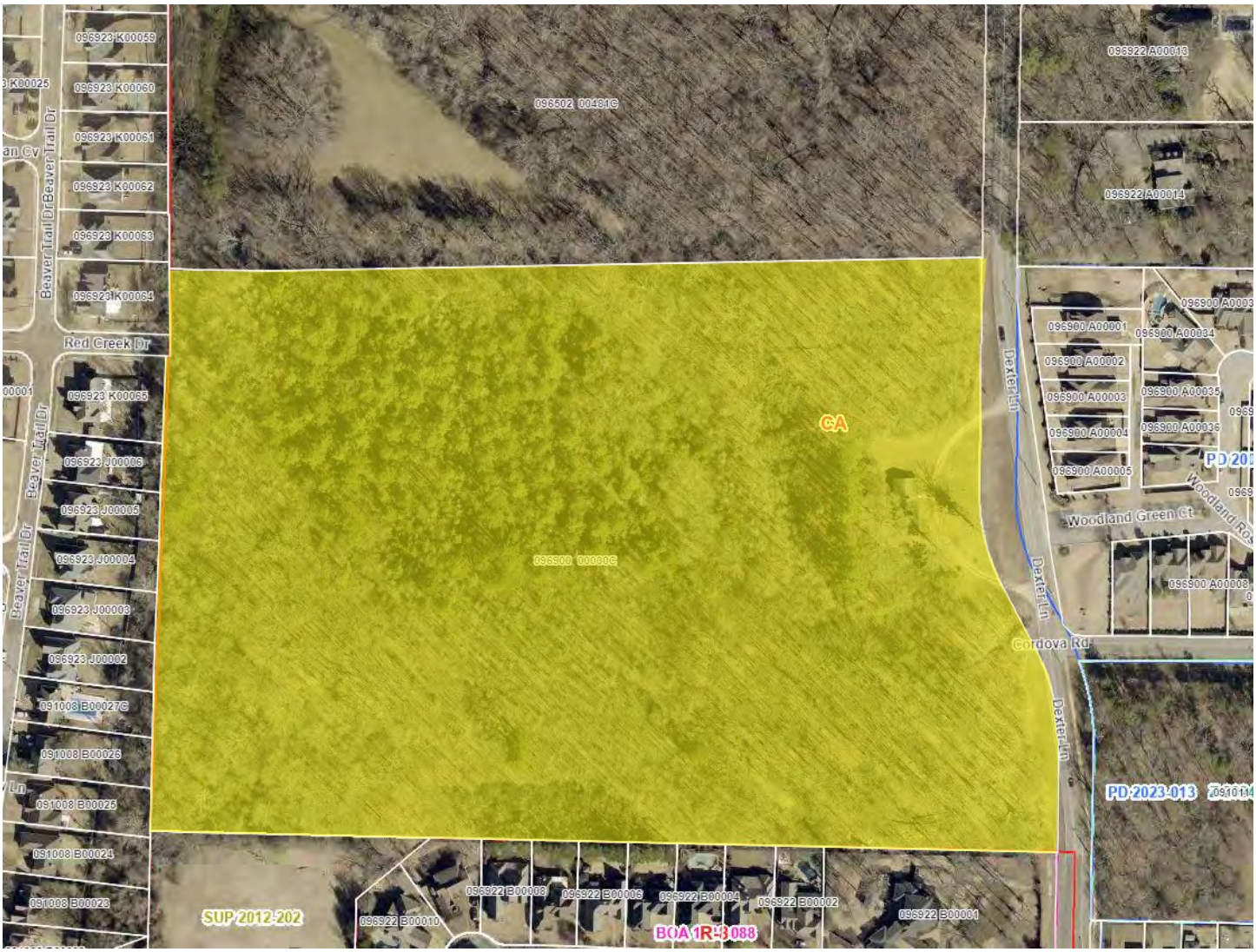
NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Wednesday, July 29, 2026, at the Memphis School of Excellence, Secondary Campus, 8360 Macon Rd. A copy of the neighborhood meeting notice, summary sheet, and sign-in sheet can be found on pages 28-34 of this report.

AERIAL

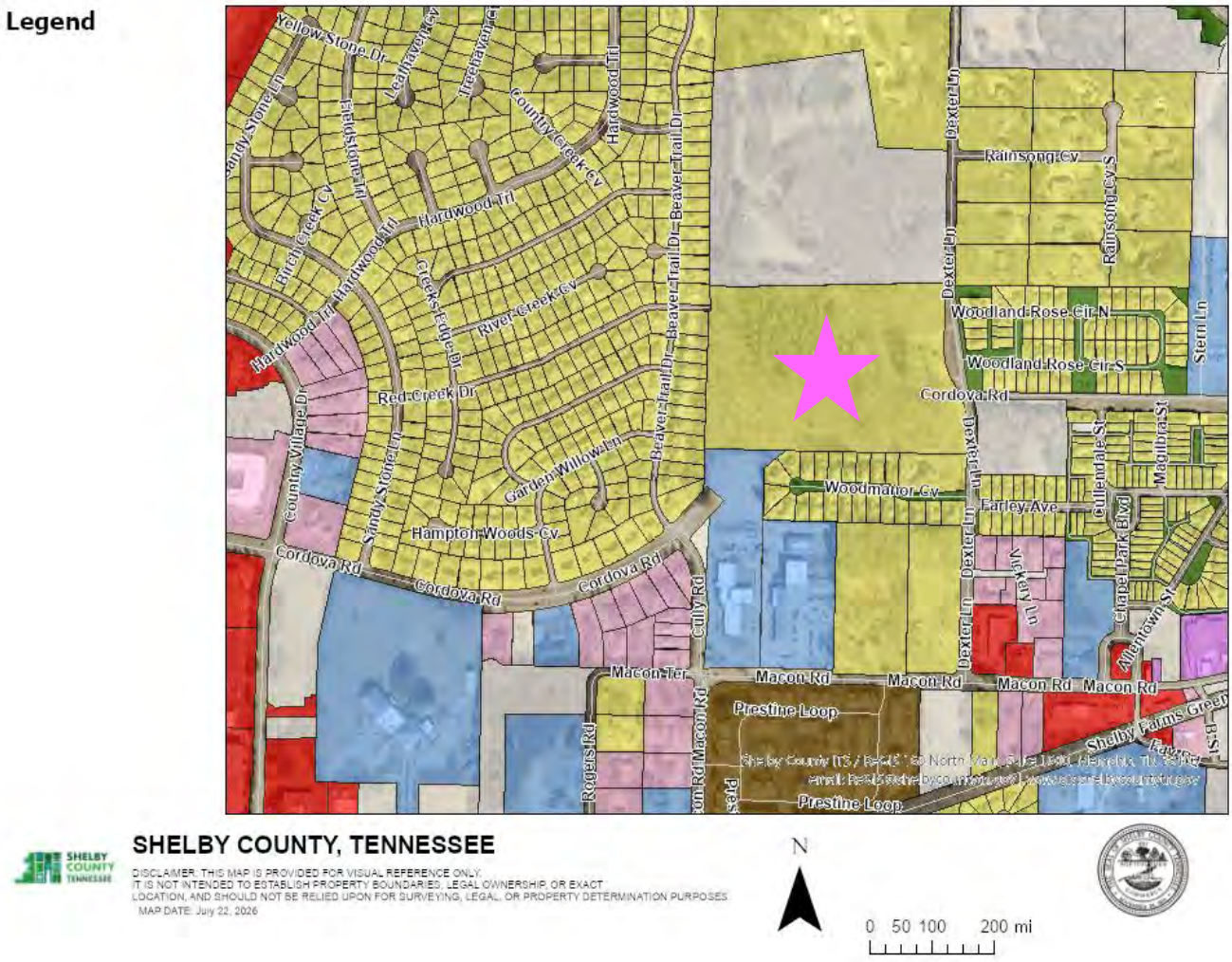
Subject property outlined in yellow, imagery from 2025

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



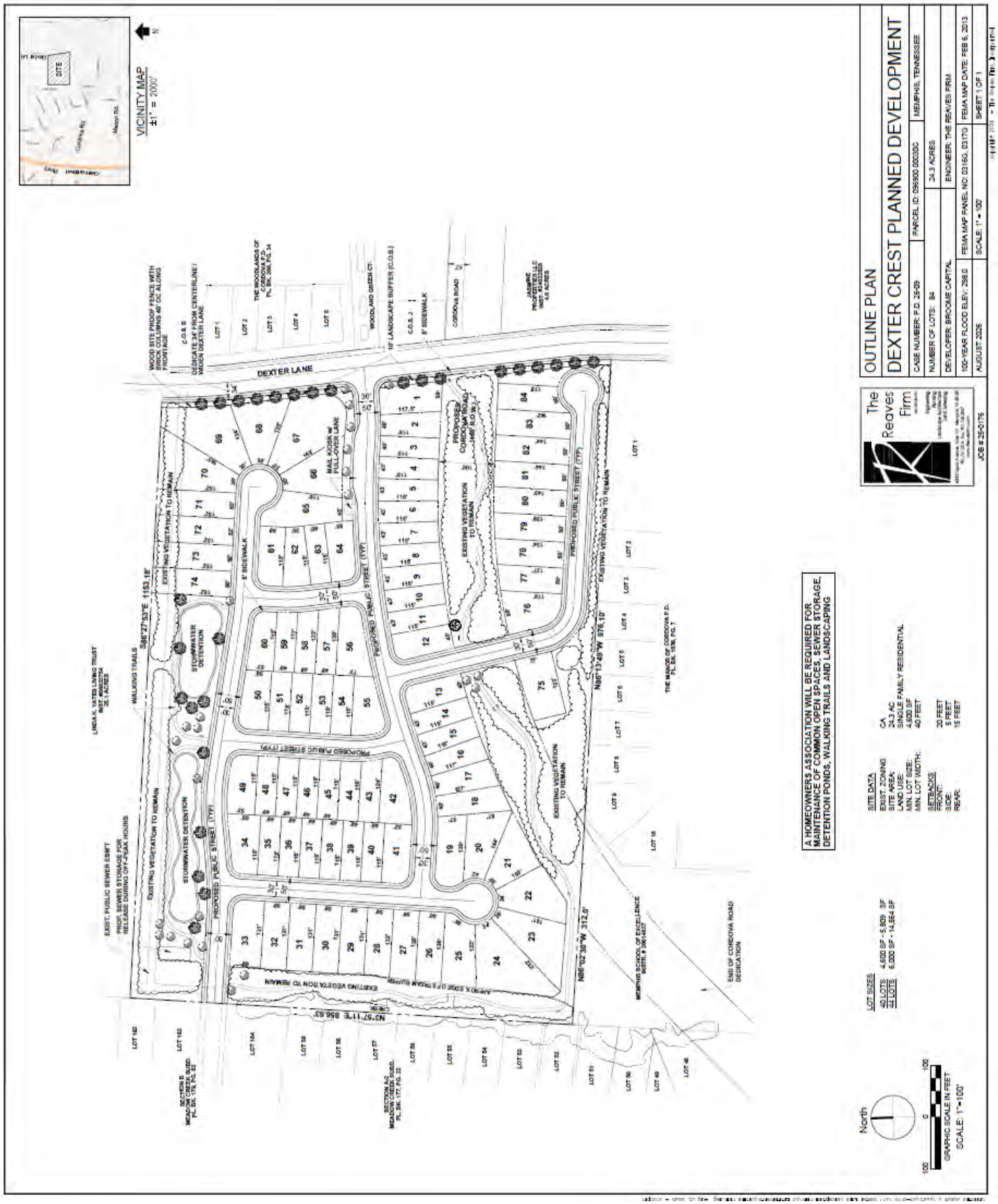
Subject property indicated by a pink star

SITE PHOTOS

View of subject property from Dexter Ln and Cordova Rd looking northwest

View of subject property from Dexter Ln looking southwest

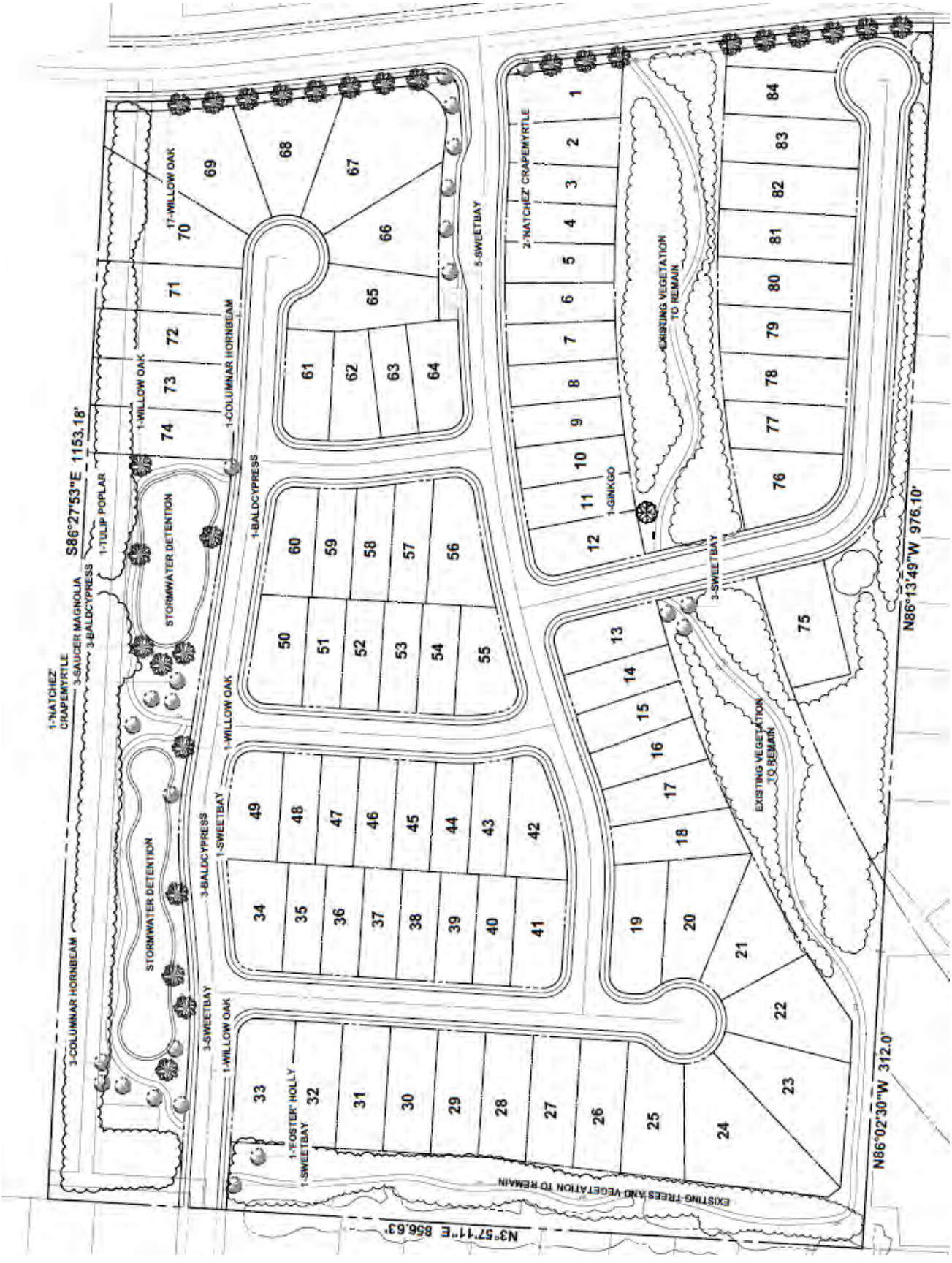
OUTLINE PLAN



OUTLINE PLAN
DEXTER CREST PLANNED DEVELOPMENT
CASE NUMBER: P.D. 26-09
PARCEL ID: 086900 00030C
MEMPHIS, TENNESSEE
NUMBER OF LOTS: 84
24.3 ACRES
DEVELOPER: BROOME CAPITAL
ENGINEER: THE REAVES FIRM
100-YEAR FLOOD ELEV: 298.0
FEMA MAP PANEL NO.: 0316G, 03170
FEMA MAP DATE: FEB 6, 2013
AUGUST 2026
SCALE: 1" = 100'
SHEET 1 OF 1
JOB # 25-0176
The Reaves Firm
VICINITY MAP
±1" = 2000'
DEXTER LANE
PROPOSED PUBLIC STREET (TYP.)
EXISTING VEGETATION TO REMAIN
STORMWATER DETENTION
WALKING TRAILS
5' SIDEWALK
MAIL KICKER w/ PULL-OVER LANE
A HOMEOWNERS ASSOCIATION WILL BE REQUIRED FOR MAINTENANCE OF COMMON OPEN SPACES, SEWER STORAGE, DETENTION PONDS, WALKING TRAILS AND LANDSCAPING
SITE DATA
EXIST. ZONING: CA
SITE AREA: 24.3 AC
LAND USE: SINGLE FAMILY RESIDENTIAL
MIN. LOT SIZE: 4,800 SF
MIN. LOT WIDTH: 40 FEET
SETBACKS
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
LOT SIZES
40 LOTS 4,800 SF - 5,808 SF
44 LOTS 6,000 SF - 14,584 SF
North
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

OUTLINE PLAN – MAGNIFIED

LANDSCAPING PLAN



CASE REVIEW

Request
The request is a residential planned development to allow 84 single-family lots.

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:
1277 Dexter Ln

Parcel ID:
096900 00030C

Area:
+/-24.47 acres

Description:
The subject property is known as Lot 6 within C R Rogers Estate Partition and zoned Conservation Agriculture (CA). Per the Assessor's website, the site has a one-story single-family principal dwelling structure constructed circa 1958 with a floor area of 1,188 sq ft and an attached garage with 572 sq ft.

Concept Plan Review
The proposed outline plan shows the two access points to the planned development, one from Dexter Ln and the other connecting exiting stud road from Red Creek Dr. The minimum lot size is 4,600 sq ft for the proposed 84-lot single-family residential planned development.

Analysis
The applicant is requesting 84-lot single-family residential planned development with minimum lot size 4,600 sq ft where 40 lots size are in range of 4,600 sq ft to 5,809 sq ft and other 44 lots size are in range of 6,000 sq ft to 14,564 sq ft, see pages 8-10 of this report. The proposed development will comply with Residential Single Family - 6 (R-6) building standards except for the minimum lot size (6,000 sq ft) and minimum lot width (45 ft).

The proposed planned development will have common open space on the north with storm water detention and walking trail. The dedication for proposed Cordova Rd is through the subject property and the applicant proposed to have neighborhood amenity (walking trail) maintained by HOA.

Seventy-two (72) letters of opposition were received, see pages 45-140 of this report and main concerns are traffic, infrastructure and rental development.

After the neighborhood meeting applicant submitted the revised plan, see pages 8-11 of this report and letter addressing the changes based on the neighborhood meeting, see page 44 of this report. The total number of lots in the development went from 94 to 84 after the revision.

The proposal for residential planned development is consistent with the Memphis 3.0 General Plan, see pages 21-24 of this report.

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
   A. Any use permitted by right or with administrative site plan review in the R-6 Single Family Residential District.
   B. No lot may front on or gain access from Dexter Lane.

II. BULK REGULATIONS:
   A. The bulk regulations of the Residential Single Family - 6 (R-6) Districts shall apply except:

1. Minimum lot size is 4,600 square feet
2. Minimum lot width is 40 feet
3. All irregular lots shall meet the minimum lot width requirement at the building line.

III. ACCESS, PARKING AND CIRCULATION

A. Dedicate Dexter Lane thirty-four (34') from centerline and improve in accordance with the Unified Development Code (UDC).
B. Dedicate 108 feet for Cordova Road right-of-way throughout the site. No improvements are required.
C. Internal streets shall be 50' public right-of-way with 30' face of curb to face of curb. Internal streets shall be 50' public right-of-way with 30' face of curb to face of curb.
D. The minimum sight distance and geometry requirements for public streets shall be met as set out in the UDC.
E. A minimum 10' wide paved area shall be provided at the mail kiosk in order to not impede traffic.

IV. SIGNS

A. Signs may be permitted in accordance with the R-6 Zoning District.

V. LANDSCAPING

A. A 10-foot buffer shall be provided along Dexter Lane.
B. A masonry or brick wall shall be installed along Dexter Road and the future Cordova Road right-of-way and shall include landscape planting areas at intervals not exceeding fifty (50) feet, subject to administrative review and approval by the Division of Planning and Development.
C. Existing vegetation shall remain along the property perimeter to the extent possible.
D. Existing vegetation shall remain in the Cordova Road right-of-way to the extent possible.

VI. DRAINAGE

A. Drainage improvements including possible on-site detention, shall be provided under contract in accordance with Memphis/Shelby Stormwater Management Manual. A pro-rata fee for major drainage improvements through this site may be required for phased development.
B. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
C. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et sec.). The Developer should be aware that if an ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.
D. Existing stream along the west property line will be maintained with proper buffer.

VII. MODIFICATIONS:

A. The Land Use Control Board may modify the bulk, access, landscaping, and sign requirements if equivalent alternatives are presented.

VIII. TIME LIMIT:

A. A final plan shall be filed within five (5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions, at the request of the applicant, subject to additional conditions and standards, if any. A request for a time extension shall be filed a minimum of 60 days prior to the expiration date.

IX. FINAL PLAN REQUIREMENTS

A. Any final plan shall include the following:

1. The outline plan conditions.
2. A standard subdivision contract as in accordance with the UDC.
3. The exact location and dimensions including height, of all non-single family detached residential buildings, parking areas and number of parking spaces, drives, and required landscaping and screening.
4. A rendering, including plan view and elevation, of any proposed development identification signs showing the height, dimensions, and design thereof.
5. The location and ownership, whether public or private, of any easement.
6. The following note shall be placed on the final plat of any development requiring on onsite storm water detention facilities: The areas denoted by “Reserved for Storm Water Detention” shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned, and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris, trash, and mowing.

DEPARTMENTAL COMMENTS

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

City Engineer:

CASE 3: **PD 2026-009**

NAME: 1277 Dexter Lane

Basin/Lot/CD: Fletcher 12-A, **SENSITIVITY HIGH**/24.47 acres/District 2

Sewers:

1. The sewer capacity is available to serve this development per the condition stated in the letter issued on Feb 8, 2023

CITY ENGINEERING COMMENTS TRC: 30 June 2026 & LUCB: 13AUG 2026 DATE: 28 July 2026

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.

CITY ENGINEERING COMMENTS TRC: 30 June 2026 & LUCB: 13AUG 2026 DATE: 28 July 2026

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.

Site Plan Notes:

No comments.

No other comments from City Engineering

City Fire Division:

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

2. Fire apparatus access shall comply with section 503.

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

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

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

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

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

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning:

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: LUCB 2026-009: Cordova

Site Address/Location: 1277 Dexter Lane (Parcel ID: 096900 00030C)
Overlay District/Historic District/Flood Zone: The subject parcel is located within the Fletcher Creek Overlay and a sensitive drainage basin.
Future Land Use Designation: Anchor Neighborhood-Primarily Single-Unit (AN-S)
Street Type: Connector

The applicant is seeking approval to construct a private development at 1277 Dexter Lane in Cordova. The proposed development will include 94 lots, all of which will be single-family homes.
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: Conservation Agriculture, CA

Adjacent Land Use and Zoning: Single-Family, RU-6, RU-8 and Conservation Agriculture, CA

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 applicant is proposing to expand the single-family housing stock of Cordova, which is fully compatible with the Future Land Use designation of a single-family, anchor community (AN-S), and which borders other single-family, anchor communities.*

3. **Degree of Change Map**

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

4. Degree of Change Description

Nuture areas typically rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. The proposed development in this case is somewhat distinctive as a private investment, and more importantly, is aimed at expanding the existing, predominantly single-family housing character of Cordova. Additionally, anchor neighborhoods are intended to be walkable and generally consist of single-family homes or duplexes. The development in question is entirely single-family residential, and borders existing single family communities. Additionally, Memphis 3.0 prescribes a variety of "ways to nurture" communities identified in the degree of change map, such as increasing density or building height. The proposed development in this case continues to retain a single-family character integral to Cordova, albeit at a higher intensity compared to traditional residential zoning classifications with a minimum lot size of 4,200 square feet, by slightly increasing density in a conetxually mindful manner .

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. This development acheives action 1.5.1 by supporting increased local population density within an anchor neighborhood, which ultimately helps induce greater commercial demand on nearby commercial properties, such as Old Cordova Square.

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

The parcel is located in the Cordova Planning District and the requested use is consistent with Cordova Planning District Priority – Utilize existing building footprints to maximize density while retaining character. This district prioirtiy is being acheived by directing new single-family construction within a community with already built out infrastructure services.

Consistency Analysis Summary

The applicant is seeking approval to construct a private development at 1277 Dexter Lane in Cordova. The proposed development will include 94 lots, all of which will be single-family homes.
This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. The applicant is proposing to expand the single-family housing stock of Cordova, which is fully compatible with the Future Land Use designation of a single-family, anchor community (AN-S), and which borders other single-family, anchor communities.
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The parcel is located in the Cordova Planning District and the requested use is consistent with Cordova Planning District Priority – Utilize existing building footprints to maximize density while retaining character. This district prioirtiy is being acheived by directing new single-family construction within a community with already built out infrastructure services.

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

Summary Compiled by: Eli Askren, Comprehensive Planning.

MAILED PUBLIC NOTICE

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

VICINITY MAP

NOTICE OF PUBLIC HEARING

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

CASE NUMBER: PD 2026-009
ADDRESS: 1277 Dexter Ln
REQUEST: New residential planned development of 94 single-family lots
APPLICANT: Michael Bednarski

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

Staff Planner Contact:
Nabanita Nira
nabanita.nira@memphistn.gov
(901) 636-7406

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

259 Notices Mailed 07/22/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Dianne Higgs, being duly sworn, depose and say that at 11:30 am/pm on the 30 day of July, 2026, I posted 1 Public Notice Sign(s) pertaining to Case No. PD26-009 at 1277 Dexter Lane, 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.

Dianne Higgs — 7/30/2026
Owner, Applicant or Representative — Date

Subscribed and sworn to before me this 30 day of July, 2026

Christine Donhardt
Notary Public

My commission expires: 9-8-27

CHRISTINE DONHARDT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Case PD 2026-009 - 1277 Dexter Lane

NEIGHBORHOOD MEETING NOTICE

The Reaves Firm
Planning
Engineering
Landscape Architecture
Land Surveying

July 16, 2026

You are invited to attend a neighborhood meeting regarding an application filed on behalf of Broome Capital for a single-family residential planned development consisting of approximately 94 lots. A site plan is included on the back of this notice.

Case No. PD 2026-009
NEIGHBORHOOD MEETING NOTICE

Date:	**Wednesday, July 29, 2026**
Time:	**6:00 p.m.**
Location:	**Memphis School of Excellence** **Secondary Campus** **8360 Macon Road** **Memphis, TN 38018**

The Planned Development application will also be heard at the Land Use Control Board meeting:

Date:	**Thursday, August 13, 2026**
Time:	**9:00 a.m.**
Place:	**In person at 125 N. Main Street, Memphis, TN 38103** **in the Council Chambers**

If you have questions regarding this application, you may contact:

Grayson C. Andrews
Burch Porter Johnson
gandrews@bpjlaw.com
901.524.5000

Nabanita Nira, Planner
Land Use Development Services
Division of Planning and Development
Nabanita.Nira@memphistn.gov
901-636-6619

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 26-09

Meeting Information

Location: Memphis School Of Excellence

Date: 07/29/26

Address: 8360 Macon Road

Time: 06:00

Attendance

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

Mike Bednarski, Shane Gorry - Applicant

Mike Davis, Christine Donhardt - Rep.

Nathan Bicks, Grayson Andrews, Brian Bacchus -Rep.

Number of Invitations Mailed: 313

Approx. Neighborhood Attendees: 56

Proceedings

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

The meeting was a Q&A format. Neighbors voiced concern about the possibility of rental houses, number of homes, section 8 housing, traffic problems around the schools, and overcrowding of the schools. Neighbors do not want a connection / cut through at Meadow Creek and they do not want Cordova Road dedication to happen.

The applicant agreed to add to the HOA document that houses must be owner-occupied as long as it does not violate any State law in doing so. They will not do Section 8 housing, they will improve Dexter Lane as required by the city, and they will add a buffer south of Lot 83 as requested. The applicant explained that the city required dedication of Cordova Road and the connection to Meadow Creek.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 26-09

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.

Christine Donhardt
Print Name

Signature

07/31/26
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

Case No. – PD 2026-009
Neighborhood Meeting Sign-in Sheet
Wednesday/ July 29, 2026 / Time 6 P.M.
PLEASE PRINT

Name	Address	Phone Number	Email
Dean Fowler	8083 Windridge	901-237-6699	Wtrfwler@yahoo
Mike Bednash	1810 W Kennedy Blvd Tampa, FL 33606	727 504-8000	mbednash@bcg.com
Mike Davis	1922 Nottaway South	(901) 761-2016	MDAVIS@REDUESTIEM.com
Dennis Hughes	8550 MARYSVILLE AVE.	4778397946	navydoc@msn.com
Wilburn Simmons	8300 Red Creek Dr.	901-292-1919	wilburnsusan@bellsouth.net
Wilbur Warner	1376 Beaver Trail Dr.	901-232-6355	W.warner1945@icloud.com
James M. Miller	1225 Cullendale St.	901-210-4704	Kingmike23@comcast.net
Raymond Clark	Grayden Willow	901-300-0977	PE
Bevan Lee	546 Cheney / 905 Mason	901 828 5614	bevan.d.lee@gmail.com
Ilana Sellari	84		
Henry Ford	11644 Red Fox	901-598-3383	Henry3@omnirealty.net

1

Case No. – PD 2026-009
Neighborhood Meeting Sign-in Sheet
Wednesday/ July 29, 2026 / Time 6 P.M.
PLEASE PRINT

Name	Address	Phone Number	Email
Cecil McDaniel	8543 Woodland Rose Cir N	901-573-8914 or 901-753-1839	cecilmcdaniel67@bellsouth.net
Dana McDaniel	" "	"	" "
Kathleen Montgomery	11606 Dexter Lane	901-345-5220	—
Nikizulu	1570 Wells Cir. S.		
Raymond Clark	8538 Woodland Rose	—	—
L Hopkins	8544 Woodland Rose Ct	901-721-7112	WoC38016@Gmail.com
L Alexander	8151 Timber Knoll Ln	901-578-9280	luis1223plaaecia@gmail.com
Nancy Jessen	8513 Farley Ave	901-340-5767	nancybrooks.jessen@gmail.com
Sharon Long	8530 Farley	901-461-6132	sharonalong@bellsouth.net
Sydney Williams	8514 Farley Ave	901-651-6130	mimisyd@att.net
Judy Lewis	8578 Woodland Rose		WoC38016@gmail.com
Jaime Espinosa	8793 Dexter	901 3404751	
Vivian T Griggs	8501 Farley Ave	901 494-0578	cordellcc@aol.com
Kenneth Griggs			

1

Name	Address	Phone Number	Email
Christin Webb	8509 Woodland Rose Cir S	901 490 2591	christinlwebb@gmail.com
Paula Stewart	8640 Riverwood Farms Pkwy	901 828 0518	grannystew12@hotmail.com
James Stewart	8640 Riverwood Farms Pkwy	901 233-5017	stewart.jamesa@mac.com
Jill Brown	8588 Woodland Rose Cir N	901-238-7666	JillZb@bellsouth.net
Elise J. Patterson	8452 Woodland Rose Cir N	901-352-5883	patpatterson312@gmail.com
R.G. Patterson	8452 Woodland Rose Cir N	901-351-5883	patpatterson312@gmail.com
Frank Gibson	8669 Cedar Trails Dr	901-336-7806	—

2

Name	Address	Phone Number	Email
Pat Edmonson			

2

Case No. – PD 2026-009
Neighborhood Meeting Sign-in Sheet
Wednesday/ July 29, 2026 / Time 6 P.M.
PLEASE PRINT

Name	Address	Phone Number	Email
Robert Weltzin, D.C.	1407 Rainsong Cv N	919-630-7067	robertweltzin@yahoo.com
Tom Conlee	1286 Anise Cv.	901.483.7177	Tom.conlee@yahoo.com
Nancy Rigell	8560 Riverwood Farms Pkwy	901 2103969	nrigell@yahoo.com
Scott McCormick	1356 Rainsong Cv S	901 289-7490	scottemccormick@gmail.com
Patricia Chapman	8251 Garden Willow Ln	901 326 7886	patriciachapman06@gmail.com
Bobby Chapman	8251 Garden Willow Ln	901 326 7895	chaphogs05@yahoo.com
Devin White	1544 Bernhill Rd	901-832-3731	devinwhite45@gmail.com

1

Case No. – PD 2026-009
Neighborhood Meeting Sign-in Sheet
Wednesday/ July 29, 2026 / Time 6 P.M.
PLEASE PRINT

Name	Address	Phone Number	Email
Dwayne Thompson	1212 Whisper Edge Cv.	901-378 9842	dwaynethompson@hotmail.com
John Vincent (Dennis Janzen)	8414 Wood Manor Cv.		JohnVincent425@gmail.com
Jay & Cynthia Kallaher	8411 Wood Manor		Kallahers@bellsouth.net
Susie Brown	8400 Wood Manor		sbrown444@icloud.com
Jason Hensley	8442 Wood Manor		jason@midsouthaccounting.com
Jim McCarver	8389 Wood Manor Cv.		jimmccarver3292@gmail.com
Jennifer Ross	8390 Wood Manor Cove		JAROSS415@gmail.com
Mike Ross	8390 Wood Manor Cv		ROSSAYROSS29@GMAIL.COM
John Ware	8396 Wood Manor Cv		waregohal26@yahoo.com
Phyllis Ware	8396 Wood Manor Cv		warepd14@gmail.com
Margaret McCarver	8389 Wood Manor Cv.		peggy.mccarver62@gmail.com
Ilana Sellari	8417 Wood Manor Cove		ischwrtz@yahoo.com

1

Case No. – PD 2026-009
Neighborhood Meeting Sign-in Sheet
Wednesday/ July 29, 2026 / Time 6 P.M.

PLEASE PRINT

Name	Address	Phone Number	Email
DALE SHIPLEY	1292 DEXTER Lane	901/355.7782	daleshipley gmail.com
BETH FRAZEE	1304 " "	901-830-0919	frazee2tenn@comcast.net
Ben Cole	8711 Rocky Point	901-351-1525	bencole6@outlook.com
Rosanne Shipley	1292 Dexter Lane	901-355-4988	rosanneshipley@gmail.com

1

Name	Address	Phone Number	Email
Representatives Present:			
Mike Bednorski			
Shane Gorry			
Mike Davis			
Christine Dornhardt			
Nathan Bicks			
Grayson Andrews			
Brian Bacchus			

3

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: July 2, 2026

Record Number: PD 2026-009

Expiration Date:

Record Name: Dexter Crest Planned Development

Description of Work: This Letter of Intent is submitted on behalf of Broome Capital ("Applicant") in support of its application for approval of the Dexter Crest Planned Development ("Application") at 1277 Dexter Lane, Cordova, Tennessee 38016 (the "Property"), pursuant to Section 9.6 and Section 4.10.3 of the Memphis and Shelby County Unified Development Code. The Applicant is represented by Nathan Bicks and Grayson Andrews of Burch, Porter & Johnson. We respectfully request the Application be scheduled for review and public hearing before the Land Use Control Board (the "Board"), and that the Board recommend approval.

The Applicant proposes to develop the Property as a single-family residential planned development consisting of approximately 94 lots, at a gross density of approximately 3.8 units per acre. Key features of the proposed development include greenspaces and reserved natural areas and on-site stormwater detention.

The MPO major road plan depicts the extension of Cordova Road across the Property. The future expansion of Cordova Road and the presence of an existing creek along the west side of the Property significantly restrict the allowable density and impact the economic viability of developing the Property. As a result of these constraints, the Applicant requests approval of its Application, as a higher density is necessary to ensure the project's economic feasibility.

The Applicant's current plan utilizes the natural features of the site—including preservation of existing trees along the borders and preservation of a stream along the western boundary-- to create buffers and provide adequate screening from adjoining properties. The southern and northern property lines are already heavily buffered and screened by existing trees and foliage.

The proposed single family-residential planned development is consistent with the adopted comprehensive plan (Memphis 3.0) and applicable land use policies for the Cordova area and the surrounding community. The Property is well-suited to single-family residential development given the established and developing residential character of the surrounding area and the availability of public services and infrastructure. The Property is located within the Fletcher Creek Sewer Basin and will meet all requirements for on-site detention. The planned development format for the Property allows for a coordinated, well-designed community with appropriate open space, buffering, and site design that protects neighboring properties, promotes compatible land use, and furthers the orderly growth objectives reflected in the comprehensive plan.

Parent Record Number:

Address:
1277 DEXTER LN, CORDOVA 38016

Owner Information

Primary	Owner Name
Y	ROGERS ALFRED W AND NORMA P ROGERS TRUST

Owner Address **Owner Phone**

700 MELROSE AVE, WINTER PARK, FL 32789

Parcel Information

096900 00030C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Brett Ragsdale
Date of Meeting	01/14/2026
Pre-application Meeting Type	Virtual

GENERAL PROJECT INFORMATION

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

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The proposed single-family residential development is consistent with the established and developing residential character of the surrounding Cordova area. The plan preserves existing trees along the property borders and a stream along the western boundary to create buffers and provide screening from adjoining properties, and the southern and northern property lines are already heavily buffered and screened by existing trees and foliage. On-site stormwater detention will be provided, and the property benefits from the availability of existing public services and infrastructure. The development will have no undue adverse effect on adjacent property or public utilities.
UDC Sub-Section 9.6.9B	The project will operate as a single-family residential community, a use compatible with the established and developing residential character of the surrounding area. The planned development format allows for a coordinated, well-designed community with appropriate open space, buffering, and site design that protects neighboring properties and promotes compatible land use. The layout will not interfere with the development or use of adjacent property.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9C	The property has the benefit of available public services and infrastructure. On-site stormwater detention will manage drainage. Streets and utilities serving the development will be provided consistent with applicable requirements, and the site is well-suited to residential development given the existing availability of public services.
UDC Sub-Section 9.6.9D	The plan is designed around the natural features of the site. It preserves existing trees along the borders and preserves the stream along the western boundary—using these features to create buffers and screening rather than removing them. No feature of significant natural, scenic, or historic importance will be destroyed or damaged.
UDC Sub-Section 9.6.9E	The project is submitted pursuant to Sections 9.6 and 4.10.3 of the Memphis and Shelby County Unified Development Code. The Applicant requests approval of the proposed density because the future expansion of Cordova Road across the property, as depicted in the MPO major road plan, together with the existing creek along the west side, significantly restrict the allowable density and affect the economic viability of the property; a higher density is necessary to ensure the project's economic feasibility. Any modifications from otherwise applicable standards are warranted by these site constraints and the design of the outline plan.
UDC Sub-Section 9.6.9F	Correct. The proposed development is consistent with the adopted comprehensive plan (Memphis 3.0) and applicable land use policies for the Cordova area, and it furthers the orderly growth objectives reflected in that plan. It does not violate the character of existing development standards for adjacent properties.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	Correct. The single-family residential use is consistent with the established and residential character of the surrounding area and with the comprehensive plan (Memphis 3.0). Preservation of existing trees and the western stream, together with the existing buffering along the northern and southern property lines, protects neighboring properties and their use, value, and enjoyment.
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	The property benefits from available public services and infrastructure, and on-site stormwater detention will be provided to manage drainage concurrent with development.

GENERAL PROVISIONS

provided concurrent with the development	
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 development incorporates greenspaces and reserved natural areas, and the plan preserves existing trees along the borders and the stream along the western boundary—where natural features justify preservation. These natural features are used to create buffers and screening from adjoining properties, and the overall arrangement is compatible with the surrounding residential land uses.
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	Correct. The requested density and any related modifications are warranted by the site constraints —the planned extension of Cordova Road across the property and the existing creek along the west side—and by the design of the outline plan, which incorporates greenspaces, reserved natural areas, on-site stormwater detention, and preservation of existing trees and the western stream. The modifications are necessary to ensure economic feasibility 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	Understood. A homeowners' association or other responsible party will maintain the greenspaces, reserved natural areas, and other common open space/common elements within the development.
F) Lots of record are created with the recording of a planned development final plan	Understood.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	F
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	CA
State Route	-
Lot	6
Subdivision	C R ROGERS ESTATE PARTITION
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
MICHAEL BEDNARSKI

Contact Type
APPLICANT

Address

Phone
-

Name
MIKE DAVIS

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address

Phone
(901)761-2016

Name
CHRISTINE DONHARDT

Contact Type
MANAGER

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
NATHAN BICKS

Contact Type
REPRESENTATIVE

Address

Phone
(901)761-2016

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1743031	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	07/02/2026
1743031	Credit Card Use Fee (.026 x fee)	1	91.00	INVOICED	0.00	07/02/2026
1743031	Planned Development - each additional or fractional acres above 5	20	2,000.00	INVOICED	0.00	07/02/2026

Total Fee Invoiced: $3,591.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$3,591.00	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, Holly Rogers (Print Name) Holly Rogers (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 1277 DEXTER LN
and further identified by Assessor's Parcel Number 096900 00030C,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 16 day of June in the year of 2026.

JASON LEWIN NOTARY My Comm. Expires Sept. 12, 2029 Comm. # HH 680631 PUBLIC STATE OF FLORIDA

Signature of Notary Public

Sept 12 2029
My Commission Expires

LETTER OF INTENT

Burch Porter & Johnson

Grayson C. Andrews
Direct: 901.524.5144
gandrews@bpjlaw.com

LAW OFFICES
Burch, Porter & Johnson, PLLC
130 North Court Avenue
Memphis, TN 38103
Phone: 901.524.5000
Fax: 901.524.5024
bpjlaw.com

July 2, 2026

Division of Planning and Development
Attn: Land Use Control Board
125 N. Main Street, Suite 468
Memphis, TN 38103

Re: Letter of Intent – Planned Development Application for Dexter Crest Planned Development; Applicant: Broome Capital

Dear Members of the Land Use Control Board:

This Letter of Intent is submitted on behalf of Broome Capital ("Applicant") in support of its application for approval of the Dexter Crest Planned Development ("Application") at 1277 Dexter Lane, Cordova, Tennessee 38016 (the "Property"), pursuant to Section 9.6 and Section 4.10.3 of the Memphis and Shelby County Unified Development Code. The Applicant is represented by Nathan Bicks and Grayson Andrews of Burch, Porter & Johnson. We respectfully request the Application be scheduled for review and public hearing before the Land Use Control Board (the "Board"), and that the Board recommend approval.

The Applicant proposes to develop the Property as a single-family residential planned development consisting of approximately 94 lots, at a gross density of approximately 3.8 units per acre. Key features of the proposed development include greenspaces and reserved natural areas and on-site stormwater detention.

The MPO major road plan depicts the extension of Cordova Road across the Property. The future expansion of Cordova Road and the presence of an existing creek along the west side of the Property significantly restrict the allowable density and impact the economic viability of developing the Property. As a result of these constraints, the Applicant requests approval of its Application, as a higher density is necessary to ensure the project's economic feasibility.

The Applicant's current plan utilizes the natural features of the site—including preservation of existing trees along the borders and preservation of a stream along the western boundary—to create buffers and provide adequate screening from adjoining properties. The southern and northern property lines are already heavily buffered and screened by existing trees and foliage.

The proposed single family-residential planned development is consistent with the adopted comprehensive plan (Memphis 3.0) and applicable land use policies for the Cordova area and the surrounding community. The Property is well-suited to single-family residential development given

the established and developing residential character of the surrounding area and the availability of public services and infrastructure. The Property is located within the Fletcher Creek Sewer Basin and will meet all requirements for on-site detention. The planned development format for the Property allows for a coordinated, well-designed community with appropriate open space, buffering, and site design that protects neighboring properties, promotes compatible land use, and furthers the orderly growth objectives reflected in the comprehensive plan.

In support of this application, the Applicant submits the following:

- Letter of Intent
- Completed Planned Development application form
- Outline Plan
- Deed
- Owner Affidavit
- Required Filing Fee

The Applicant respectfully requests this Application be placed on the agenda for review and public hearing before the Land Use Control Board, and that the Board recommend approval to the Memphis City Council.

Please direct all correspondence and inquiries regarding this application to the undersigned.

Respectfully submitted on behalf of Broome Capital,

BURCH, PORTER & JOHNSON, PLLC

Grayson C. Andrews
130 North Court Avenue
Memphis, Tennessee 38103
(901) 524-5000

LETTER SUBMITTED AFTER NEIGHBORHOOD MEETING

In direct response to community feedback, Broome Capital has updated its development plan to better fit the neighborhood.

Reduced Density: The original proposal outlined 94 homes on 24.3 acres (3.86 lots/acre) with a minimum lot size of 4,200 square feet. The updated plan reduces the total density to 84 lots (3.45 lots/acre) and increases the minimum lot size to 4,600 square feet. To blend seamlessly with the surrounding area, larger lots will line the perimeter, while higher-density lots will be positioned toward the interior. Furthermore, more than half of the development (44 lots) will now feature spacious parcels ranging from 6,000 to 14,500 square feet.

Infrastructure Improvements: Broome Capital is committed to making developer improvements to the west side of Dexter Lane along the entire project frontage with an additional traffic lane, curb and gutter, and sidewalk. This will improve traffic flow in the area. The applicant stated that the dedication of Cordova Road and the connection to Meadow Creek are strict city requirements. While they are required to dedicate the right-of-way of Cordova Road, they are going to use it as a common area amenity for the development with added walking trails and benches. The neighbors were very disappointed to hear about the Cordova Road right of way dedication to the city, but unfortunately the applicant was not given the opportunity to remove it. The community's primary concern was preventing this land from falling into the same neglected state as the existing right-of-way east of the property behind River Hollow Drive. To directly mitigate these concerns, the applicant has committed to transforming the dedicated space into a managed neighborhood amenity, with all ongoing maintenance permanently absorbed by the HOA

Neighborhood stability: To protect the community's long-term character, the applicant will include an owner-occupancy requirement in the HOA documents, subject to state law compliance. The applicant also confirmed the neighborhood will not include Section 8 housing.

Additionally, to directly address the concerns of the neighbor south of the original Lot 83, that specific lot has been removed to create a larger buffer zone.

LETTERS RECEIVED

Seventy-two (72) letters of opposition were received at the time of completion of this report and have subsequently been attached.

Outlook

PD 2026-009

From Brandon Jones <bran.jones004@gmail.com>
Date Fri 7/10/2026 2:51 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

The entirety of Cordova Road should be built throughout the planned project area. It is irresponsible to continue to let developers build lots for tons of houses in Cordova without developing the infrastructure for the residents in the community. It's not the city's responsibility.

Almost 100 houses will add significant traffic to Macon/Dexter, Macon/Cully and Macon/Sanga intersections. Especially during rush hour when traffic is completely backed up. Side/Residential streets are used constantly in this area to avoid Macon even outside of rush hour. Imagine what another 100 houses will do.

Building Cordova Rd throughout the proposed project area gives the future residents the option in the future to take Cordova Road back out to Germantown parkway. Also reduces future tax burden on the residents when Cordova Rd is fully built.

NOT in favor unless Cordova Road is built in the area.

Thank you.

Outlook

PD 2026-009

From Dianne McCaulla <dmccaulla@yahoo.com>
Date Thu 7/23/2026 11:06 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

1 attachment (4 MB)
Old Cordova Traffic.pdf;

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.

Dear Nabanita,
Can you please confirm or deny that the 94 homes proposed in PD 2026-009 are for Single Family Residential OWNERSHIP and not for Single Family Rental or Build To Rent? Due to the short notice, I will be unable to attend the Neighborhood Meeting on Wednesday July 29, 2026 and I would like to know the answer to this question.

I would also like to express, for the official record, my opposition to the planned development in PD 2026-009. As our community has expressed as far back as 2023 regarding PD 2013-013, Z 2024-001, FPR 2024-061 (S 24-001), traffic is a major concern in our immediate area and this has never been addressed by the City. In addition, this new development is located in the Fletcher Creek sensitive drainage basin, an area that is already overburdened to the point that storage tanks would be required for off-peak discharge of sewage. The City of Memphis *cannot* continue to allow our area to be overbuilt without investing in necessary infrastructure upgrades. The entrance to the proposed development will create additional traffic burdens on the existing residents as shown in the graphic I am submitting.

Sincerely,
Dianne McCaulla
8518 Farley Avenue
Cordova TN 38016

re: PD 2026-009
7.23.26

Old Cordova

What was once a wonderful place to live and a quiet, hidden gem in our area, has been extremely overdeveloped without investments in basic infrastructure. The following traffic diagrams have been shared with countless individuals within City of Memphis leadership dating as far back as 2023. And yet nothing has ever been done to address our concerns.

The planned development by Broome Capital, a company that seeks out "distressed" owners for "opportunistic investment" opportunities should not be allowed. If someone is going to build in our area, it should not be a private equity firm. Let it be someone local who has a vested interest in doing good things for our community. If this property is to be Build to Rent or Single Family Rentals, the strategy that Broom Capital appears to specialize in, we are *vehemently* opposed. Their website lacks working phone numbers and broken links. Our questions have already gone unanswered.

Please stop building in the Old Cordova area until you can provide basic things like roads and sewage!

Photos of Old Cordova by Dianne McCaulla

ILLUSTRATION OF THE EXISTING TRAFFIC CONGESTION IN THE AREA OF THE PROPOSED NEW DEVELOPMENT LOCATED AT 1260 DEXTER LANE, CORDOVA, TN 38016

7.26.26 UPDATED TO SHOW 1277 DEXTER LANE PD 2026-009

2 USABLE LANES

BRIEF WIDER SECTION

CHARTER SCHOOL 1
Riverwood Farms Elementary

CHARTER SCHOOL 2
Memphis School of Excellence

STOP SIGN (NO LIGHT)

This illustration was previously submitted to the Land Use Control Board, City Engineers (Manny Belen & Justin Carter) - City Planners (Alexis Longstreet) and our City Council members (Jerri Green, Ford Canale, Jeff Warren, and Chase Carlisle) in the past when discussing over development in the Old Cordova Area. I am sharing it here with you for your reference.

Here is a visual explanation of how Memphis 3.0 has negatively impacted our immediate community:

Vacant retail & struggling businesses that don't really serve the immediate community. Businesses come & go.

Notice the backed up traffic, which is constant.

Road could have been widened here if not for Memphis 3.0

Cordova Streetscape Improvements

Macon and A Street, an Accelerate Memphis 3.0 project recently completed. This project includes new sidewalk, ADA ramps, landscaping, thermosplastic striping, and pedestrian flashing poles to help improve public safety and pedestrian awareness.

This has made it almost impossible to get out of our neighborhood when turning left.

There is a 311 history of complaints about this new pedestrian crosswalk. With its addition, the hopes of widening Macon Road to address serious traffic concerns is gone.

There is virtually no parking for this business (formerly Stogie's Cigar Bar) and the sidewalks have only added to the problem.

Here is a visual explanation of how Memphis 3.0 has negatively impacted our immediate community:

Macon and A Street, an Accelerate Memphis 3.0 project recently completed. This project includes new sidewalk, ADA ramps, landscaping, thermosplastic striping, and pedestrian flashing poles to help improve public safety and pedestrian awareness.

The new crosswalk impedes on one whole lane of A Street so this section of road has been effectively closed off. How was this allowed?

This sidewalk bump out has made it extremely difficult to get out of our neighborhood when turning left. Cars mistakenly turn IN this one way OUT street and I have personally had numerous close calls because of the pinch point. This whole update was very poorly planned and seems to have had zero input from the community.

Outlook

LETTER TO LAND USE CONTROL BOARD RE APPLICATION FOR PLANNED DEVELOPMENT AT 1277 DEXTER LANE, CORDOVA

From mariandreamsbig@aol.com <mariandreamsbig@aol.com>
Date Mon 7/27/2026 9:23 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

1 attachment (21 KB)
LETTER TO LAND USE MEMPHIS WITH CONCERNS RE PROPOSED SUBDIVISION AT 1277 DEXTER LANE^J 72526.docx;

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. Nabanita,

I have attached a letter to you regarding the above-named matter as you suggested since I cannot attend the public hearing on August 13th. The letter also includes the concerns of my neighbor, Barbara Page who is the same subdivision as I am who received notice of the meeting also.

Thank you for bringing our letter of concern to the Land Use Control Board.

Best regards,
Marian Reimann

July 25, 2026

Nabanita Nira, Planner II
Land Use Development Services
Division of Planning and Development
E-Mail: Nabanita.Nira@memphistn.gov
Telephone #: 901-636-7406

Dear Ms. Nabanita,

We are writing you to express some concerns about the application to the Land Use Control Board by Broome Capital for a single family residential planned development proposal at 1277 Dexter Lane (Parcel 09690 00030C). We understand that the proposed development would consist of approximately 94 lots.

By way of introduction, we are long-time homeowners in the Cordova Forest Subdivision just North of the property in question at 1277 Dexter Lane. Our properties are part of a 14 home subdivision with anywhere from 1 ¾ to over 2 ½ acres that has existed since the 1980's. We have enjoyed a rural existence in the middle of a suburban/urban setting. Both of us are widowed seniors who are handicapped and are unable to attend the meeting on August 13, 2026.

Listed below are our concerns:

Very concerning is the fact that the majority of the ingress and egress of the 1477 Dexter Lane proposed development is located on and off Dexter Lane. A "proposed" street at the rear of that property presupposes that limited ingress and egress from the property will be approved. Dexter Lane is basically a two-lane country road that has not been well-maintained by either the City of Memphis that annexed the area in the early 2000's or by Shelby County. We have been told that there are no plans to do so. The severe increase in traffic from the proposed multiple lot subdivision will further strain the infrastructure of the road and add to the hazards of traversing the road from either direction (North or South).

The number of lots proposed (94) on plots of land in most cases, no more than 40 feet wide, allows only for high density, close to neighbor living. The property was originally utilized for one single family home with attention paid to the rural nature of the area. Adding that many residences to an area that has enjoyed the benefits of rural living, yet close-by amenities of urban/suburban living has kept the neighborhood attractive. In the interests of the need for additional housing, a planned community with one-third or less homes would be more appropriate.

Another concern arises out of this planned development. Heretofore, the utility infrastructure has mostly, though not always, supported the properties currently in place. Experiencing frequent power outages, would cause one to think about the added strain this planned development would add to the power grid. A number of us have had to invest in power generators at great cost to mitigate issues with power outages that have severely disrupted our lives during environmentally or mechanically caused power outages. Added sewer and water usage may do the same.

Adding to the density of the population currently in place to the extent that this planned development would cause, will also increase the likelihood of added crime in the neighborhood. Fire department and police-related encounters could also experience an increase, making the neighborhood unsafe and response times unacceptable.

We have no knowledge from what we are being told about the application, that the quality of homes to be built will be an added bonus to a community that has been punctuated by well-built, fine quality homes with long-lasting materials and attention to detail. We can only surmise that looking at the size and structure of the planned development, that quality of construction is likely an afterthought.

We are also aware that Broome Capital's main mission is to serve as a conduit for the Opportunity Zone program funded by the Federal Government to provide low income housing to families. We feel that everyone has the right to live in safe and secure housing, but the large number of families adding to a previously quiet and bucolic community environment would not be a plus.

Taking into account all of the above, the planned development appears that it may have a drastic effect on our property values, which have increased over the years along with our taxation. Many of us have depended on the equity we have built in our properties to be able to leave generational wealth to our families. We feel that the development is likely to curtail this.

We respectfully ask that the Land Use Control Board reject the application in its current form and ask that further consideration be given to limiting the planned high density project to many fewer lots (possibly one third to no more than half of what is planned as noted above) to maintain the integrity of our present community.

Should you have any questions, please do not hesitate to contact us with the information we are giving you below.

Thank you for your consideration.

Sincerely,

Marian L Reimann
Trustee of the Marian L. Reimann Revocable Trust
1384 Rainsong Cove S
Cordova, TN 38016
(901) 672-0761
Mariandreamsbig@aol.com

Barbara A. Page
Trustee of the Barbara A. Page Revocable Living Trust
1394 Dexter Lane
Cordova, TN 38016
(901) 757-5135

Outlook

Case# PD 2026-009

From TOMMY PERSON <tazh@comcast.net>
Date Wed 7/29/2026 10:57 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc Shante.Avant@shelbycountytn.gov <Shante.Avant@shelbycountytn.gov>

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Ms. Nira - We are not able to attend the meeting this evening at MSE at 6pm so I am writing to respectfully voice our concern and objection to the new development proposed under this case#.
To start, Dexter Ln already has too many traffic issues with the Dexter entrance to Riverdale Elementary right across the street from where these homes would be built. Dexter is a 2 lane road with not even any sidewalks in that area. Dexter was not upgraded in any way when Riverdale Elementary was built to handle the increased traffic load and everything we are being told now is that there are no plans in place by either the developer or local government for any road or even sidewalk upgrades as well. How in the world will traffic still be manageable even during the few periods of time throughout the year when school is not in session?
Also, these homes are going to be zero lots and we understand that the developer is requesting waivers to try to cram in more houses than was originally approved? Cordova already has more than its needed load of zero lots which has not helped housing values for all of us who have lived here for decades.
This is a hard "Absolutely Not" from my wife and I.
Thank you.
William and Ann Marie Person
1736 Waldeck Cove
Cordova 38016

From: Robert Weltzin <robertweltzin@gmail.com>
Sent: Wednesday, July 29, 2026 2:02 PM
To: Ragsdale, Brett <Brett.Ragsdale@memphistn.gov>; landuse@develop901.com
Cc: Shante.Avant@shelbycountytn.gov; Joelle Weltzin <joelleweltzin@yahoo.com>
Subject: OFFICIAL OPPOSITION: Case PD 2026-009 (Dexter Crest Planned Development) – 1277 Dexter Lane

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender robertweltzin@gmail.com

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

Date: July 29, 2026
To: Memphis and Shelby County Division of Planning and Development
Attn: Brett Ragsdale, Planning Director, and Members of the Land Use Control Board
Submitted Via Email: brett.ragsdale@memphistn.gov, landuse@develop901.com
From:
Robert L. Weltzin, D.C.
1407 Rainsong Cove N

Cordova, TN 38016

To Director Ragsdale and Members of the Land Use Control Board,
I am writing to register my formal, strenuous opposition to Case PD 2026-009 (Dexter Crest), which requests a Planned Development overlay to construct a 94-lot single-family residential subdivision using R-6 density standards on 24.47 acres of land currently zoned Conservation Agriculture (CA).
As a property owner at 1407 Rainsong Cove N, my home sits on a 2-acre lot within a dedicated CA zoning pocket. I chose this specific area of Cordova precisely because of its low-density, rural, and quiet residential character. This proposed development threatens the long-term stability, infrastructure, and compatibility of our entire neighborhood.
I request that this letter be entered into the official public record for Case PD 2026-009 based on the following critical conflicts with the Memphis and Shelby County Unified Development Code (UDC):
1. Erosion of Neighborhood Character and Bad Zoning Precedent Under UDC Section 9.6, a Planned Development must be harmonious and compatible with the existing context of the surrounding area. My neighborhood consists of estate-sized, 2-acre CA lots. Jumping from 1 home per 2 acres to nearly 4 homes per single acre on the neighboring Rogers Farms tract is an erratic change in density. Approving this project signals to developers that our protected CA zones are open season for high-density suburban packing, eroding the property values and rural character we have invested in.
2. Existing Infrastructure Deficit and Unresolved Flooding on Dexter Lane. The UDC mandates that public infrastructure must be adequate to support the density of a proposed development. Dexter Lane is entirely unequipped for this expansion. It is a narrow, rural two-lane road that completely lacks standard shoulders, turning lanes, and adequate sidewalks. It is already heavily burdened by school traffic from the Memphis School of Excellence and Riverwood Elementary.
Furthermore, we are already experiencing severe infrastructure failure on this exact stretch of road. The northeast corner of the 1277 Dexter Lane property actively floods across the roadway. This flooding is a direct, unmitigated result of the previous construction that allowed 16 houses to be built on a 4-acre CA plot right across the street. If the county cannot successfully manage the runoff of a 4-acre conversion, adding a 24-acre high-density development will create a catastrophic environmental and driving hazard on Dexter Lane.

3. Demand for Full Road Widening and Improvement Prior to Approvals
The county has no active capital improvement projects scheduled to widen the rest of Dexter Lane. It is entirely unacceptable to allow a developer to build 94 new homes—and cut a massive new Cordova Road extension through the site—without a comprehensive municipal project to fix the road grid. I demand that the Land Use Control Board deny this project until a binding, fully funded capital plan is established to widen Dexter Lane, install proper curbs and gutters, and add dedicated turn lanes to safely handle the compounding traffic and school zones.
4. Compounding Environmental and Stormwater Risks
Stripping 24.47 acres of mature trees and open soil to install concrete pads, driveways, and asphalt streets will drastically alter the local water table. Because our low-density pocket relies on the natural absorption of these open agricultural lands, I demand that the engineering division mandate a strict zero-net-increase runoff policy and require a certified, independent hydrological study that specifically accounts for the existing roadway flooding before any plans move forward.
Conclusion and Request for Action
Because the road infrastructure is entirely inadequate, and because recent local development has already proven that converting CA land here breaks the drainage system, I respectfully urge the Land Use Control Board to deny Case PD 2026-009.
Thank you for your time, your service to Shelby County, and your careful consideration of the immediate neighborhood's concerns.

Sincerely,

Robert L. Weltzin, D.C.
Robert L. Weltzin, D.C.
919-630-7067

Outlook

PD 2026-009 – Dexter Crest Planned Development

From Burk Renner <tnhusker08@comcast.net>
Date Thu 7/30/2026 8:44 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc townofcordova@gmail.com <townofcordova@gmail.com>

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Hello Nira:

I was unable to make last nights meeting however I felt that the planned development proposal was OFF!!!!

It should be redesigned to respect the existing neighborhood layout across Dexter Lane, which has lots facing the street. Also, lots should face proposed Dexter Road in a similar fashion with rear alley access – see redesigned concept (attached). Rear alley access would be provided for all of the lots facing Dexter Lane and Cordova Road.

Also, Cordova Road should be partially built on the north and south sides similar to Dexter Road east of Germantown Parkway-which has an unfinished median. If not done it is likely this roadway will never be built in your lifetime. Also, I don't believe that the current UDC permits the introduction of reverse frontage lots along arterial roadway (since its adoption in 2010) unless previously approved through the PD process. If you look you will find that there is no reverse frontage screen in the UDC. This screen should be provided if the current layout is approved by the LUCB and City Council.

The Outline Plan does not should any trees except those being kept along the west and north side perimeters and new trees being added in the stormwater retention ponds and along the Dexter Lane roadway frontage. If I recall correctly, I believe that all of the lots should be provided with a tree (A, B, or C) dependent on the amount of front yard setback. This requirement was introduced in 2000 with the Tree Preservation Ordinance. I am not sure if this is requirement is still being enforced by staff.

I am not sure how the lot count would change since I was working for a conceptual layout but I believe that it would remain at least in the high 80s.

If you have any questions please let me know.

Burk Renner

Outlook

1277 Dexter Lane

From Peggy McCarver <peggy.mccarver62@gmail.com>
Date Thu 7/30/2026 12:38 PM
To Desiree Lyles Wallace <dlyleswallace@comcast.net>; J.C. McKinnon <jmckinnoncre@gmail.com>; Jennifer O'Connell <jenniferbethoconnell@gmail.com>; Darrell Thomas <dkthomas@gotc.com>; Lisa Wilbanks <lisa@ethridgeenterprises.com>; Gill Brown <brown@gillprop.com>; Benjamin Orgel <benjamin.orgel@towerventures.com>; Keith Norman <Keith.Norman@bmhcc.org>; Mary Sharp <mwsharp@bellsouth.net>; Michael Winter <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Good afternoon,

I am a resident and homeowner at 8389 Wood Manor Cove in Cordova. This the the neighborhood adjacent to the planned Dexter Crest Development at 1277 Dexter Lane in Cordova.

I am adamantly opposed to this development for the following reasons:

The developers are asking for R6 zoning but also wanting an exception for lot size to permit a minimum lot of 4,200 square feet. This is not in alignment with the adjacent neighborhoods. Additionally they state they plan 94 homes on this property having 3.8 homes per acre. By the time you reduce the lot size for water maintenance and roads, it is more realistically a little over 5 homes per acre. Again, this does not align with the adjacent neighborhoods.

There is a definite traffic concern. This development is within a half mile of two schools, with approximately 1,800 students combined at those schools. Adding an additional over 200 vehicles to the traffic in this area will have a significant impact on already congested traffic. Also, the roads in this area are two lane roads, which do not support a higher volume of traffic.

There are also concerns related to the housing, and this development being mostly or entirely rental properties. Broome Capital historically is involved with rental property development. This development could negatively impact property values in adjacent neighborhoods, diminishing the investments and hard work of homeowners who have consistently contributed to the growth and stability of their communities.

There are also significant concerns regarding storm water runoff and drainage. Clearing this land to accommodate 94 homes and the associated road infrastructure would remove a substantial area that currently provides natural water absorption. Given that the area can already experience standing water following heavy rainfall, the loss of this natural drainage could increase runoff, exacerbate flooding concerns, and negatively impact surrounding properties.

For the reasons outlined above, I respectfully urge the Board to deny the requests associated with this proposed development and to preserve the character, environmental integrity, and quality of life of the surrounding community.

Sincerely,

Margaret McCarver
Peggy.McCarver62@gmail.com
8389 Wood Manor Cove
Cordova, TN 38016
901-570-6788

Sent from my iPhone

Outlook

DEXTER CREST PLANNED DEVELOPMENT

From Dennis Janzer <djanzer@hotmail.com>

Date Thu 7/30/2026 5:16 PM

To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Land Use Committee,
I live in the adjoining subdivision, Magnolias of Cordova, that borders the southern part of the planned Dexter Crest.
I oppose this high-density (94 properties) development for a number of reasons:
Adding upwards of 200 cars to already congested traffic in the area - with two schools withing a half mile in either direction.
Adding students to schools already at capacity.
Possible crime increase if the housing is mostly rental investments, with the small properties and little if any backyards, the streets and nearby areas become playgrounds and potential late-night hangouts. - Odd, but this was brought to our attention by the hosts!
Questions regarding home size, pricing and number of cars in the subdivision (2-car garage, street parking etc.) were not addressed with actual studies or figures. Some numbers were thrown out as possibilities.
Though stated in their proposal, page 2: "including preservation of existing trees along the borders..." the subdivision plat included shows several properties on the south boarder with all vegetation removed. A row of 30-foot pines is a wonderful "cushion" to the Dexter property that should be maintained - as stated in their proposal, but eliminated in the plot outline plan.

The take-away from the community meeting was that the presenters were quite unprepared to present the necessary information that the homeowners wanted and needed.
Because of these reasons and anticipating the detriment to the neighborhood and Cordova (schools, traffic, etc.) I urge you to NOT change the current zoning to allow high density housing development on the Dexter Crest property.
Sincerely,
Dennis Janzer
8414 Woodmanor Cove
Cordova, TN 38016

305-968-6419

Outlook

Case No. PD-2026-009

From Linita Stewart <linstrt@gmail.com>
Date Fri 7/31/2026 8:37 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Hello
I am writing you to provide thoughts on the proposed housing development on Dexter Lane in Cordova,
Case No. PD-2026-009.

There is no doubt that more affordable housing is needed across the nation. However, there needs to be more planning that occurs long before construction begins. One area of concern is traffic control.

Cordova has long been congested with traffic and many two lane streets. Dexter Lane and the nearest intersection Macon Rd are two lane streets. Congestion has existed at Macon Rd for many years, especially mornings and evenings.

Please consider the traffic issues that already exist even before additional housing is to added to the madness. For some reason, the engineers never seem to evaluate this huge issue before others approve more construction

Solutions...

1. Widen streets

2. Add traffic signals

3. Or cease adding additional people and vehicles to the chaos.

We don't need additional tax dollars in this form.

Thank you

Linita Stewart

Outlook

Proposed development on Dexter Lane

From Karen Worrell <kew816@gmail.com>
Date Thu 7/30/2026 7:09 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Greetings,
I have been a resident of Cordova for 34 years. I have seen the effects of too many residents packed into small areas. That property on Dexter Lane would funnel way more traffic onto a very small street than it can handle. Not only would it cause too many traffic issues, there are other ways in which it will negatively impact our neighborhood. For example: these homes will most likely affect property values in a negative way.

But the biggest issue will be with traffic. Please do not approve this petition.

Thank you for your time and consideration.

Blessings,

Karen E. Worrell
845 Rocky Forest Cove S
Cordova, TN 38018

Outlook

Planned Development of Dexter Crest

From Maureen Pratt <maureen2teach@gmail.com>
Date Mon 8/3/2026 9:05 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

We, Robert and Maureen Pratt, residing at 8447 Wood Manor CV, Cordova, TN, are writing to express our strong opposition to the proposed "Dexter Crest" residential development, as outlined in the notice we received from The Reaves Firm.

As residents of the Magnolias of Cordova subdivision since May 2006, we oppose this development for the following reasons:

1. Traffic Increase: It is already difficult to enter and exit our subdivision onto Dexter Lane. Adding 94 new single-family homes adjacent to our existing community of 23 homes will make traffic conditions intolerable.
2. Road Extension Impacts: The proposed extension of Cordova Road will direct more vehicles to and onto Dexter Lane, creating a 'shortcut" that introduces unwanted noise, vehicle exhaust, and severe vehicle congestion to our subdivision.
3. Our homes when built were subject to R8 zoning rules/laws: The Magnolias of Cordova was established using these rules/laws. We want this proposed development to be subject to the same rules and laws. We bought in this location because of its privacy, home construction, overall value, and a responsible HOA.
4. We also have concerns about the surrounding natural environment: We love the wooded areas around us. We do not need or want any more "sprawl". We see the proposed 94 additional houses as bankers and builders looking to expand their wealth at the expense of our safety, health and happiness. The bankers and builders do not and would not live in our neighborhood.
5. And the final thought is: this proposed housing expansion will in a very short period of time erode the vaue of our 23 member's properties of The Magnolias of Cordova. It will become like so many other neighborhoods; run down, decaying, un-kept and un-cared for. We have too much sweat equity in our property and our neighborhood.

Robert and Maureen Pratt

Sent from my iPad
Maureen Pratt

Outlook

Request to Oppose Dexter Crest Planned Development (PD 2026-009)

From Ashley B. Davidson <ashley.b.davidson@gmail.com>
Date Mon 8/3/2026 3:02 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>; michael@4f.design <michael@4f.design>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; brown@gillprop.com <brown@gillprop.com>; Lisa Wilbanks <lisa@ethridgeenterprises.com>; dkthomas@gotci.com <dkthomas@gotci.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; dlyleswallace@comcast.net <dlyleswallace@comcast.net>

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Dear Members of the Land Use Control Board:

I am a resident of Cordova the Town and am writing to respectfully urge you to oppose and deny the proposed Dexter Crest Planned Development at 1277 Dexter Lane.

My biggest concern is traffic. Macon Road, Dexter Lane, and Cully Road are already heavily congested, with traffic often becoming gridlocked during rush hour and school drop-off and pickup times. Residents deal with these delays every day. Adding approximately 94 homes will only worsen an already challenging situation and increase the burden on roads that are already operating near capacity.

I am also concerned about the proposed connection between Cordova Road and Dexter Lane and the impact it could have on surrounding neighborhoods. Farley Road already serves as an entry point for cut-through traffic. Drivers frequently enter our neighborhood from Farley Road, travel through Cordova the Town, continue through the Valmont community, and exit onto Macon Road in an effort to avoid congestion and stop signs on surrounding roads. Residents regularly observe speeding vehicles, and traffic concerns are a frequent topic of discussion. Creating additional roadway connections in this area will likely increase this pattern by encouraging even more drivers to use neighborhood streets as shortcuts.

Cordova the Town was designed as a residential neighborhood, not a throughway. Families walk throughout the community, residents exercise outdoors, and our neighborhood includes landscaped median islands and roundabouts intended to promote safety and calm traffic. We do not need additional vehicles using our neighborhood as a shortcut or traveling through at excessive speeds to avoid congestion elsewhere.

Before approving a development of this size and density, I respectfully ask the Board to require a full evaluation of traffic impacts and any necessary mitigation. Existing residents should not be asked to absorb the consequences of additional development without a clear understanding of how the surrounding road network will safely handle the increased traffic.

I am also concerned about stormwater and drainage impacts. The property is currently a significant wooded area that helps absorb rainfall naturally. The application materials reference on-site detention and preservation of certain natural features, but any development of this tract should be carefully reviewed for its

impact on runoff, drainage, the existing stream, and surrounding neighborhoods, particularly given the heavy rain events our area has experienced in recent years.

The density of the proposed development and the requested exceptions are also significant concerns. Existing neighborhoods in this area were developed under standards intended to preserve appropriate lot sizes, setbacks, traffic patterns, and neighborhood character. If residential development is approved on this property, it should be built to standards that are compatible with the surrounding neighborhoods. Granting waivers or reduced standards simply to increase density is not in the best interest of existing residents or the long-term character of the community.

The application materials indicate that higher density is needed in part because of site constraints and the economic feasibility of the project. I do not believe the economic viability of a proposed development should outweigh the traffic, safety, drainage, and compatibility concerns of existing neighborhoods. Growth should complement surrounding communities, not require exceptions that fundamentally change the character of an area or place additional burdens on roads and infrastructure that are already struggling to support current demand.

Many of the established neighborhoods in this area, including my own, have homeowners associations that help maintain common areas, uphold neighborhood standards, and preserve the quality and character of the community. Residents have made significant investments in their homes with the expectation that future development in the area would be compatible with those same standards and expectations. Approving a substantially denser development that relies on exceptions and reduced standards risks undermining those expectations and could negatively affect surrounding property values.

For these reasons, I respectfully ask the Board to oppose and deny the requested rezoning, waivers, and approvals associated with this proposal.

Thank you for your time and consideration. If you have any questions or would like to discuss these concerns further, please do not hesitate to contact me.

Sincerely,
Ashley Davidson
Cordova the Town Resident

Outlook

Request to Oppose Dexter Crest Planned Development (PD 2026-009)

From Cordova the Town <ctthoaboard@gmail.com>
Date Mon 8/3/2026 3:09 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>; michael@4f.design <michael@4f.design>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; dkthomas@gotci.com <dkthomas@gotci.com>; brown@gillprop.com <brown@gillprop.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; dlyleswallace@comcast.net <dlyleswallace@comcast.net>

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.

Dear Members of the Land Use Control Board:

I am a resident of Cordova the Town and am writing to respectfully urge you to oppose and deny the proposed Dexter Crest Planned Development at 1277 Dexter Lane.

My biggest concern is traffic. Macon Road, Dexter Lane, and Cully Road are already heavily congested, with traffic often becoming gridlocked during rush hour and school drop-off and pickup times. Residents deal with these delays every day. Adding approximately 94 homes will only worsen an already challenging situation and increase the burden on roads that are already operating near capacity.

I am also concerned about the proposed connection between Cordova Road and Dexter Lane and the impact it could have on surrounding neighborhoods. Farley Road already serves as an entry point for cut-through traffic. Drivers frequently enter our neighborhood from Farley Road, travel through Cordova the Town, continue through the Valmont community, and exit onto Macon Road in an effort to avoid congestion and stop signs on surrounding roads. Residents regularly observe speeding vehicles, and traffic concerns are a frequent topic of discussion. Creating additional roadway connections in this area will likely increase this pattern by encouraging even more drivers to use neighborhood streets as shortcuts.

Cordova the Town was designed as a residential neighborhood, not a throughway. Families walk throughout the community, residents exercise outdoors, and our neighborhood includes landscaped median islands and roundabouts intended to promote safety and calm traffic. We do not need additional vehicles using our neighborhood as a shortcut or traveling through at excessive speeds to avoid congestion elsewhere.

Before approving a development of this size and density, I respectfully ask the Board to require a full evaluation of traffic impacts and any necessary mitigation. Existing residents should not be asked to absorb the consequences of additional development without a clear understanding of how the surrounding road network will safely handle the increased traffic.

I am also concerned about stormwater and drainage impacts. The property is currently a significant wooded area that helps absorb rainfall naturally. The application materials reference on-site detention and preservation of certain natural features, but any development of this tract should be carefully reviewed for its impact on runoff, drainage, the existing stream, and surrounding neighborhoods, particularly given the heavy rain events our area has experienced in recent years.

The density of the proposed development and the requested exceptions are also significant concerns. Existing neighborhoods in this area were developed under standards intended to preserve appropriate lot sizes, setbacks, traffic patterns, and neighborhood character. If residential development is approved on this property, it should be built to standards that are compatible with the surrounding neighborhoods. Granting waivers or reduced standards simply to increase density is not in the best interest of existing residents or the long-term character of the community.

The application materials indicate that higher density is needed in part because of site constraints and the economic feasibility of the project. I do not believe the economic viability of a proposed development should outweigh the traffic, safety, drainage, and compatibility concerns of existing neighborhoods. Growth should complement surrounding communities, not require exceptions that fundamentally change the character of an area or place additional burdens on roads and infrastructure that are already struggling to support current demand.

Many of the established neighborhoods in this area, including my own, have homeowners associations that help maintain common areas, uphold neighborhood standards, and preserve the quality and character of the community. Residents have made significant investments in their homes with the expectation that future development in the area would be compatible with those same standards and expectations. Approving a substantially denser development that relies on exceptions and reduced standards risks undermining those expectations and could negatively affect surrounding property values.

For these reasons, I respectfully ask the Board to oppose and deny the requested rezoning, waivers, and approvals associated with this proposal.

Thank you for your time and consideration. If you have any questions or would like to discuss these concerns further, please do not hesitate to contact me.

Jason C. Pelfrey, President
Cordova the Town
Home Owners Association Board

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Outlook

Request to Oppose Dexter Crest Planned Development (PD 2026-009)

From Cordova the Town <ctthoaboard@gmail.com>
Date Mon 8/3/2026 3:26 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>; michael@4f.design <michael@4f.design>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; dkthomas@gotci.com <dkthomas@gotci.com>; brown@gillprop.com <brown@gillprop.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; dlyleswallace@comcast.net <dlyleswallace@comcast.net>

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Dear Members of the Land Use Control Board:

On behalf of the Cordova the Town Homeowners Association Board of Directors, we respectfully request that the Land Use Control Board oppose the proposed Dexter Crest Planned Development (PD 2026-009). The Board's concerns are based on the potential long-term impacts the proposed development could have on surrounding neighborhoods and the broader Cordova community. The proposal consists of approximately 94 single-family lots on 24.3 acres and requests modified development standards to achieve that density.

The Board believes that new development should complement the established character of surrounding neighborhoods. Existing communities in this area were developed under standards intended to preserve appropriate lot sizes, setbacks, traffic patterns, open space, and overall neighborhood quality. The proposed development seeks reduced lot dimensions and increased density that are not consistent with the pattern of development that has shaped nearby communities.

Traffic is another significant concern. Residents throughout the area already experience substantial congestion on Macon Road, Dexter Lane, and nearby roadways, particularly during rush hour and school drop-off and pickup periods. Adding approximately 94 additional homes will inevitably increase traffic volumes in an area where transportation infrastructure is already under pressure.

The Board is particularly concerned about the potential impact of the proposed roadway connections on neighborhood traffic patterns. Today, drivers frequently enter from Farley Road, travel through Cordova the Town, continue through the Valmont community, and exit onto Macon Road in an effort to avoid congestion and stop signs on surrounding roads. Residents regularly raise concerns regarding speeding vehicles and cut-through traffic within residential neighborhoods. Additional roadway connections could further encourage these patterns and increase traffic on streets intended to serve local residents rather than regional traffic.

Cordova the Town was designed as a residential community. The neighborhood includes walking routes, landscaped common areas, median islands, and roundabouts intended to promote safety,

walkability, and a high quality of life for residents. Increased cut-through traffic would undermine those objectives and negatively affect the residential character of the community.

The Board is also concerned about the loss of a substantial wooded tract within an increasingly developed portion of Cordova. While the application includes stormwater detention facilities and preservation of certain natural features, development of this scale warrants careful consideration of long-term impacts on drainage, runoff, and neighboring properties. The application itself acknowledges the presence of a creek and proposes stormwater detention facilities as part of the project.

The applicant states that the requested density is necessary due in part to site constraints and the economic viability of the project. The Board respectfully believes that economic considerations should not justify development standards that place additional burdens on existing neighborhoods or alter the established character of the surrounding area. The applicant specifically cites economic feasibility as a reason supporting the requested density.

Many established communities throughout the area, including Cordova the Town, have invested significant time and resources into maintaining neighborhood standards, preserving community appearance, and protecting long-term property values. Future development should be compatible with those efforts and should strengthen, rather than diminish, the quality of the surrounding community.

For these reasons, the Cordova the Town Homeowners Association Board respectfully requests that the Land Use Control Board oppose and deny the requested approvals associated with the Dexter Crest Planned Development.

Thank you for your consideration of our concerns. Should the Board have any questions or wish to discuss these matters further, we would welcome the opportunity to do so.

Jason C. Pelfrey, President

Cordova the Town

Home Owners Association Board

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Outlook

PD 2026-009 Opposition

From Jason Hensley <jason@midsouthaccounting.com>
Date Tue 8/4/2026 11:10 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc Jennifer Hensley (via Google Drive) <jenuhensley@gmail.com>

1 attachment (166 KB)
HENSLEYJPH_PD 2026-009 Opposition.pdf;

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Dear Ms. Nira,

I hope you are doing well.

I would like to formally submit my opposition to PD 2026-009 and respectfully ask that my comments be included in the public record as part of the review process.

Unfortunately, I am unable to attend the upcoming meeting, but I remain very interested in following the progress of this proposal. Could you please let me know the best way to stay informed about future meetings, staff reports, agenda items, decisions, or any other updates related to PD 2026-009? If there is an email distribution list or another notification system I can join, I would greatly appreciate that information.

Thank you for your time and for your assistance. I appreciate the opportunity to participate in the process, even though I cannot attend the meeting in person.

Jason Hensley, CPA EA
o: 901-759-0255 ext. 10
f: 901-759-0245

Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, MidSouth Accounting and Tax, Inc would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

While we are, of course, available to provide you with (accounting, tax and business planning) services, it is our policy to put all advice upon which a client might rely into a written memorandum prior to you relying on such advice. We believe this is necessary to avoid confusion and to make clear the specific nature of our advice. You should not rely on any advice that has not been put into writing for you.

Outlook

Dexter Crest Planned Development

From John Vincent <jvincentmiami@hotmail.com>
Date Tue 8/4/2026 10:54 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Good Morning!

My name is John Vincent. I live at 8414 Woodmanor Cove in Cordova. I attended the proposed planning Meeting and would appreciate an opportunity to share my concerns about the Project.

I am not supportive of the Project as it was presented. It is way too many properties for the existing acreage. Our neighborhood does not have the infrastructure to support these homes and their Autos. My home backs up to this property. I can't even imagine how much it would negatively impact my home value.

We are retired. We own our home outright. When we purchased our home over 16 years ago, we were told it was protected property. Apparently it is not.

I sincerely appreciate you taking a moment to read about my concerns. Thank you for your time and consideration.

John Vincent
8414 Woodmanor Cove
(901) 481-3349

Sent from my iPhone

Outlook

Dexter Crest Planned Development Case number PD 2026-009

From Jennifer Hensley <jenuhensley@gmail.com>
Date Tue 8/4/2026 11:32 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Good morning,

I currently live off Dexter Lane in the Magnolias of Cordova. My backyard backs immediately into this proposed Development. I am writing to ask that the Land Use Control Board please reject Broome Capital's request for any waivers/exceptions to current zoning, specifically approval for higher density than is currently allowed for this area. I am also asking the proposal for development be rejected until all questions and issues can be safely resolved.

Traffic and safety concerns:
As it is proposed, the development will be 94 homes crowded into a small area off Dexter Lane with entrances into the development being accessed through Meadowcreek Subdivision and Dexter Lane. As it stands, Dexter Lane is a narrow and winding 2 lane road with no shoulder and crumbling in many places. There is also a school (Riverwood Elementary) and three other neighborhood entrances all within a stone's throw of this access point. The access point through Meadowcreek subdivision is a short distance to Memphis School of Excellence. This area already experiences heavy traffic build up at the three way stops of Dexter/Macon, Macon/Cordova Roads, and Macon/Cully roads, especially during school drop off and pick up times, and morning and evening commute times. Additionally, if the development is approved, there will be a cut through road from Meadowcreek to Dexter Lane, which will undoubtedly be used as a cut through road to avoid the traffic listed above. This will add to the traffic this area experiences and is a safety concern for everyone in the area, including school children attending both schools.

My family attended the neighborhood meeting, along with 50-60 of our community members, to ask our questions to the developers. Not one person there was in favor of this development. No questions were sufficiently answered. In fact, Broome's representatives abruptly cut the meeting off and left the area quickly to avoid further questioning. So my biggest question was not addressed:
Broome Capital is asking for higher density lot building stating that this is necessary in order for this project to be "economically feasible" for them. **Is this project for their economic gain or for the good of our community?** Because as I, and my neighbors, see it, the development provides no value to us. In fact, it will cause traffic build up and safety concerns. Also, **how is it fair that their out of state corporation be allowed exemptions from the current zoning standards that the rest of the community had to adhere to when we built our homes?**
Have any traffic studies been done of the area that conclude our roads can handle the extra traffic coming from this development and it's cut through road? Will Broome Capital agree to fund the necessary improvements needed?

Additionally, I have environmental concerns. 94 lots in that space will mean a lot of impervious concrete. We've had a lot of rainfall and flash flooding in our area this year, so I'd like to know:
What is the difference between current stormwater runoff and post-development runoff?
Can Broome Capital guarantee this development, as well as the neighborhoods surrounding it (like mine!) will not experience increased flooding?
Who will be legally and financially responsible if drainage problems occur after construction?
Will Broome provide the complete drainage calculations to all surrounding homeowners?

Also, Broome Capital's website says they focus on a build to rent model.
Are they planning to sell these homes to individual owner occupants or retain ownership as rental properties?
Will they agree to place restrictions limiting the numbers of rental homes in the subdivision?

Most importantly, **will Broome Capital agree to reduce density of their current proposed 94 lots if traffic and drainage concerns cannot be resolved?**

I respectfully ask that The Land Use Control board protect the current residents and home owners on our area by rejecting Broome Capital's proposed development, Dexter Crest Planned Development. Case number PD 2026-009

Thank you for your time,
Jennifer Hensley
8442 Wood Manor Cove 38016
901-870-6417

Outlook

PD 2026-009

From Jim McCarver <jimmccarver3292@gmail.com>
Date Tue 8/4/2026 11:52 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

I am a resident and homeowner at 8389 Wood Manor Cove in Cordova. This is the neighborhood adjacent to the planned Dexter Crest Development at 1277 Dexter Lane in Cordova. PD 2026-009 Dexter Crest Development

I am adamantly opposed to this development for the following reasons:

The developers are asking for R6 zoning, and immediately are asking for an exception for lot size to permit a minimum lot of 4,200 square feet. This is not in keeping with the adjacent neighborhoods. Additionally, the developers have stated they plan 94 homes on this property having 3.8 homes per acre. By the time you reduce the lot size for water maintenance and roads, it is more realistically a little over 5 homes per acre. Again, this does not align with the adjacent neighborhoods.

There is a large concern regarding the additional traffic that will be a result of the planned development. This development is within a half mile of two schools, with approximately 1,800 students combined at those schools. Adding an additional over 200 vehicles to the traffic in this area will have a significantly negative impact on already congested traffic. In addition, the roads in this area are two lane roads, which do not support a higher volume of traffic.

I also have concerns related to the housing. This development will quickly become mostly or entirely rental properties. Broome Capital historically is involved with rental property development. This development could negatively impact property values in adjacent neighborhoods, diminishing the investments and hard work of homeowners who have consistently contributed to the growth and stability of their communities.

There are also significant concerns regarding storm water runoff and drainage. Clearing this land to accommodate 94 homes and the associated road infrastructure would remove a substantial area that currently provides natural water absorption. Given that the area can already experience standing water following heavy rainfall, the loss of this natural drainage could increase runoff, exacerbate flooding concerns, and negatively impact surrounding properties.

For the reasons outlined above, I respectfully urge the Board to deny the requests associated with this proposed development and to preserve the character, environmental integrity, and quality of life of the surrounding community.

Sincerely,
Jim McCarver

Outlook

Dexter development

From Sandy Weiden <sandyweiden02@gmail.com>
Date Tue 8/4/2026 12:15 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Please reject this development in Cordova. No more rental homes and large apartment complexes. Traffic and school concerns.

Sandy Weiden

God, Give me work till my life shall end
And life till my work is done.

Outlook

PD2026-009

From Rochelle Bowen <rbowen2965@aol.com>
Date Tue 8/4/2026 12:17 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Per request reject the developer's request for zoning waivers and deny permission for the development.

Outlook

Formal Opposition to PD 2026-009 – Dexter Crest Development

From Christin Webb <christinlwebb@gmail.com>
Date Tue 8/4/2026 12:26 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

1 attachment (182 KB)
Formal Opposition to PD 2006-009- Dexter Crest Development.pdf;

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.

Dear Members of the Land Use Control Board,

Attached is my personal letter expressing my formal opposition to PD 2026-009, the proposed Dexter Crest development on Dexter Lane.

I am a homeowner in the Woodlands of Cordova, and my home sits directly across the street from the proposed development. I respectfully ask that the concerns outlined in my letter be entered into the public record and carefully considered during the review and decision-making process.

Thank you for your time, consideration, and service to our community.

Respectfully,

--
Christin Webb
www.christinwebb.com

> *"You cannot stumble upon greatness; you walk up to it and introduce yourself."*
>
> *-Christin Webb*

August 4, 2026

Memphis and Shelby County Land Use Control Board
125 North Main Street
Memphis, Tennessee 38103

Re: Formal Opposition to the Proposed Dexter Lane Development
Case No. PD 2026-009 – Dexter Crest Planned Development

Dear Members of the Land Use Control Board:

My name is Christin L. Webb, and I am a homeowner in the Woodlands of Cordova subdivision. My home sits directly across Dexter Lane from the property proposed for the Dexter Crest Planned Development. Because of my immediate proximity to the site and the substantial effect this project could have on my home, my neighborhood, and the surrounding Cordova community, I am writing to express my emphatic opposition to the development in its current form.

The proposal would place approximately 94 additional homes on the property along Dexter Lane. While I recognize the need for responsible residential growth, development should not occur without adequate consideration of public safety, infrastructure capacity, drainage, neighborhood compatibility, environmental conditions, and the long-term effects on existing homeowners.

My opposition is based on the following concerns:

1. Increased Traffic and Roadway Safety

The addition of approximately 94 homes would generate significant daily traffic along Dexter Lane and surrounding roads. This area already serves established neighborhoods, schools, churches, and other community uses.

Before this development is approved, an independent and comprehensive traffic-impact study should evaluate peak-hour traffic, school arrival and dismissal periods, intersection capacity, sight distances, emergency access, pedestrian safety, and the cumulative effect of other developments in the area.

The analysis should not be limited to whether vehicles can physically enter and exit the proposed subdivision. It should determine whether Dexter Lane and the surrounding road network can safely and responsibly accommodate the additional traffic.

2. Uncertainty Regarding the Future Extension of Cordova Road

The proposed development appears to reserve right-of-way for a possible future extension of Cordova Road through or alongside the property. However, residents have not received sufficient information regarding whether that extension will occur, when it may occur, who will fund it, or how it could affect surrounding neighborhoods.

A future road extension could create additional traffic, cut-through routes, construction impacts, and new access points near existing homes. Residents deserve clear and complete information before the development is approved.

3. Compatibility With the Woodlands of Cordova

The proposed lot sizes, density, setbacks, and overall design should be carefully compared with the established character of the Woodlands of Cordova and other surrounding neighborhoods, such as Riverwood/Riverwood Farms, Cordova the Town, and Magnolias of Cordova.

The homes directly across Dexter Lane should not be treated as though they are unaffected simply because a roadway separates them from the proposed development. Building height, lot width, spacing, parking, exterior design, landscaping, lighting, privacy, and the preservation of existing vegetation will directly affect nearby homeowners.

The developer's desire to maximize the number of homes or improve the project's financial feasibility should not outweigh compatibility with the established community.

4. Stormwater, Drainage, Creek, and Flooding Concerns

The property contains an existing creek and will require significant clearing, grading, stormwater detention, and infrastructure improvements.

A complete drainage and stormwater study should be provided and independently reviewed before approval. That review should evaluate existing drainage patterns, downstream effects, detention capacity, overflow routes, soil conditions, construction runoff, creek protection, maintenance responsibilities, and the potential for water to be redirected toward nearby properties.

Residents should not be expected to wait until after construction begins to discover whether the proposed drainage system is adequate.

5. Insufficient Buffering Along Dexter Lane

A meaningful and permanent buffer should be required between the proposed development and Dexter Lane. General language stating that existing vegetation will remain "to the extent possible" does not provide sufficient protection for nearby homeowners.

Any approval should include enforceable requirements concerning the preservation of mature trees, replacement of removed vegetation, year-round landscaping, fencing, exterior lighting, noise reduction, ongoing maintenance, and limitations on the future removal of the buffer.

6. Lack of Certainty Regarding Rental Properties and Institutional Ownership

Although the proposal may describe the project as single-family housing, that designation does not guarantee that the homes will be sold to individual homeowners.

There does not appear to be a binding owner-occupancy requirement, rental limitation, restriction on bulk sales, or protection against a single investor, developer, or institutional landlord acquiring a substantial portion of the development.

My concern is not directed toward individual renters. My concern is the possibility of a large concentration of rental properties being controlled by one company or related group of investors without adequate safeguards for property maintenance, local management, code compliance, tenant concerns, and long-term accountability.

Before approval, the developer should be required to disclose whether the homes will be offered for individual sale, retained as rentals, sold in bulk, or marketed to institutional investors. The appropriate governmental body should also determine whether enforceable conditions can be established to prevent excessive rental concentration or bulk ownership.

7. Long-Term HOA and Common-Area Accountability

The proposal appears to place responsibility for common areas, detention facilities, landscaping, walking trails, and other shared infrastructure with a future homeowners association.

Before approval, the developer should provide information regarding the HOA's funding, reserve requirements, maintenance standards, insurance, enforcement authority, transfer of control from the developer, and responsibility for major future repairs.

There should also be a clear contingency plan explaining what will occur if the HOA, an institutional owner, or another responsible entity fails to maintain the property and shared facilities properly.

8. Construction Impacts on Existing Residents

The development would involve clearing, grading, heavy equipment, truck traffic, dust, noise, mud, roadway disruption, and other construction activity over an extended period.

Because occupied homes sit directly across Dexter Lane, any approval should include enforceable construction-hour restrictions, designated truck routes, dust-control measures, road-cleaning requirements, noise limitations, traffic controls, and obligations to repair any damage caused to Dexter Lane or surrounding property.

These protections should be established before construction begins rather than after residents experience problems.

9. Effects on the Use, Enjoyment, and Marketability of Existing Homes

I purchased and continue to maintain my home based partly on the established residential environment surrounding the Woodlands of Cordova.

A development of this size directly across the street could materially change traffic, noise, lighting, views, privacy, roadway conditions, and the overall experience of living in my home. It could also affect the marketability and perceived value of homes within the immediate area.

These concerns should not be dismissed merely because the adjoining property may support some form of residential use. The appropriate question is whether this particular density, layout, ownership structure, and development plan are suitable for this location.

10. Tax Revenue Should Not Replace Responsible Planning

I understand that newly constructed homes, whether owner-occupied or rented, may add property-tax revenue to the City of Memphis and Shelby County. However, potential tax revenue should not be treated as proof that the development will create a net benefit for the community.

Any projected revenue should be compared with the associated public costs, including roadway improvements, drainage infrastructure, schools, emergency response, public safety, code enforcement, utility services, and long-term infrastructure maintenance.

If the homes become rental properties, the property owner or owning company would still be responsible for the applicable property taxes. However, the public deserves to know whether the anticipated tax revenue is sufficient to offset the governmental services and infrastructure costs generated by the development.

A formal fiscal-impact analysis should be completed before the project is approved.

Community Outreach and Address Disclosure

Residents from the Woodlands of Cordova and other surrounding neighborhoods have been working to make affected homeowners aware of the proposed development and the opportunities available to participate in the public process.

For transparency, the mailing addresses used for portions of this community outreach were provided by the City of Memphis' Land Use Control Board **website**. The information was used solely to notify potentially affected residents about the proposed development and to provide them with an opportunity to obtain information, express their concerns, sign the community petition, and participate in any related public meetings or hearings.

Requested Action

For the reasons stated above, I respectfully request that the Land Use Control Board deny PD 2026-009 in its current form.

At a minimum, the matter should be deferred until residents and decision-makers receive complete and independently reviewed information concerning:

- Traffic and roadway capacity;
- Stormwater, drainage, and creek impacts;
- The potential extension of Cordova Road;
- Infrastructure and public-service costs;
- The proposed ownership and rental model;
- HOA funding and long-term maintenance obligations;
- Construction protections for nearby residents;
- Landscaping, buffering, lighting, and privacy protections; and
- The development's overall compatibility with the surrounding neighborhoods.

As a homeowner whose property sits directly across Dexter Lane from the proposed development, I ask that my concerns and those of the surrounding residents be given serious consideration.

The consequences of this decision will not be temporary for those of us who already live here. They will affect our homes, safety, daily travel, property enjoyment, and quality of life for years to come.

Thank you for your consideration and for your service to the residents of Memphis and Shelby County.

Respectfully submitted,
Christin Webb
Christin L. Webb
Homeowner, Woodlands of Cordova
8509 Woodland Rose Circle South
Cordova, Tennessee 38016
christinlwebb@gmail.com
901-490-2591

5

Outlook

Case Number PD 2026-009

From Tina Parker <tsparker1008@gmail.com>
Date Tue 8/4/2026 12:34 PM
To Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>; Woody Savage <savageman3tn@gmail.com>; Kim Wagner <kwagner3@yahoo.com>

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

My name is Tina Parker and as a resident of Riverwood, I vehemently oppose this new subdivision. It will make it even more difficult to get in and out of our neighborhood as the school already poses a traffic problem. Also, the impact on wildlife in the area will be detrimental. Please do not sell us out for money. Thank you. Tina Parker

--
Thank you,
Tina S. Parker

Outlook

Dexter Crest

From Jacquelyn Scruggs <jscruggs@knowledgequest.org>
Date Tue 8/4/2026 12:37 PM
To Desiree Lyles Wallace <dlyleswallace@comcast.net>; J.C. McKinnon <jmckinnoncre@gmail.com>; Jennifer O'Connell <jenniferbethoconnell@gmail.com>; Darrell Thomas <dkthomas@gotci.com>; Lisa Wilbanks <lisa@ethridgeenterprises.com>; Gill Brown <brown@gillprop.com>; Benjamin Orgel <benjamin.orgel@towerventures.com>; Keith Norman <Keith.Norman@bmhcc.org>; Mary Sharp <mwsharp@bellsouth.net>; Michael Winter <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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>> I am asking the city and county's Land Use Control Board to please reject Broome Capital's request for waivers and exceptions to current zoning to build Dexter Crest subdivision.
Sent from my iPhone

Outlook

RE: DEXTER CREST PLANNED DEVELOPMENT

From mark@v2memphis.com <mark@v2memphis.com>
Date Tue 8/4/2026 12:46 PM
To '"Desiree Lyles Wallace"' <dlyleswallace@comcast.net>; '"J.C. McKinnon"' <jmckinnoncre@gmail.com>; '"Jennifer O'Connell"' <jenniferbethoconnell@gmail.com>; '"Darrell Thomas"' <dkthomas@gotci.com>; '"Lisa Wilbanks"' <lisa@ethridgeenterprises.com>; '"Brown Gill"' <brown@gillprop.com>; '"Benjamin Orgel"' <benjamin.orgel@towerventures.com>; '"Keith Norman"' <Keith.Norman@BMHCC.org>; '"Mary Sharp"' <mwsharp@bellsouth.net>; '"Michael Winter"' <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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To the members of the Land use Control Board,

I appreciate what you do for our community and the time you volunteer to serve.
I am respectfully asking you say no on the Dexter Crest Planned Development, case number PD 2026-009.

I am concerned not just about additional neighborhood traffic, but also the environmental and property value impact on the surrounding community.

Thank you for your consideration.

Best
Mark Thompson

Partner
V2 Media
Studio/Offices/Warehouse/Fulfillment
cell: 901 336 1569
office: 901 794 3515
3144 Stage Post Drive, Ste 110
Bartlett, TN 38133
www.V2memphis.com

Outlook

Case PD 2026-009 – Opposition to Dexter Crest Planned Development

From tphillips1128 <tphillips1128@gmail.com>
Date Tue 8/4/2026 1:03 PM
To Tamara Phillips <tphillips1128@gmail.com>

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Dear Members of the Land Use Control Board,

I am a homeowner and resident of **Riverwood Farms** in Cordova, and I respectfully ask that you deny the requested rezoning, waivers, and exceptions for **Case PD 2026-009 (Dexter Crest Planned Development).**

As a nearby resident, I am deeply concerned about the long-term impact this proposed development could have on our community. Specifically, I am concerned about:

- Increased traffic on already congested roads, especially during school hours.
- The loss of natural green space that currently helps absorb stormwater, increasing the risk of flooding.
- Reduced privacy for neighboring homeowners.
- Higher residential density that is not compatible with the existing character and zoning standards of our surrounding neighborhoods.
- The potential impact on surrounding property values.
- The proposed road extension, which could increase cut-through traffic and place additional strain on our local infrastructure.

I also believe it is important that new developments be held to the same standards that existing neighborhoods were required to meet. Granting multiple waivers and exceptions sets a precedent that could negatively affect future development throughout our community.

I respectfully ask the Board to uphold the integrity of the Comprehensive Plan, protect the character of our established neighborhoods, and deny the requested rezoning, waivers, and exceptions for this project.

I plan to attend the **August 7, 2026, public hearing**, and I appreciate the opportunity for residents to have their voices heard. Thank you for your time, thoughtful consideration, and service to Shelby County and its residents.

Sincerely,

Tammy Phillips
Riverwood Farms Resident
1391 Cedar Run Cv.
Cordova, TN 38016-1618

Outlook

Dexter Crest Planned Developpment

From Donald Stein <donaldstein099@gmail.com>
Date Tue 8/4/2026 1:07 PM
To esiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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I am against it because of increased crime

Donald Stein
8547 Meadow Green Dr
Cordova 38016

Outlook

Opposition to DEXTER CREST PLANNED DEVELOPMENT

From K Ramsey <ramseyk@ymail.com>
Date Tue 8/4/2026 1:07 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Dear Members of the Board / Review Committee,

I am writing to formally voice my strong opposition to the proposed new subdivision of homes on Dexter Lane under **Case Number PD 2026-009**. As a concerned resident of Riverwood Farms, I am deeply worried about how this development will impact our community, and I explicitly request that the requested zoning waiver for this project be denied.

Our neighborhood is already facing severe infrastructure challenges that this project and any zoning variances will severely worsen:

- **Severe Flooding:** The area already experiences significant flooding during heavy rainfall. Waiving standard zoning requirements for PD 2026-009 will reduce natural drainage and increase hazardous stormwater runoff.
- **School Traffic Congestion:** Local roads are already heavily congested with school traffic. Over-developing this parcel will create dangerous gridlock during peak morning and afternoon hours.
- **Decline in Property Values:** Overcrowding the area and bypassing standard zoning restrictions threatens to negatively impact the visual character, safety, and overall desirability of our neighborhood, risking a decline in local property values.
- **Overburdened Infrastructure:** The existing roads, utility systems, and local services are not equipped to handle a sudden influx of high-density housing.

Bypassing standard restrictions through a zoning waiver threatens the safety, environment, financial stability, and integrity of our neighborhood. I urge the board to protect Riverwood Farms and other surrounding communities and deny both the subdivision proposal and the zoning waiver for case PD 2026-009.

Thank you for your time and serious consideration of these critical community impacts.

Sincerely,
Kay Ramsey

Outlook

DEXTER CREST PLANNED DEVELOPMENT

From hutchinskish <hutchinskish@yahoo.com>
Date Tue 8/4/2026 1:20 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@BMHCC.org <Keith.Norman@BMHCC.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Please reject this request. The case number PD 2026-00.

Thank you,

Kish Baker
Riverwood Farms Home Owner

Sent from my Galaxy

Outlook

Opposition to PD 2026-009 – Dexter Crest Development

From Woodlands of Cordova <woc38016@gmail.com>
Date Tue 8/4/2026 1:20 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

1 attachment (137 KB)
Signed.Formal Opposition to PD 2006-009- Dexter Crest Development-3.pdf;

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Dear Members of the Land Use Control Board,

Attached is my personal letter expressing my formal opposition to PD 2026-009, the proposed Dexter Crest development on Dexter Lane.

I am a homeowner in the Woodlands of Cordova, and my home sits directly across the street from the proposed development. I respectfully ask that the concerns outlined in my letter be entered into the public record and carefully considered during the review and decision-making process.

Thank you for your time, consideration, and service to our community.

Respectfully,

Z Hopkins

August 4, 2026

Memphis and Shelby County Land Use Control Board
125 North Main Street
Memphis, Tennessee 38103

Re: Formal Opposition to the Proposed Dexter Lane Development
Case No. PD 2026-009 – Dexter Crest Planned Development

Dear Members of the Land Use Control Board:

My name is Z Hopkins, and I am a homeowner in the Woodlands of Cordova subdivision and president of the homeowners association. My home is located within the subdivision directly across 1277 Dexter Lane, the proposed property for Dexter Crest Development. Because of my immediate proximity to the site and the substantial effect this project could have on my home, my neighborhood, and the surrounding Cordova area, I am writing to express my opposition to the development in its current rendering.

The proposal would place approximately 94 additional homes on the property along Dexter Lane. While I recognize the need for responsible residential growth, development should not occur without adequate consideration of public safety, neighborhood zoning compatibility, environmental conditions, and the long-term effects on existing homeowners.

My opposition is based on the following concerns:

1. Increased Traffic and Roadway Safety

The addition of approximately 94 homes would generate significant daily traffic along Dexter Lane and surrounding roads. This area already serves established neighborhoods, schools and other community uses.

Before this development is approved, an independent and comprehensive traffic-impact study should evaluate peak-hour traffic, school arrival and dismissal periods, intersection capacity, sight distances, emergency access, pedestrian safety, and the cumulative effect of other developments in the area.

The analysis should not be limited to whether vehicles can physically enter and exit the proposed subdivision. It should determine whether Dexter Lane and the surrounding road network can safely and responsibly accommodate the additional traffic.

2. Compatibility With the Existing Neighboring Homeowners Associations

The proposed lot sizes, density, setbacks, and overall design does not render comparable with the established character of the Woodlands of Cordova and other surrounding neighborhoods, such as Riverwood/Riverwood Farms, Cordova the Town, and Magnolias of Cordova which are all located in immediate proximity.

The homes in close proximity to the 1277 Dexter Lane Proposal should not be treated as though they are unaffected simply because a two lane roadway separates them from the proposed development. Building height, lot width, spacing, parking, exterior design, landscaping, lighting, privacy, and the preservation of existing vegetation will directly affect nearby homeowners.

The developer's desire to maximize the number of homes or improve the project's financial feasibility should not outweigh compatibility with the established area and community.

3. Insufficient Buffering Along Dexter Lane

A meaningful and permanent buffer should be required between the proposed development and Dexter Lane. General language stating that existing vegetation will remain "to the extent possible" does not provide sufficient protection for nearby homeowners.

Any approval should include enforceable requirements concerning the preservation of mature trees, replacement of removed vegetation, year-round landscaping, fencing, exterior lighting, noise reduction, ongoing maintenance, and limitations on the future removal of the buffer.

4. Lack of Certainty Regarding Rental Properties and Institutional Ownership

Although the proposal may describe the project as single-family housing, that designation does not guarantee that the homes will be sold to individual homeowners or corporations that build to rent.
There does not appear to be a binding owner-occupancy requirement, rental limitation, restriction on bulk sales, or protection against a single investor, developer, or institutional landlord acquiring a substantial portion of the development.

My concern is not directed toward individual renters. My concern is the possibility of a large concentration of rental properties being controlled by one company or related group of investors without adequate safeguards for property maintenance, local management, code compliance, tenant concerns, and long-term accountability.

Before approval, the developer should be required to disclose whether the homes will be offered for individual sale, retained as rentals, sold in bulk, or marketed to institutional investors. The appropriate governmental body should also determine whether enforceable conditions can be established to prevent excessive rental concentration or bulk ownership.

5. Long-Term HOA and Common-Area Accountability

The proposal appears to place responsibility for common areas, detention facilities, landscaping, walking trails, and other shared infrastructure with a future homeowners association.

Before approval, the developer should provide information regarding the HOA's funding, reserve requirements, maintenance standards, insurance, enforcement authority, transfer of control from the developer, and responsibility for major future repairs.

There should also be a clear contingency plan explaining what will occur if the HOA, an institutional owner, or another responsible entity fails to maintain the property and shared facilities properly.

6. Construction Impacts on Existing Residents

The development would involve clearing, grading, heavy equipment, truck traffic, dust, noise, mud, roadway disruption, and other construction activity over an extended period.

Because occupied homes sit directly across Dexter Lane, any approval should include enforceable construction-hour restrictions, designated truck routes, dust-control measures, road-cleaning requirements, noise limitations, traffic controls, and obligations to repair any damage caused to Dexter Lane or surrounding property.

These protections should be established before construction begins rather than after residents experience problems.

7. Effects on the Use, Enjoyment, and Marketability of Existing Homes

I purchased and continue to maintain my home based partly on the established residential environment surrounding the Woodlands of Cordova.
A development of this size directly across the street could materially change traffic, noise, lighting, views, privacy, roadway conditions, and the overall experience of living in my home. It could also affect the marketability and perceived value of homes within the immediate area.

These concerns should not be dismissed merely because the adjoining property may support some form of residential use. The appropriate question is whether this particular density, layout, ownership structure, and development plan are suitable for this location.

8. Tax Revenue Should Not Replace Responsible Planning

I understand that newly constructed homes, whether owner-occupied or rented, may add property tax revenue to the City of Memphis and Shelby County. However, potential tax revenue should not be treated as proof that the development will create a net benefit for the community.

Any projected revenue should be compared with the associated public costs, including roadway improvements, drainage infrastructure, schools, emergency response, public safety, code enforcement, utility services, and long-term infrastructure maintenance.

If the homes become rental properties, the property owner or owning company would still be responsible for the applicable property taxes. However, the public deserves to know whether the anticipated tax revenue is sufficient to offset the governmental services and infrastructure costs generated by the development.

A formal fiscal-impact analysis should be completed before the project is

approved. Community Outreach and Address Disclosure

Residents from the Woodlands of Cordova and other surrounding neighborhoods have been working to make affected homeowners aware of the proposed development and the opportunities available to participate in the public process.

For transparency, the mailing addresses used for portions of this community outreach were provided by the City of Memphis' Land Use Control Board website. The information was used solely to notify potentially affected residents about the proposed development and to provide them with an opportunity to obtain information, express their concerns, sign the community petition, and participate in any related public meetings or hearings.

Requested Action

For the reasons stated above, I respectfully request that the Land Use Control Board deny PD 2026-009 in its current form.

At a minimum, the matter should be deferred until residents and decision-makers receive complete and independently reviewed information concerning:

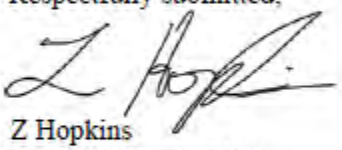
- Traffic and roadway capacity;
- The proposed ownership and rental model;
- HOA funding and long-term maintenance obligations;
- Construction protections for nearby residents;
- Landscaping, buffering, lighting, and privacy protections; and
- The development's overall compatibility with the surrounding neighborhoods.

As a homeowner whose property sits directly across 1277 Dexter Lane, the proposed development, I ask that my concerns and those of the surrounding residents be given serious consideration.

The consequences of this decision will not be temporary for those of us who already live here. They will affect our homes, safety, daily travel, property enjoyment, and quality of life for years to come.

Thank you for your consideration and for your service to the residents of Memphis and Shelby County.

Respectfully submitted,



Z Hopkins
Homeowner/President
Woodlands of Cordova HOA
8574 Woodland Rose Circle North
Cordova, Tennessee 38016
WOC38016@gmail.com
901-721-7112

Outlook

Reject Broome Capital's Request: PD 2026-009

From Jennifer Ross <jaross415@gmail.com>
Date Tue 8/4/2026 1:48 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc MOCOA Board <boardmocoa@gmail.com>

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To the members of the Land Use Control Board,

As a resident of the Magnolias of Cordova, I urge you to **please reject** Broome Capital's request for waivers and exceptions to current zoning to build Dexter Crest subdivision, **Case number PD 2026-009.**

Our HOA, which is adjacent to this property, drafted the following reasons. Please take the time to read each one and consider the detrimental impact this project would make:

1. Increased traffic: Assuming each home has two cars, the development would add about 188 vehicles passing our entrance each day. Traffic is already difficult, especially during the school year, when turning left out of the neighborhood can be challenging. Adding that many more cars to the same street would make the situation even worse.
2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the home at the neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.
3. We also have environmental concerns. As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding.
4. When our homes were built, our R8 zoning classification required lots to be at least 8,000 square feet and included other standards, such as prohibiting multifamily dwellings, duplexes, and detached buildings used as residences. It also required setbacks for front, rear, and side yards. This proposed development would not be subject to those same requirements. They are, in fact, asking for waivers from the proposed zoning of R-6, Single Family Residential District.
5. We are also concerned about the potential loss of property value. The proposed development calls for 94 homes on a 24-acre tract. After accounting for roads, green space, and other required areas, the buildable land would likely be closer to 18 acres. That would place 94 homes on 18 acres, or about 5.2 units per acre. There is also concern that many of

these homes could be purchased by private equity companies and used as rental properties, further reducing our property values,

6. We are also concerned about the proposed extension of Cordova Road, which appears to run through the Memphis School of Excellence playground, along the back of two homes on the west end of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area.

Thank you for your time and consideration!

Kind Regards,

Jennifer Ross
8399 Wood Manor Cove

Outlook

Reject Broome Capital's Request — Case PD 2026-009 (Dexter Crest)

From Melanie Atterman <melatterman@hotmail.com>
Date Tue 8/4/2026 2:09 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Willbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc cc: Angie Sheddan <angie@wrightpm.com>

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To the Members of the Land Use Control Board,

As a resident of Riverwood Farms, I urge you to deny Broome Capital's request for waivers and exceptions under Case PD 2026-009, the proposed 94-home Dexter Crest development, and to require any future development to comply with current zoning standards.

1. Traffic and Safety
This development could add up to 200 vehicles a day to local roads, Cordova Road, Dexter Lane, and Riverwood Farm Parkway already see delays during school and peak commuting hours, and additional traffic would worsen congestion and safety risks for drivers, pedestrians, and cyclists on all three.

2. Stormwater and Flooding
Replacing 24 acres of open land with homes and pavement would significantly increase runoff, raising flooding risk for surrounding neighborhoods already affected by recent heavy rains.

3. Density and Zoning Exceptions
The proposal seeks density well above surrounding subdivisions and multiple waivers from R-6 zoning standards, allowing it to bypass the requirements that govern neighboring communities.

4. Property Values and Stability
After accounting for roads and infrastructure, actual buildable density is even higher than it appears, and potential rental conversion by institutional investors could impact neighborhood stability and property values.

5. Cut-Through Traffic
The proposed Cordova Road extension to Dexter Lane would likely draw cut-through traffic from Macon Road onto residential streets not built to handle it.

Riverwood Farms supports responsible growth, but not at the expense of zoning protections in place for existing residents. I ask the Board to deny this request under Case PD 2026-009.

Thank you for your consideration,

Respectfully,

Melanie Atterman
8921 Alana Cove

Outlook

Dexter Crest Proposed Development Case number PD 2026-009

From mira billings <billingsmira@gmail.com>
Date Tue 8/4/2026 2:13 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Good afternoon,

I am writing to ask that the Land Use Control Board reject the proposal to develop the Dexter Crest subdivision off of Dexter Lane (case number PD 2026-009). This area already experiences too much traffic, especially during commute times. Dexter Lane is a small 2 lane road, already unfit to handle the existing traffic. It's curvy, with no shoulder, and crumbling in some parts. Additionally, there is heavy traffic with unsuitable road conditions at the intersections of Macon/Dexter Lane, Macon/Cordova roads, and Macon/Cully roads. This small area supports traffic from 2 schools, 7 neighborhoods, businesses, an apartment complex, and the greenline. Also, there is significant commuter travel on these roads for people who live on the other end of Macon in the Houston Levee area of Cordova. Where are the traffic studies showing that these roads can handle an additional 94 homes?

I also see on the development plan that there will be a road running from Meadowcreek subdivision to Dexter Lane. This will absolutely be used as a cut through road, making traffic issues worse. Both entrances to the proposed development are next to schools (Memphis School of Excellence and Riverwood Elementary). This added traffic endangers our current community members and school children.

Furthermore, the applicant is asking for "more density" building more homes in a smaller area than is currently allowed by zoning in our area. It says on the application that this is for their "economic feasibility". Why should our community standards be lowered and existing rules broken, just for this applicant's profit? The rules are in place for a reason, and all of us in the surrounding neighborhoods had to adhere to the current zoning laws when our homes were built. There should be no exemption for the applicant, especially when their development potentially causes traffic and safety issues for our community.

Thank you for your time,
Mira Billings
8442 Wood Manor Lane 38016

Outlook

Dexter Crest Planned Development/ Case PD 2026-009.

From Susan Qualls <susan.qualls@yahoo.com>
Date Tue 8/4/2026 2:51 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>

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I am a homeowner in The Magnolias of Cordova, and I am writing to respectfully ask you to please deny the proposed development of 94 single-family homes on the 24-acre tract immediately north of our neighborhood.

Like many of my neighbors, I support the continued, positive growth of our Cordova community. However, I believe this proposal is simply too overwhelming and would have extensive, negative consequences for the families who already live here.

One of my biggest concerns is the traffic. Turning left onto Cordova Road is already a challenge, especially during school hours and rush hour. Adding nearly one hundred additional homes—and potentially close to two hundred more vehicles—to the same two lane roadway will only increase congestion and create additional safety concerns for residents, school traffic, and emergency vehicles!

I am also deeply concerned about the impact on our neighborhood's character and quality of life. Many homeowners purchased their homes because of the privacy and peaceful setting our community offers. Several homes would suddenly have new houses directly behind their backyards, permanently changing the privacy and enjoyment they have today.

Another significant concern is stormwater management. As we've experienced recently, heavy rainfall is becoming more common. The existing wooded acreage currently absorbs a tremendous amount of rainwater. Replacing much of that natural landscape with streets, driveways, rooftops, and other impervious surfaces increases runoff and raises legitimate concerns about future drainage and flooding for nearby properties.

The requested zoning waivers are also troubling. Our neighborhood was developed under standards that required larger lots, setbacks, and other protections that helped create the community we invested in. Granting exceptions to allow a much denser development next to established neighborhoods feels inconsistent with those long-standing planning principles.

Like many homeowners, I am also extremely worried about the long-term impact on property values. A development with approximately 94 homes on a relatively small tract creates a much higher density than the surrounding area. I am also concerned that some of these homes will likely become investor-owned rental properties, fundamentally damaging the character of the neighborhood over time!

Finally, the proposed extension of Cordova Road raises additional concerns. Extending the roadway through this area and connecting it to Dexter Lane could encourage cut-through traffic, bringing even more vehicles past our neighborhood and further increasing congestion and safety risks.

My family has invested not only financially but personally in this community. We chose to make our home here because of its quiet atmosphere, security and established character. I respectfully ask that you please consider the long-term effects this proposal would have on the surrounding neighborhoods before making your decision.

Please protect the residents who already call this area home by voting against the proposed development in its current form!

Thank you so much for taking time to read my concerns and for your thoughtful consideration.

Respectfully,

Jeff Waddell

Homeowners, The Magnolias of Cordova

Outlook

RE: Dexter Crest Subdivision PLEASE REJECT

From Sabrina Floyd <sja_floyd@yahoo.com>
Date Tue 8/4/2026 3:18 PM

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To Whom It May Concern,
In Reference to: **Case Number PD 2026-009**

Please reject the request to build a new Dexter Crest Subdivision. Current zoning would be violated with the request for waivers and exceptions to current zoning for Riverwood Farms. The proposed development, Dexter Crest, would not be subject to the same requirements of our current R8 zoning, 8000sf lots, no multi-family dwellings, or duplexes, or detached buildings used for residences. Property set back for front, rear and side yards would also be violated. This has the potential for loss of property value to current home-owners. Memphis/Cordova lags behind other Shelby County subdivisions when it comes to property value increases; approving these waivers could cause a decrease to current values which appear to be barely holding steady.

Respectfully,
Sabrina Floyd
Riverwood Homeowner
River Knoll Drive

Outlook

Case Number PD 2026-009 | REJECT DEXTER CREST PLANNED DEVELOPMENT

From ANGIE ETZ <angie.etz@comcast.net>
Date Tue 8/4/2026 3:25 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@BMHCC.org <Keith.Norman@BMHCC.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Re: Case number PD 2026-009

To the Members of the Land Use Control Board:

I am writing to express my **opposition** to the proposed Planned Unit Development (PUD) that would convert approximately 24 acres of existing green space into a 94-home residential development.

While I understand the need for responsible growth, I believe this proposal would create significant and lasting negative impacts on the surrounding community that outweigh any potential benefits. The development would permanently eliminate valuable open space and introduce substantial concerns related to traffic, stormwater management, environmental degradation, infrastructure capacity, neighborhood compatibility, and overall quality of life.

One of the most significant concerns is the increase in traffic that a 94-home subdivision would generate. Hundreds of additional vehicle trips each day would place added strain on local roads and intersections, increasing congestion during peak travel hours, creating potential delays for emergency vehicles, and raising safety concerns for pedestrians, cyclists, school bus routes, and children in the area.

The loss of 24 acres of undeveloped land also raises serious concerns regarding stormwater runoff and flooding. The property currently serves as a natural absorption area that reduces runoff, filters pollutants, and helps prevent flooding. Replacing natural green space with roofs, roads, sidewalks, and driveways will increase impervious surfaces and place additional pressure on drainage systems, potentially affecting neighboring properties and increasing long-term maintenance costs.

Additionally, the proposed development would result in the removal of mature trees and the destruction of wildlife habitat, permanently diminishing the environmental value of this property. Existing trees and natural areas currently provide stormwater management, carbon storage, air quality benefits, temperature moderation, and habitat for birds and other wildlife. Once these resources are lost, they cannot be replaced for generations.

The development would also permanently eliminate one of the few remaining undeveloped tracts in the area. Open spaces contribute significantly to the scenic character of the community and enhance the quality of life enjoyed by current residents. Preserving these areas is consistent with many community planning objectives that emphasize environmental stewardship and the protection of natural resources.

I am also concerned that the proposed density of approximately 3.9 homes per acre is not compatible with the established character of the surrounding area. The concentration of 94 homes on this site would increase noise, activity, and demand on local infrastructure while reducing privacy and altering the character of the neighborhood.

Furthermore, the development will place additional demands on public infrastructure and services, including roads, sewer systems, water systems, schools, police protection, fire services, and emergency medical response. Before approval is considered, it is important to determine whether existing infrastructure can adequately support these additional demands without placing future costs on taxpayers.

Another concern is the potential impact of rental properties within the development. While homeownership and rental housing both have a place in a healthy community, higher concentrations of transient occupancy can create additional challenges related to property maintenance, parking, neighborhood stability, and increased demands on law enforcement and public safety resources. I respectfully request that the Board carefully evaluate how the proposed development may affect public safety services and the long-term stability and character of the surrounding community.

Finally, I question whether this proposal provides sufficient public benefit to justify the flexibility granted through a Planned Unit Development. The project appears to provide substantial benefits to the developer while offering limited preservation of open space and few clear community benefits in return.

For these reasons, I respectfully request that the Board **deny** the proposed 94-home PUD. At a minimum, I urge the Board to require a substantially lower-density alternative that preserves a meaningful portion of the existing green space, protects mature trees and natural resources, provides significant buffering for neighboring properties, and minimizes impacts on infrastructure and public services.

Thank you for your time, consideration, and service to our community.

Respectfully,

Angelia Etz
Homeowner, Woodmanor Cover
Cordova, TN 38016

Outlook

Reject Broome Capital's Request — Case PD 2026-009 (Dexter Crest)

From rbanksto <rbanksto@uthsc.edu>
Date Tue 8/4/2026 3:42 PM
To Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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To the Members of the Land Use Control Board,

As a resident of Riverwood Farms, I urge you to deny Broome Capital's request for waivers and exceptions under Case PD 2026-009, the proposed 94-home Dexter Crest development, and to require any future development to comply with current zoning standards.

1. Traffic and Safety
This development could add up to 200 vehicles a day to local roads, Cordova Road, Dexter Lane, and Riverwood Farm Parkway already see delays during school and peak commuting hours, and additional traffic would worsen congestion and safety risks for drivers, pedestrians, and cyclists on all three.

2. Stormwater and Flooding
Replacing 24 acres of open land with homes and pavement would significantly increase runoff, raising flooding risk for surrounding neighborhoods already affected by recent heavy rains.

3. Density and Zoning Exceptions
The proposal seeks density well above surrounding subdivisions and multiple waivers from R-6 zoning standards, allowing it to bypass the requirements that govern neighboring communities,

4, Property Values and Stability
After accounting for roads and infrastructure, actual buildable density is even higher than it appears, and potential rental conversion by institutional investors could impact neighborhood stability and property values,

5, Cut-Through Traffic
The proposed Cordova Road extension to Dexter Lane would likely draw cut-through traffic from Macon Road onto residential streets not built to handle it,

Riverwood Farms supports responsible growth, but not at the expense of zoning protections in place for existing residents. I ask the Board to deny this request under Case PD 2026-009.

Thank you for your consideration,

Respectfully,

Rosemary
Rosemary Bankston
Fellowship Program Coordinator

The University of Tennessee Health Science Center
Campbell Foundation
Suite 510
1211 Union Avenue
Memphis, TN 38104

rbanksto@uthsc.edu
t: 901.759.3274
http://www.uthsc.edu/ortho/

Campbell Clinic
ORTHOPAEDICS

People are like stained-glass windows. They sparkle and shine when the sun is out, but when the darkness sets in, their true beauty is revealed only if there is a light from within....
Elizabeth Kübler-Ross

Outlook

DEXTER CREST PLANNED DEVELOPMENT -OPPOSED

From Tom Harrison <tom_memphis@aol.com>
Date Tue 8/4/2026 3:40 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <keith.norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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1. Increased traffic. Assuming each home has two cars, the development would add about 188 vehicles passing our entrance each day. Traffic is already difficult, especially during the school year, when turning left out of the neighborhood can be challenging. Adding that many more cars to the same street would make the situation even worse.
2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the home at the

neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.

3. We also have environmental concerns. As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding.

4. When our homes were built, our R8 zoning classification required lots to be at least 8,000 square feet and included other standards, such as prohibiting multifamily dwellings, duplexes, and detached buildings used as residences. It also required setbacks for front, rear, and side yards. This proposed development would not be subject to those same requirements. They are, in fact, asking for waivers from the proposed zoning of R-6, Single Family Residential District.

5. We are also concerned about the potential loss of property value. The proposed development calls for 94 homes on a 24-acre tract. After accounting for roads, green space, and other required areas, the buildable land would likely be closer to 18 acres. That would place 94 homes on 18 acres, or about 5.2 units per acre. There is also concern that many of these homes could be purchased by private equity companies and used as rental properties, further reducing our property values.

6. We are also concerned about the proposed extension of Cordova Road, which appears to

run through the Memphis School of Excellence playground, along the back of two homes on the west end of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area,
7. Riverwood School traffic backs onto Dexter Lane during school pickup and letoff - more students would create more automobiles blocking traffic.

re cStrive to do more than survive,

Tom Harrison
Riverwood Farms Association Board

Outlook

Dexter Crest Proposed Development PD 2026-009

From Ava Hensley <avahensley171@gmail.com>
Date Tue 8/4/2026 3:44 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Dear Ms. Nira,

I am writing to ask that the Land Use Control Board please reject the proposal to develop the Dexter Crest subdivision off of Dexter Lane (case number PD 2026-009) This area already experiences too much traffic and Dexter Lane is a small 2 lane road, unable to handle the existing traffic. It's curvy and hard to see oncoming traffic, with no shoulder and trees lining both sides. Putting a neighborhood with 94 additional houses will be a nightmare for our area.

Also, I'm concerned that the development plan shows a road running from Meadowcreek subdivision to Dexter Lane. This will be used as a cut through road for those trying to avoid the existing traffic issues on Macon, Cordova and Cully Roads, which will make traffic problems worse. Both entrances to the proposed development are next to schools (Memphis School of Excellence and Riverwood Elementary). Traffic safety should be a top priority there.

I also see that the applicant is asking for "more density" building more homes in a smaller area than is currently allowed by the city and county. It says on the application that this is for their "economic feasibility". So please reject this proposal as it is obviously only for the developers profit and not for the betterment of our community.

Thank you,
Ava Hensley, Cordova resident of 22 years
Wood Manor Lane
901-644-7894

Sent from Gmail Mobile

Outlook

Dexter crest proposed development PD 2026-009

From Abigail Tulley <tulleyabbie@gmail.com>
Date Tue 8/4/2026 3:45 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Dear Ms. Nira,

I am writing to ask that the Land Use Control Board please reject the proposal to develop the Dexter Crest subdivision off of Dexter Lane (case number PD 2026-009) This area already experiences too much traffic and Dexter Lane is a small 2 lane road, unable to handle the existing traffic. It's curvy and hard to see oncoming traffic, with no shoulder and trees lining both sides. Putting a neighborhood with 94 additional houses will be a nightmare for our area.

Also, I'm concerned that the development plan shows a road running from Meadowcreek subdivision to Dexter Lane. This will be used as a cut through road for those trying to avoid the existing traffic issues on Macon, Cordova and Cully Roads, which will make traffic problems worse. Both entrances to the proposed development are next to schools (Memphis School of Excellence and Riverwood Elementary). Traffic safety should be a top priority there.

I also see that the applicant is asking for "more density" building more homes in a smaller area than is currently allowed by the city and county. It says on the application that this is for their "economic feasibility". So please reject this proposal as it is obviously only for the developers profit and not for the betterment of our community.

Thank you,
Abbie Tulley Cordova resident of 22 years
Duvall ave
9016064749

Outlook

2026-009

From Joan <joanhin1@gmail.com>
Date Tue 8/4/2026 3:46 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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This email is opposition to the proposed development. There are many reasons, traffic being one. I can hardly get into Riverwood as it is with the traffic on Dexter. It was bad enough when the apartments were allowed with no thought to traffic and home values

1. Increased traffic: Assuming each home has two cars, the development would add about 188 vehicles passing our entrance each day. Traffic is already difficult, especially during the school year, when turning left out of the neighborhood can be challenging. Adding that many more cars to the same street would make the situation even worse.

2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the home at the neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.

3. We also have environmental concerns. As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding

4. When homes were built in the subdivision nearbyR8 zoning classification required lots to be at least 8,000 square feet and included other standards, such as prohibiting multifamily dwellings, duplexes, and detached buildings used as residences. It also required setbacks for front, rear, and side yards. This proposed development would not be subject to those same requirements. They are, in fact, asking for waivers from the proposed zoning of R-6, Single Family Residential District.

5. We are also concerned about the potential loss of property value. The proposed development calls for 94 homes on a 24-acre tract. After accounting for roads, green space, and other required areas, the buildable land would likely be closer to 18 acres. That would place 94 homes on 18 acres, or about 5.2 units per acre. There is also concern that many of these homes could be purchased by private equity companies and used as rental properties, further reducing our property values.

6. We are also concerned about the proposed extension of Cordova Road, which appears to run through the Memphis School of Excellence playground, along the back of two homes on the west end

> of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area

Thank you,
Joan Hinrichs
901-606-5580

Sent from my iPhone

Outlook

2026-000

From Mark Hinrichs <marchitx@gmail.com>
Date Tue 8/4/2026 3:57 PM
To jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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This email is opposition to the proposed development. There are many reasons, traffic being one. I can hardly get into Riverwood as it is with the traffic on Dexter. It was bad enough when the apartments were allowed with no thought to traffic and home values

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2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the

home at the neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.

3. We also have environmental concerns, As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding

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6. We are also concerned about the proposed extension of Cordova Road, which appears to run through the Memphis School of Excellence playground, along the back of two homes on the west end of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area

I for one oppose this use, as we as a neighborhood strive to keep our homes and neighborhood in top shape. Adding this many homes on such a small area is clearly not in anyone in our current vicinity.

Sincerely,
Mark Hinrichs, AIA

Sent from my iPhone

Outlook

Dexter Crest subdivision

From asparks306 <asparks306@bellsouth.net>
Date Tue 8/4/2026 4:26 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc Dawn Sipowich <dsipowich@yahoo.com>

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My wife and I live in Riverwood Farms. We are against the construction of Dexter Crest subdivision. We are particularly concerned about traffic and drainage issues on Dexter Lane and surrounding areas. We also think the development could negatively impact our property values.

Allen and Dawn Sparks
1495 Wood Trail Circle, Cordova

Outlook

Regarding Case Number: PD 2026-009

From STEVE CLARK <steve.clark18@comcast.net>
Date Tue 8/4/2026 4:40 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@BMHCC.org <Keith.Norman@BMHCC.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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I am totally against the zoning waiver requested for Dexter Crest Planned Development from every aspect including our property values, increased traffic/congestion in the area and the impact on Riverwood Elementary school.

I am a 30 year Riverwood Farms Homeowner.

Thank you for your consideration

Steve Clark

Outlook

Dexter Crest Development (case # PD 2026-0099

From Cecil Bryan <ccbryan5472@bellsouth.net>
Date Tue 8/4/2026 4:47 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Land Use Control Board,

I would urge you to deny the permit application for the Dexter Crest Development (case # PD 2026-0099). which is on Dexter Lane. With the Riverwood school on the same road, the traffic is dangerous every morning and evening.

Traffic is backed up halfway to Macon with cars trying to get to the school which is through our neighborhood in Riverwood Farms. In the afternoon it is even worse.

With the estimated number of new homeowners and potentially 200 more cars in an already congested is going to be an issue. Dexter lane is pastoral two-lane road with hills that has a bad blind-spot, so more traffic means more accidents.

Lot's of children and families are on that road. Let's keep them safe.

Thank you,

Cecil Bryan

Outlook

Dexter Crest planned development

From Suzanne Barnett Sorrentino <sbarnett1210@yahoo.com>
Date Tue 8/4/2026 4:52 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Dear Nabanita Nira,
PLEASE reject the rezoning request for the Dexter Crest planned development, case # 2026-009.
Thank you.
Suzanne Barnett Sorrentino
Riverwood

Outlook

Dexter Crest Planned Development/ Case PD 2026-009.

From Susan Qualls <susan.qualls@yahoo.com>
Date Tue 8/4/2026 4:58 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>

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I am a homeowner in The Magnolias of Cordova, and I am writing to respectfully ask you to please deny the proposed development of 94 single-family homes on the 24-acre tract immediately north of our neighborhood.

Like many of my neighbors, I support the continued, positive growth of our Cordova community. However, I believe this proposal is simply too overwhelming and would have extensive, negative consequences for the families who already live here.

One of my biggest concerns is the traffic. Turning left onto Cordova Road is already a challenge, especially during school hours and rush hour. Adding nearly one hundred additional homes—and potentially close to two hundred more vehicles—to the same two lane roadway will only increase congestion and create additional safety concerns for residents, school traffic, and emergency vehicles!

I am also deeply concerned about the impact on our neighborhood's character and quality of life. Many homeowners purchased their homes because of the privacy and peaceful setting our community offers. Several homes would suddenly have new houses directly behind their backyards, permanently changing the privacy and enjoyment they have today.

Another significant concern is stormwater management. As we've experienced recently, heavy rainfall is becoming more common. The existing wooded acreage currently absorbs a tremendous amount of rainwater. Replacing much of that natural landscape with streets, driveways, rooftops, and other impervious surfaces increases runoff and raises legitimate concerns about future drainage and flooding for nearby properties.

The requested zoning waivers are also troubling. Our neighborhood was developed under standards that required larger lots, setbacks, and other protections that helped create the community we invested in. Granting exceptions to allow a much denser development next to established neighborhoods feels inconsistent with those long-standing planning principles.

Like many homeowners, I am also extremely worried about the long-term impact on property values. A development with approximately 94 homes on a relatively small tract creates a much higher density than the surrounding area. I am also concerned that some of these homes will likely become investor-owned rental properties, fundamentally damaging the character of the neighborhood over time!

Finally, the proposed extension of Cordova Road raises additional concerns. Extending the roadway through this area and connecting it to Dexter Lane could encourage cut-through traffic, bringing even more vehicles past our neighborhood and further increasing congestion and safety risks.

My family has invested not only financially but personally in this community. We chose to make our home here because of its quiet atmosphere, security and established character. I respectfully ask that you please consider the long-term effects this proposal would have on the surrounding neighborhoods before making your decision.

Please protect the residents who already call this area home by voting against the proposed development in its current form!

Thank you so much for taking time to read my concerns and for your thoughtful consideration.

Respectfully,

Jeff Waddell

Homeowners, The Magnolias of Cordova

Outlook

Case # PD 2026-009

From Curt Phillips <curtaphillips@yahoo.com>
Date Tue 8/4/2026 5:21 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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In reference to the Dexter Crest Planned Development.... I am a 20 plus year home owner in Riverwood Farms and I am NOT in favor of this project. I am requesting, along with many other concerned area homeowners, that it be denied.

Thank you,
Melissa Phillips

Sent from Yahoo Mail for iPhone

Outlook

Dexter crest planned development

From Cynthia Burnett <cburnett49@gmail.com>
Date Tue 8/4/2026 5:22 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Please reject the proposed development plan of Dexter Crest.
The case number PD 2026-009

My concern would be increased traffic: Assuming each home has two cars, the development would add about 188 vehicles to the already congested area. Traffic is already difficult, especially during the school year. Adding that many more cars to the same area would make the situation even worse.

Cynthia Hill
Riverwood subdivision

Outlook

PD 2026-009

From Katy Mack <klmack3008@yahoo.com>
Date Tue 8/4/2026 5:27 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Please reject the development off Dexter Lane. The increase in traffic issues, a cut through road, entrances near two schools...not to mention the inclusion of rental houses in a market already flooded with them which are ruining neighborhoods.

Absolutely not. Please reject this development.

Thanks,
Katy

Outlook

Objection to the Dexter Crest Planned Development (Case Number PD 2026-009)

From Janet Morrow <jhmorrow55@gmail.com>
Date Tue 8/4/2026 5:28 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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As homeowners in the Riverwood Farms subdivision, we object to the zoning change regarding the Dexter Crest Planned Development (Case Number PD 2026-009) subdivision at 1277 Dexter Lane, Cordova, TN.

Mr. and Mrs. William H Lovell, III
8582 Riverwood Farms Parkway
Cordova, TN 38016

Outlook

DEXTER CREST PLANNED DEVELOPMENT

From Mil Tyler <silmiljr@gmail.com>
Date Tue 8/4/2026 5:45 PM
To Desiree Lyles Wallace" <dlyleswallace@comcast.net>; ""J.C. McKinnon"" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Hello,

I'm sure you've seen this list. I want to add mine and my husbands names to those objecting to changing the zoning for this development. These are all good and true reasons.

1. Increased traffic: Assuming each home has two cars, the development would add about 188 vehicles passing our entrance each day. Traffic is already difficult, especially during the school year, when turning left out of the neighborhood can be challenging. Adding that many more cars to the same street would make the situation even worse.
2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the home at the neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.
3. We also have environmental concerns. As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding.
4. When our homes were built, our R8 zoning classification required lots to be at least 8,000 square feet and included other standards, such as prohibiting multifamily dwellings, duplexes, and

detached buildings used as residences. It also required setbacks for front, rear, and side yards. This proposed development would not be subject to those same requirements. They are, in fact, asking for waivers from the proposed zoning of R-6, Single Family Residential District.

5. We are also concerned about the potential loss of property value. The proposed development calls for 94 homes on a 24-acre tract. After accounting for roads, green space, and other required areas, the buildable land would likely be closer to 18 acres. That would place 94 homes on 18 acres, or about 5.2 units per acre. There is also concern that many of these homes could be purchased by private equity companies and used as rental properties, further reducing our property values.

6. We are also concerned about the proposed extension of Cordova Road, which appears to run through the Memphis School of Excellence playground, along the back of two homes on the west end of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area.

Thank You,

Lanny & Millie Tyler 8763 Becca Pt. Cordova, TN 38016

Outlook

Dexter Crest Proposed Development PD 2026-009

From Gina Tulley <momschool2.0@gmail.com>
Date Tue 8/4/2026 6:01 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Dear Ms. Nira,

I am writing to ask that the Land Use Control Board please reject the proposal to develop the Dexter Crest subdivision off of Dexter Lane (case number PD 2026-009) This area already experiences too much traffic and Dexter Lane is a small 2 lane road, unable to handle the existing traffic. It's curvy and hard to see oncoming traffic, with no shoulder and trees lining both sides. Putting a neighborhood with 94 additional houses will be a nightmare for our area.

Also, I'm concerned that the development plan shows a road running from Meadowcreek subdivision to Dexter Lane. This will be used as a cut through road for those trying to avoid the existing traffic issues on Macon, Cordova and Cully Roads, which will make traffic problems worse. Both entrances to the proposed development are next to schools (Memphis School of Excellence and Riverwood Elementary). Traffic safety should be a top priority there.

I also see that the applicant is asking for "more density" building more homes in a smaller area than is currently allowed by the city and county. It says on the application that this is for their "economic feasibility". So please reject this proposal as it is obviously only for the developers profit and not for the betterment of our community.

Thank you!
Gina Tulley
Resident of Cordova for 20 years, Dexter Ridge
9012884763

Outlook

Oppose PD 2026-009 Dexter Crest

From Cindy Johnston <grandmacici515@gmail.com>
Date Tue 8/4/2026 6:28 PM
To Desiree Lyles Wallace <dlyleswallace@comcast.net>; J.C. McKinnon <jmckinnoncre@gmail.com>; Jennifer O'Connell <jenniferbethoconnell@gmail.com>; Darrell Thomas <dkthomas@gotci.com>; Lisa Wilbanks <lisa@ethridgeenterprises.com>; Gill Brown <brown@gillprop.com>; Benjamin Orgel <benjamin.orgel@towerventures.com>; Keith Norman <Keith.Norman@bmhcc.org>; Mary Sharp <mwsharp@bellsouth.net>; Michael Winter <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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I am a home owner in Riverwood and I oppose the development of case number PD 2026-009 Dexter Crest.

Outlook

DEXTER CREST PLANNED DEVELOPMENT

From James Stewart <stewart.jamesa@mac.com>
Date Tue 8/4/2026 6:39 PM
To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@bmhcc.org <Keith.Norman@BMHCC.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Greetings to all.
My name is James Stewart. I have been a resident of the Riverwood Farms community since Nov. 2005. I am writing to voice my extreme opposition to the Dexter Crest Planned Development. This proposed development creates nothing but problems and based on the meeting held last week offers no realistic solutions. The developers claim that the will widen Dexter Ln but can only do so up to the northern edge of the property which is where Dexter Ln goes from 3 lanes to 2. The additional traffic from 94 new homes there will create significant traffic problems on streets that already have major traffic problems daily, between the school traffic from Riverwood Elementary and the Memphis School of Excellence. Any children in the proposed development will have to walk to Riverwood Elementary (since those proposed homes are too close to the school to have bus service). This means that the children will have to cross Dexter Ln in order to walk to the school. There are no sidewalks on Dexter Ln north of the proposed development thereby making that route ridiculously dangerous to walk. There are also no proposed plans to put in sidewalks there, which means that the children will be crossing a street notorious for speeding cars. There's also the added expense of placing a crossing guard at Stern Ln and Dexter Ln before and after each school day, not to mention the fact that this forces the children to walk down Stern Ln which is designated busses only on all school days. Also, there are not sidewalks on Stern Ln.
Then there is the matter of the homes themselves proposed for this new development. Their plans call for 5 homes per acre which is completely out of character for this area in Cordova. There is a huge concern among existing residents of these houses rapidly becoming rental units which is horrible for property values in the surrounding neighborhoods.
These are my personal comments and I am including a list of issues compiled from the meeting last week.

1. Increased traffic: Assuming each home has two cars, the development would add about 188 vehicles passing our entrance each day. Traffic is already difficult, especially during the school year, when turning left out of the neighborhood can be

challenging. Adding that many more cars to the same street would make the situation even worse.
2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the home at the neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.
3. We also have environmental concerns. As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding.
4. When our homes were built, our R8 zoning classification required lots to be at least 8,000 square feet and included other standards, such as prohibiting multifamily dwellings, duplexes, and detached buildings used as residences. It also required setbacks for front, rear, and side yards. This proposed development would not be subject to those same requirements. They are, in fact, asking for waivers from the proposed zoning of R-6, Single Family Residential District.
5. We are also concerned about the potential loss of property value. The proposed development calls for 94 homes on a 24-acre tract. After accounting for roads, green space, and other required areas, the buildable land would likely be closer to 18 acres. That would place 94 homes on 18 acres, or about 5.2 units per acre. There is also concern that many of these homes could be purchased by private equity companies and used as rental properties, further reducing our property values.
6. We are also concerned about the proposed extension of Cordova Road, which appears to run through the Memphis School of Excellence playground, along the back of two homes on the west end of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area.

I am requesting that ANY change in zoning to this property be denied and no waivers granted for this proposed development.

Respectfully,

James Stewart
8640 Riverwood Farms Pkwy
Cordova, TN 38016
901 233-5017

Outlook

Dexter Crest subdivision - case # PD 2026-009

From Cathy Maxwell <maxnmemphis@aol.com>

Date Tue 8/4/2026 7:07 PM

To dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@BMHCC.org <keith.norman@bmhcc.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Hello to all:

I am a 30 year concerned resident of Riverwood Farms and very concerned about the proposed new subdivision of homes on Dexter Lane. I am asking kindly for you to reject the request from Broome Capital for waivers and exceptions to the current zoning for this area.

The current traffic flow is already a major issue getting in and out of our subdivision with the school traffic and to add that many more homes would make it even more difficult.

Thank you for all your time and consideration on this project.

Cathy Maxwell

Outlook

DEXTER CREST PLANNED DEVELOPMENT

From Robert Rogers <basketballfan91@icloud.com>
Date Tue 8/4/2026 7:59 PM
To Desiree Lyles Wallace <dlyleswallace@comcast.net>; J.C. McKinnon <jmckinnoncre@gmail.com>; Jennifer O'Connell <jenniferbethoconnell@gmail.com>; Darrell Thomas <dkthomas@gotci.com>; Lisa Wilbanks <lisa@ethridgeenterprises.com>; Gill Brown <brown@gillprop.com>; Benjamin Orgel <benjamin.orgel@towerventures.com>; Keith Norman <Keith.Norman@bmhcc.org>; Mary Sharp <mwsharp@bellsouth.net>; Michael Winter <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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To Whom It May Concern,

I am a resident of Riverwood Farms in Cordova and am writing to express my concerns and opposition to the proposed Dexter Crest development in our area.

Firstly, the addition of 94 homes will significantly increase traffic congestion, particularly during the school year. This will not only affect our daily commute but also contribute to a more stressful and unsafe environment for all residents.

Secondly, the development is likely to negatively impact our property values. The increased traffic, noise pollution, and the fact that the new homes are unlikely to be of the same size as our current homes will all contribute to a decrease in property value.

In conclusion, I strongly urge you to reject the proposed Dexter Crest development. I appreciate your attention to this matter and look forward to your decision.

Respectfully Yours,

Mr Robert L Rogers

Outlook

Objection regarding Dexter Crest Planned Development (case PD 2026-009)

From Sharita Douglas <sharitadr@gmail.com>

Date Tue 8/4/2026 9:07 PM

To jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; Keith.Norman@bmhcc.org <Keith.Norman@bmhcc.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Good evening,

Please accept this notice objecting the planned development of the new subdivision on Dexter Lane; Dexter Crest Planned Development (PD 2026-009).

Sincerely,

Sharita R. Douglas
Concerned homeowner of Riverwood Farms

Outlook

Dexter Crest Planned Development

From David Morris <sdmorrissr@gmail.com>
Date Tue 8/4/2026 9:15 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Good evening,
As a resident of Riverwood Farms, I am writing in strong opposition to the Dexter Crest Planned Development that is before your board on 8/5/26, case number **PD 2026-009.** I believe that allowing the waivers to allow the project to proceed will negatively impact many surrounding neighborhoods.

The proposed building waivers will place up to 5.5 homes per acre, leading to 150–200 new cars traveling on Dexter Lane several times daily.

The much smaller lots will lead to much smaller homes in a very dense layout, negatively affecting property values of nearby homes where the lots were required to be larger.

With increased density of housing, many are worried about an increase in crime in Cordova. Many people that I work with are not interested in looking for a new home in Cordova because of the current crime rate.

The impact of rainfall drainage will negatively impact the area with more run off and potential street flooding like occurs on Sanga close to Walnut Grove.

I am asking that you please deny this waiver request and keep the zoning for the property as it currently is right now.

Thank you for your time and service!

David Morris
8766 River Hollow Dr.
Cordova, TN
38016

Sent from my iPhone

Outlook

DEXTER CREST PLANNED DEVELOPMENT PD 2026-009

From Sarah Carter <sarahv922@gmail.com>
Date Tue 8/4/2026 9:18 PM
To jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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To Whom It May Concern:

My name is Sarah Carter and I have been a resident of Cordova since 2012 after relocating here from Virginia. Over the last few years, the crime has seemingly grown way too close for comfort for me, and this is coming from someone born and raised in Los Angeles. After learning about the possibility of this planned development, I am terrified of an increase in not only crime, but traffic and a decrease in property value. Please, please do not do this to our community.

Thank you for your time and consideration.

Best,

Sarah Carter
Riverwood Resident

Outlook

Dexter Crest Planned Development

From Kim Morris <kimpim66@gmail.com>
Date Tue 8/4/2026 9:24 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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This submission serves as a formal objection to the proposed rezoning and associated waiver requests for the Dexter Crest Planned Development (Case No. PD 2026-009) off Dexter Lane in Cordova.

The opposition is grounded in critical infrastructure, public safety, and environmental concerns that conflict with orderly municipal development.

First, this excessive density is incompatible with the surrounding neighborhood character, threatening to negatively impact local property values and strain public safety resources. Simply compare the crime statistics in similar densely populated, small single family housing in the area to nearby neighborhoods with larger lots and home sizes. Cordova is already gaining a very negative crime-ridden reputation. This planned development would only contribute to the downward spiral Cordova citizens are desperately trying to avoid.

Second, the requested high-density zoning of five dwelling units per acre will generate an estimated 150 to 200 additional vehicles daily. This would severely diminish the level of service and safety on the existing, overburdened two-lane roadway.

Finally, the development introduces significant adverse environmental impacts, specifically regarding stormwater management and heightened risks of severe runoff following major storms as is already common in other areas of our community.

Consequently, I am urging the board to deny the rezoning and waiver requests to protect the community's, safety, infrastructure, and environmental integrity.

Kim Morris
Riverwood Subdivision

Outlook

Reject Broome Capital's Request — Case PD 2026-009 (Dexter Crest)

From Ashlynn Hart <ashlynnhart17@gmail.com>
Date Tue 8/4/2026 9:24 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; ""J.C. McKinnon"" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@etnridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>; cc: Angie Sheddan <angie@wrightpm.com>

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To the Members of the Land Use Control Board,

As a resident of Riverwood Farms, I urge you to deny Broome Capital's request for waivers and exceptions under Case PD 2026-009, the proposed 94-home Dexter Crest development, and to require any future development to comply with current zoning standards.

1. Traffic and Safety
This development could add up to 200 vehicles a day to local roads, Cordova Road, Dexter Lane, and Riverwood Farm Parkway already see delays during school and peak commuting hours, and additional traffic would worsen congestion and safety risks for drivers, pedestrians, and cyclists on all three.

2. Stormwater and Flooding
Replacing 24 acres of open land with homes and pavement would significantly increase runoff, raising flooding risk for surrounding neighborhoods already affected by recent heavy rains.

3. Density and Zoning Exceptions
The proposal seeks density well above surrounding subdivisions and multiple waivers from R-6 zoning standards, allowing it to bypass the requirements that govern neighboring communities.

4. Property Values and Stability
After accounting for roads and infrastructure, actual buildable density is even higher than it appears, and potential rental conversion by institutional investors could impact neighborhood stability and property values.

5. Cut-Through Traffic
The proposed Cordova Road extension to Dexter Lane would likely draw cut-through traffic from Macon Road onto residential streets not built to handle it.

Riverwood Farms supports responsible growth, but not at the expense of zoning protections in place for existing residents. I ask the Board to deny this request under Case PD 2026-009.

Thank you for your consideration.

Respectfully,

Ashlynn Hart
8921 Alana Cove

Outlook

Dexter Crest Planned Development

From Laura Steifer <laurasteifer@yahoo.com>
Date Tue 8/4/2026 9:24 PM
To Desiree Lyles Wallace' <dlyleswallace@comcast.net>; "J.C. McGinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dethomas@golci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; 'Keith Norman' <Keith.Norman@BMHCC.org>; 'Mary Sharp' <mwsharp@bellsouth.net>; "Michael Winte" <michael@4f.design>; Nira Nabanita <Nabanita.Nira@memphistn.gov>

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I am a 22 year resident of beautiful Riverwood Farms in Cordova off of Dexter Lane. I am totally against this or any other planned developement along this already very crowded area. This would totally destroy our beautiful woods and add unneeded housing in this area. I totally agree with the following from The Magnolia HOA:

- 1. Increased traffic. Assuming each home has two cars, the development would add about 188 vehicles passing our entrance each day. Traffic is already difficult, especially during the school year, when turning left out of the neighborhood can be challenging. Adding that many more cars to the same street would make the situation even worse.
2. Neighbors on the north side of the street will lose much of the privacy they currently enjoy in their backyards. From the home at the neighborhood entrance to the Ware's home, backyard privacy would be significantly reduced. In two cases, the backyard of a new home would directly border an existing property.
3. We also have environmental concerns. As recent weeks have shown, heavy rainfall can occur in this area. The 24-acre tract currently manages that water through natural absorption. This development would remove much of that natural environment, increasing runoff and the risk of flooding.
4. When our homes were built, our R8 zoning classification required lots to be at least 8,000 square feet and included other standards, such as prohibiting multifamily dwellings, duplexes, and detached buildings used as residences. It also required setbacks for front, rear, and side yards. This proposed development would not be subject to those same requirements. They are, in fact, asking for waivers from the proposed zoning of R-6, Single Family Residential District.
5. We are also concerned about the potential loss of property value. The proposed development calls for 94 homes on a 24-acre tract. After accounting for roads, green space, and other required areas, the buildable land would likely be closer to 18 acres. That would place 94 homes on 18 acres, or about 5.2 units per acre. There is also concern that many of these homes could be purchased by private equity companies and used as rental properties, further reducing our property values.
6. We are also concerned about the proposed extension of Cordova Road, which appears to run through the Memphis School of Excellence playground, along the back of two homes on the west end of Wood Manor Cove, and connect to Dexter Lane. This extension would create two additional road connections to Cordova Road and would likely be used by drivers as a shortcut to Dexter Lane to avoid Macon Road, further increasing traffic in the area.

I am very concerned about this. Please do not go forward with this development. We need every bit of green space we have!!

Laura and Greg Steifer
1698 Aspen Green Cove
Riverwood Farms
Cordova, TN 38016

Outlook

Proposed development off Dexter lane

From craig fox <vicfox100@yahoo.com>
Date Tue 8/4/2026 10:18 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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Please deny the development off Dexter Lane. It's my understanding the developer wants a zoning waiver and won't be clear about whether the development is for rental housing. We have been in our home for 37 years and have seen Cordova deteriorate from rental properties.
Victor Fox

Outlook

Proposed development Case# PD2026-009

From Joe Vincent <jpv993@comcast.net>
Date Tue 8/4/2026 10:18 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc Marjorie Vincent <margemv@EarthLink.net>

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My wife and I urge you to reject this proposal for the development of the property. Dexter Lane and Macon Road are already at a critical state of traffic without adding the massive increase that the proposed development would bring. During rush hours cars, are backed at least 1/4 mile on Dexter Lane and both directions of Macon Road. It's already a mess worth avoiding. The traffic from 94 new homes would render it impassable.

The impact to the resident wildlife as well as the watershed will be massive. Mitigation could end up costing the City in years to come, not to mention the eventual costs to establish traffic lights to help with the traffic problems.

The developers avoidance of answering many questions during the recent public meeting makes us wonder what they actually plan to do with the property. Numerous added rentals would not increase the value of nearby property, and it would need several waivers from the city in order to proceed. If they need waivers, then there must be serious issues with their plans for the development.

Please reject this proposal.

Thank you,

—
Joseph & Marjorie Vincent
Cordova TN

Outlook

Re Case # PD 2026-009

From Susie Brown <susiemac4239@gmail.com>
Date Tue 8/4/2026 10:22 PM
To Dlyleswallace@comcast.net <Dlyleswallace@comcast.net>; jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; brown@gillprop.com <brown@gillprop.com>; benjamin.orgel@towerventures.com <benjamin.orgel@towerventures.com>; keith.norman@bmhcc.org <keith.norman@bmhcc.org>; mwsharp@bellsouth.net <mwsharp@bellsouth.net>; michael@4f.design <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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The Land Use Control Board has a big decision to make regarding the proposed development DEXTER CREST PLANNED DEVELOPMENT. Broome Capital is looking to purchase the 24.47 acre property at 1277 Dexter Lane, creating 94 lots for builders to purchase and build some type of homes. Broome Capital is based in Florida and New York. This is there first foray in the Memphis area. They are not familiar with the community and certainly not familiar with the Cordova area. Their project is based on the Land Use Control Board approving a wavier for the 94 lots.
I am writing to request you, the Board, to decline such a variance. If you haven't been out this way, the current traffic overload would become impossible. The already crowded schools at all levels would not be able to accommodate the additional influx of children. Dexter Lane has a flooding issue immediately in front of the property. Cars often come to a standstill to let other cars pass through what becomes a single lane.
The type of home, the price range, will there be a HOA, will there be garages, renters permitted, the list goes on. This property is currently conservation agricultural, CA. Broome is requesting a major rezoning change. One that will have an extreme negative effect to Cordova. Cordova is becoming a cemented city, no parks and loss of green space. Too many apartment complexes and a large number of homes for sale. If someone wishes to live in Cordova, there are many options available.
The tax dollars generated would not compensate for the new schools nor the roadways that would need to be created.
I implore the Board to vote NO on the request by Broome Capital.

Thank you for your time and for your consideration.
Regards,
Susan Brown
Cordova Resident

Outlook

Reject Broome Capital's Request — Case PD 2026-009 (Dexter Crest)

From Tommy Hart <thart@jccmemphis.org>
Date Tue 8/4/2026 10:25 PM
To "Desiree Lyles Wallace" <dlyleswallace@comcast.net>; "J.C. McKinnon" <jmckinnoncre@gmail.com>; "Jennifer O'Connell" <jenniferbethoconnell@gmail.com>; "Darrell Thomas" <dkthomas@gotci.com>; "Lisa Wilbanks" <lisa@ethridgeenterprises.com>; "Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@BMHCC.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

To the Members of the Land Use Control Board,

As a resident of Riverwood Farms, I urge you to deny Broome Capital's request for waivers and exceptions under Case PD 2026-009, the proposed 94-home Dexter Crest development, and to require any future development to comply with current zoning standards.

1, Traffic and Safety
This development could add up to 200 vehicles a day to local roads. Cordova Road, Dexter Lane, and Riverwood Farm Parkway already see delays during school and peak commuting hours, and additional traffic would worsen congestion and safety risks for drivers, pedestrians, and cyclists on all three.

2. Stormwater and Flooding
Replacing 24 acres of open land with homes and pavement would significantly increase runoff, raising flooding risk for surrounding neighborhoods already affected by recent heavy rains,

3, Density and Zoning Exceptions
The proposal seeks density well above surrounding subdivisions and multiple waivers from R-6 zoning standards, allowing it to bypass the requirements that govern neighboring communities.

4. Property Values and Stability
After accounting for roads and infrastructure, actual buildable density is even higher than it appears, and potential rental conversion by institutional investors could impact neighborhood stability and property values,

5, Cut-Through Traffic
The proposed Cordova Road extension to Dexter Lane would likely draw cut-through traffic from Macon Road onto residential streets not built to handle it.

Riverwood Farms supports responsible growth, but not at the expense of zoning protections in place for existing residents. I ask the Board to deny this request under Case PD 2026-009,

Thank you for your consideration,

Respectfully,

Tommy Hart
8921 Alana Cove

Tommy Hart, M.A.
NASM-CPT

Outlook

DEXTER CREST PLANNED DEVELOPMENT PD 2026-009

From Chris Carter <cecartr1@gmail.com>
Date Tue 8/4/2026 11:17 PM
To jmckinnoncre@gmail.com <jmckinnoncre@gmail.com>; dlyleswallace@comcast.net <dlyleswallace@comcast.net>; jenniferbethoconnell@gmail.com <jenniferbethoconnell@gmail.com>; dkthomas@gotci.com <dkthomas@gotci.com>; lisa@ethridgeenterprises.com <lisa@ethridgeenterprises.com>; Brown Gill" <brown@gillprop.com>; "Benjamin Orgel" <benjamin.orgel@towerventures.com>; "Keith Norman" <Keith.Norman@bmhcc.org>; "Mary Sharp" <mwsharp@bellsouth.net>; "Michael Winter" <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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To Whom It May Concern:

My name is Chris Carter and I have been a resident of Cordova off and on over the last several years and a homeowner for the last 10 years. Over the last few years, the crime has gotten out of hand where me and my family have become victims ourselves. The properties in the surrounding area have taken a dive in upkeep and I fear for a drop in property value to follow if this new development moves forward.

After learning about the possibility of this planned development from a company that does not reside in the great city of Memphis and surrounding areas, I immediately was dumbfounded as to how this could possibly be managed in a way that does not hurt the citizens who have been here working to try to make this community better.

The traffic and amount of reckless driving that takes place on Dexter Lane would only increase. I have had friends impacted by this reckless driving which put them in the hospital. It will only increase with these additional 94 homes.

I implore you, please do not let this outside developer come in and do this to our community.

Thank you for your time and consideration.

Best,

Sarah Carter
Riverwood Resident

Outlook

PD 2026-009

From Katy Mack <klmack3008@yahoo.com>
Date Wed 8/5/2026 5:56 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Please reject the development off Dexter Lane. The increase in traffic issues, a cut through road, entrances near two schools...not to mention the inclusion of rental houses in a market already flooded with them which are ruining neighborhoods.

Absolutely not. Please reject this development.

Thanks,
Katy

Outlook

DEXTER CREST PLANNED DEVELOPMENT case number PD 2026-009.

From CRYSTAL MCDONALD <crgrefe@aol.com>
Date Wed 8/5/2026 6:01 AM
To Desiree Lyles Wallace" <dlyleswallace@comcast.net>; J.C. McKinnon <jmckinnoncre@gmail.com>; Jennifer O'Connell <jenniferbethoconnell@gmail.com>; Darrell Thomas <dkthomas@gotci.com>; Lisa Wilbanks <lisa@ethridgeenterprises.com>; Gill Brown <brown@gillprop.com>; Benjamin Orgel <benjamin.orgel@towerventures.com>; Keith Norman <Keith.Norman@bmhcc.org>; Mary Sharp <mwsharp@bellsouth.net>; Michael Winter <michael@4f.design>; Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc Woody Savage <savageman3tn@gmail.com>

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As a concerned homeowner, we reject this plan.
Riverwood Farms
Crystal McDonald

Outlook

No Dexter Lane Development

From David Houpt <email.houpt@gmail.com>
Date Wed 8/5/2026 7:11 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

We are opposed to the current plan for a new development on Dexter Lane (PD 2026-009).

As it stands, too many homes are being proposed for the 24-acre lot. The traffic in that area is already bad. Unless Cordova Road is extended all the way to Macon near Berryhill, no new developments should move forward.

Thank you,
Dave & Ashley Houpt
Cordova, TN

Outlook

Dexter Planned Development PD:2026-009

From Susan Qualls <susan.qualls@yahoo.com>
Date Wed 8/5/2026 7:29 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>
Cc nwaddell2@hotmail.com <nwaddell2@hotmail.com>

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

Dear Member of the Land Use Control Board,

My name is John Waddell and my wife Nancy and I are homeowners in The Magnolias of Cordova. We are writing to respectfully ask you to oppose the Dexter Planned Development of 94 homes on the 24-acre tract directly behind our neighborhood.

My wife and I chose this neighborhood because of its privacy, safety and beautiful architecture. We have invested not just financially but emotionally in making this our forever home. It's extremely difficult to imagine those qualities being permanently changed by a development of this size and density.

I'm very concerned about the increased traffic on Cordova Road, the potential for additional flooding due to the loss of natural green space, the zoning waivers, and the impact this project could have on property values. I am also concerned that extending Cordova Road to Dexter Lane will create cut-through traffic through an area that is already high traffic.

Thank you for your time, your service, and your thoughtful consideration. I respectfully ask that you vote against this proposal in its entirety.

Sincerely,
John & Nancy Waddell
8441 Wood Manor Cove
Cordova, TN 38016
Homeowner, The Magnolias of Cordova

Outlook

PD 2026-009

From Ashley Morrison <adeb1093@hotmail.com>
Date Wed 8/5/2026 7:34 AM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Dear Nabanita Nira,

My name is Ashley Morrison, and I am an architect who lives in the neighborhood adjacent to the proposed development on Dexter Lane. My family and I would like to express our concerns regarding the nature and density of the proposed project.

Based on the plans, it appears the new development will connect to Beaver Trail Lane, directly behind our neighborhood. The proposed lot sizes seem quite small, leading us to question whether this development will resemble the existing townhome community farther down Beaver Trail.

Unfortunately, that area has experienced issues with overcrowding and maintenance. It is common to see multiple vehicles parked at individual townhomes, and the close spacing between units contributes to a congested appearance. We are concerned that a similar pattern could develop here, negatively affecting traffic, neighborhood character, property values, and the overall quality of life for surrounding residents.

We respectfully ask that you reconsider approving this development in its current form and carefully evaluate the long-term impact it may have on the existing neighborhoods. We believe thoughtful planning that better reflects the character of the surrounding community would benefit both current and future residents.

Thank you for your time and consideration of these concerns.

Sincerely,

Ashley Morrison

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: July 2, 2026

Record Number: PD 2026-009

Expiration Date:

Record Name: Dexter Crest Planned Development

Description of Work: This Letter of Intent is submitted on behalf of Broome Capital ("Applicant") in support of its application for approval of the Dexter Crest Planned Development ("Application") at 1277 Dexter Lane, Cordova, Tennessee 38016 (the "Property"), pursuant to Section 9.6 and Section 4.10.3 of the Memphis and Shelby County Unified Development Code. The Applicant is represented by Nathan Bicks and Grayson Andrews of Burch, Porter & Johnson. We respectfully request the Application be scheduled for review and public hearing before the Land Use Control Board (the "Board"), and that the Board recommend approval.

The Applicant proposes to develop the Property as a single-family residential planned development consisting of approximately 94 lots, at a gross density of approximately 3.8 units per acre. Key features of the proposed development include greenspaces and reserved natural areas and on-site stormwater detention.

The MPO major road plan depicts the extension of Cordova Road across the Property. The future expansion of Cordova Road and the presence of an existing creek along the west side of the Property significantly restrict the allowable density and impact the economic viability of developing the Property. As a result of these constraints, the Applicant requests approval of its Application, as a higher density is necessary to ensure the project's economic feasibility.

The Applicant's current plan utilizes the natural features of the site—including preservation of existing trees along the borders and preservation of a stream along the western boundary-- to create buffers and provide adequate screening from adjoining properties. The southern and northern property lines are already heavily buffered and screened by existing trees and foliage.

The proposed single family-residential planned development is consistent with the adopted comprehensive plan (Memphis 3.0) and applicable land use policies for the Cordova area and the surrounding community. The Property is well-suited to single-family residential development given the established and developing residential character of the surrounding area and the availability of public services and infrastructure. The Property is located within the Fletcher Creek Sewer Basin and will meet all requirements for on-site detention. The planned development format for the Property allows for a coordinated, well-designed community with appropriate open space, buffering, and site design that protects neighboring properties, promotes compatible land use, and furthers the orderly growth objectives reflected in the comprehensive plan.

Parent Record Number:

Address:
1277 DEXTER LN, CORDOVA 38016

Owner Information

Primary	Owner Name
Y	ROGERS ALFRED W AND NORMA P ROGERS TRUST

Owner Address **Owner Phone**

700 MELROSE AVE, WINTER PARK, FL 32789

Parcel Information
096900 00030C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Brett Ragsdale
Date of Meeting	01/14/2026
Pre-application Meeting Type	Virtual

GENERAL PROJECT INFORMATION

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

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The proposed single-family residential development is consistent with the established and developing residential character of the surrounding Cordova area. The plan preserves existing trees along the property borders and a stream along the western boundary to create buffers and provide screening from adjoining properties, and the southern and northern property lines are already heavily buffered and screened by existing trees and foliage. On-site stormwater detention will be provided, and the property benefits from the availability of existing public services and infrastructure. The development will have no undue adverse effect on adjacent property or public utilities.
UDC Sub-Section 9.6.9B	The project will operate as a single-family residential community, a use compatible with the established and developing residential character of the surrounding area. The planned development format allows for a coordinated, well-designed community with appropriate open space, buffering, and site design that protects neighboring properties and promotes compatible land use. The layout will not interfere with the development or use of adjacent property.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9C	The property has the benefit of available public services and infrastructure. On-site stormwater detention will manage drainage. Streets and utilities serving the development will be provided consistent with applicable requirements, and the site is well-suited to residential development given the existing availability of public services.
UDC Sub-Section 9.6.9D	The plan is designed around the natural features of the site. It preserves existing trees along the borders and preserves the stream along the western boundary—using these features to create buffers and screening rather than removing them. No feature of significant natural, scenic, or historic importance will be destroyed or damaged.
UDC Sub-Section 9.6.9E	The project is submitted pursuant to Sections 9.6 and 4.10.3 of the Memphis and Shelby County Unified Development Code. The Applicant requests approval of the proposed density because the future expansion of Cordova Road across the property, as depicted in the MPO major road plan, together with the existing creek along the west side, significantly restrict the allowable density and affect the economic viability of the property; a higher density is necessary to ensure the project's economic feasibility. Any modifications from otherwise applicable standards are warranted by these site constraints and the design of the outline plan.
UDC Sub-Section 9.6.9F	Correct. The proposed development is consistent with the adopted comprehensive plan (Memphis 3.0) and applicable land use policies for the Cordova area, and it furthers the orderly growth objectives reflected in that plan. It does not violate the character of existing development standards for adjacent properties.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	Correct. The single-family residential use is consistent with the established and residential character of the surrounding area and with the comprehensive plan (Memphis 3.0). Preservation of existing trees and the western stream, together with the existing buffering along the northern and southern property lines, protects neighboring properties and their use, value, and enjoyment.
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	The property benefits from available public services and infrastructure, and on-site stormwater detention will be provided to manage drainage concurrent with development.

GENERAL PROVISIONS

provided concurrent with the development	
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 development incorporates greenspaces and reserved natural areas, and the plan preserves existing trees along the borders and the stream along the western boundary—where natural features justify preservation. These natural features are used to create buffers and screening from adjoining properties, and the overall arrangement is compatible with the surrounding residential land uses.
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	Correct. The requested density and any related modifications are warranted by the site constraints —the planned extension of Cordova Road across the property and the existing creek along the west side—and by the design of the outline plan, which incorporates greenspaces, reserved natural areas, on-site stormwater detention, and preservation of existing trees and the western stream. The modifications are necessary to ensure economic feasibility 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	Understood. A homeowners' association or other responsible party will maintain the greenspaces, reserved natural areas, and other common open space/common elements within the development.
F) Lots of record are created with the recording of a planned development final plan	Understood.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	F
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	CA
State Route	-
Lot	6
Subdivision	C R ROGERS ESTATE PARTITION
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
MICHAEL BEDNARSKI

Contact Type
APPLICANT

Address

Phone
-

Name
MIKE DAVIS

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address

Phone
(901)761-2016

Name
CHRISTINE DONHARDT

Contact Type
MANAGER

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
NATHAN BICKS

Contact Type
REPRESENTATIVE

Address

Phone
(901)761-2016

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1743031	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	07/02/2026
1743031	Credit Card Use Fee (.026 x fee)	1	91.00	INVOICED	0.00	07/02/2026
1743031	Planned Development - each additional or fractional acres above 5	20	2,000.00	INVOICED	0.00	07/02/2026

Total Fee Invoiced: $3,591.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$3,591.00	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, HOLLY ROGERS (Print Name) Holly Rogers (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 1277 DEXTER LN

and further identified by Assessor's Parcel Number 096900 00030C,

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

Subscribed and sworn to (or affirmed) before me this 16 day of June in the year of 2026.

Signature of Notary Public

JASON LEWIN NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires Sept. 12, 2029 Comm. # HH 680631

Sept 12 2029

My Commission Expires

Burch Porter & Johnson

Grayson C. Andrews
Direct: 901.524.5144
gandrews@bpjlaw.com

LAW OFFICES
Burch, Porter & Johnson, PLLC
130 North Court Avenue
Memphis, TN 38103
Phone: 901.524.5000
Fax: 901.524.5024
bpjlaw.com

July 2, 2026

Division of Planning and Development
Attn: Land Use Control Board
125 N. Main Street, Suite 468
Memphis, TN 38103

Re: Letter of Intent – Planned Development Application for Dexter Crest Planned Development; Applicant: Broome Capital

Dear Members of the Land Use Control Board:

This Letter of Intent is submitted on behalf of Broome Capital ("Applicant") in support of its application for approval of the Dexter Crest Planned Development ("Application") at 1277 Dexter Lane, Cordova, Tennessee 38016 (the "Property"), pursuant to Section 9.6 and Section 4.10.3 of the Memphis and Shelby County Unified Development Code. The Applicant is represented by Nathan Bicks and Grayson Andrews of Burch, Porter & Johnson. We respectfully request the Application be scheduled for review and public hearing before the Land Use Control Board (the "Board"), and that the Board recommend approval.

The Applicant proposes to develop the Property as a single-family residential planned development consisting of approximately 94 lots, at a gross density of approximately 3.8 units per acre. Key features of the proposed development include greenspaces and reserved natural areas and on-site stormwater detention.

The MPO major road plan depicts the extension of Cordova Road across the Property. The future expansion of Cordova Road and the presence of an existing creek along the west side of the Property significantly restrict the allowable density and impact the economic viability of developing the Property. As a result of these constraints, the Applicant requests approval of its Application, as a higher density is necessary to ensure the project's economic feasibility.

The Applicant's current plan utilizes the natural features of the site—including preservation of existing trees along the borders and preservation of a stream along the western boundary-- to create buffers and provide adequate screening from adjoining properties. The southern and northern property lines are already heavily buffered and screened by existing trees and foliage.

The proposed single family-residential planned development is consistent with the adopted comprehensive plan (Memphis 3.0) and applicable land use policies for the Cordova area and the surrounding community. The Property is well-suited to single-family residential development given

the established and developing residential character of the surrounding area and the availability of public services and infrastructure. The Property is located within the Fletcher Creek Sewer Basin and will meet all requirements for on-site detention. The planned development format for the Property allows for a coordinated, well-designed community with appropriate open space, buffering, and site design that protects neighboring properties, promotes compatible land use, and furthers the orderly growth objectives reflected in the comprehensive plan.

In support of this application, the Applicant submits the following:

- Letter of Intent
- Completed Planned Development application form
- Outline Plan
- Deed
- Owner Affidavit
- Required Filing Fee

The Applicant respectfully requests this Application be placed on the agenda for review and public hearing before the Land Use Control Board, and that the Board recommend approval to the Memphis City Council.

Please direct all correspondence and inquiries regarding this application to the undersigned.

Respectfully submitted on behalf of Broome Capital,

BURCH, PORTER & JOHNSON, PLLC

Grayson C. Andrews
130 North Court Avenue
Memphis, Tennessee 38103
(901) 524-5000

DEXTER CREST PLANNED DEVELOPMENT
OUTLINE PLAN CONDITIONS

I. USES PERMITTED

A. Any use permitted by right or with administrative site plan review in the R-6 Single Family Residential District.
B. No lot may front on or gain access from Dexter Lane.

II. BULK REGULATIONS:

A. The bulk regulations of the Single Family Residential (R-6) Districts shall apply except:
B. Minimum lot size is 4,200 square feet
C. Minimum lot width is 40 feet
D. All irregular lots shall meet the minimum lot width requirement at the building line.

III. ACCESS, PARKING AND CIRCULATION

A. Dedicate Dexter Lane thirty-four (34') from centerline and improve in accordance with the Unified Development Code (UDC).
B. Dedicate 108 feet for Cordova Road right-of-way throughout the site. No improvements are required.
C. Internal streets shall be 50' public right-of-way with 30' face of curb to face of curb. Improvements shall be in accordance with the UDC.
D. The minimum sight distance and geometry requirements for public streets shall be met as set out in the UDC.
E. A minimum 10' wide paved area shall be provided at the mail kiosk in order to not impede traffic.

IV. SIGNS

A. Signs may be permitted in accordance with the R-6 Zoning District.

V. LANDSCAPING

A. A 10-foot buffer shall be provided along Dexter Lane.
B. Existing vegetation shall remain along the property perimeter to the extent possible.
C. Existing vegetation shall remain in the Cordova Road right-of-way to the extent possible.

VI. DRAINAGE

A. Drainage improvements including possible on-site detention, shall be provided under contract in accordance with Memphis/Shelby Stormwater Management Manual. A pro-rata fee for major drainage improvements through this site may be required for phased development.
B. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

C. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et sec.). The Developer should be aware that if an ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.
D. Existing stream along the west property line will be maintained with proper buffer.

VII. MODIFICATIONS:

A. The Land Use Control Board may modify the bulk, access, landscaping, and sign requirements if equivalent alternatives are presented.

VIII. TIME LIMIT:

A. A final plan shall be filed within five (5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions, at the request of the applicant, subject to additional conditions and standards, if any. A request for a time extension shall be filed a minimum of 60 days prior to the expiration date.

IX. FINAL PLAN REQUIREMENTS

A. Any final plan shall include the following:

1. The outline plan conditions.

2. A standard subdivision contract as in accordance with the UDC.

3. The exact location and dimensions including height, of all non-single family detached residential buildings, parking areas and number of parking spaces, drives, and required landscaping and screening.

4. A rendering, including plan view and elevation, of any proposed development identification signs showing the height, dimensions, and design thereof.

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

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

Tom Leatherwood, Shelby County Register of Deeds: Instr #FL9594

FL 9594

This Instrument was prepared by
and is to be returned to:
James Thomas Lowry
5050 Poplar Avenue, Suite 2128
Memphis, Tennessee 38157

Send Tax Bill to:
Alfred W. Rogers and Norma
Prichard Rogers, Trustees
1277 Dexter Road
Cordova, TN 38018

Parcel ID Number:
D0214 00030

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Norma Prichard Rogers of 1277 Dexter Road, Cordova, Tennessee 38018 for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, does hereby bargain, sell, release, remise, quitclaim and convey unto ALFRED WESLEY ROGERS and NORMA PRICHARD ROGERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ALFRED WESLEY ROGERS and NORMA PRICHARD ROGERS TRUST DATED 11/01/95 AND ANY AMENDMENTS THERETO all right, title and interest in the following described real property in the County of Shelby, State of Tennessee:

Part of the Rogers' 42.17 (41.75) acre tract, being Lot 3 of John Williams Estate of 474 acres of James R. Love 825 acres of Strother and Gooch 5,000 acres:

BEGINNING at the northeast corner of Lot 5 a distance of 1113.6 feet north of the southeast corner of Rogers' Tract; thence with the center of Dexter Road north 3 degrees 50 minutes west 275 feet to the northeast corner of Rogers' Tract; thence with the north line of said Rogers' Tract south 85 degrees 40 minutes west 1323 feet to an iron pin, the northwest corner of Rogers' Tract; thence with the west line of Rogers' Tract south 3 degrees 50 minutes east 275 feet to an iron pin, the northwest corner of Lot 4; thence with the north line of Lots 4 and 5 north 85 degrees 40 minutes east 1323 feet to the beginning, containing 8.35 acres of land.

Being the same property conveyed to Norma Prichard Rogers by Deed from A. W. Rogers recorded on December 3, 1954 in Book 3396 on Page 232 in the Shelby County Registers Office.

WITNESS my hand this 21st day of November, 1995.

Norma Prichard Rogers
NORMA PRICHARD ROGERS

Tom Leatherwood, Shelby County Register of Deeds: Instr #FL9594

FL 9594

STATE OF TENNESSEE)

COUNTY OF SHELBY)

On this 21st day of November, 1995, before me personally appeared Norma Prichard Rogers, to me known to be the person described in and whom executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Hazel L. Rademaker
Notary Public

My commission expires: August 16, 1999

HAZEL L. RADEMAKER MY COMM. EXP. NOTARY PUBLIC AT LARGE 8-16-1999 SHELBY COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF SHELBY)

The actual consideration for this transfer is $10.00.

Norma Prichard Rogers
Affiant

Subscribed and sworn to before me this 21st day of November, 1995.

Hazel L. Rademaker
Notary Public

My commission expires: August 16, 1999

HAZEL L. RADEMAKER MY COMM. EXP. NOTARY PUBLIC AT LARGE 8-16-1999 SHELBY COUNTY, TENN.

Name and Address of New Owners:

Alfred Wesley Rogers and
Norma Prichard Rogers, Trustees
UTA Dated 11/01/95
1277 Dexter Road
Cordova, TN 38018

Send Tax Bill and Notices to:

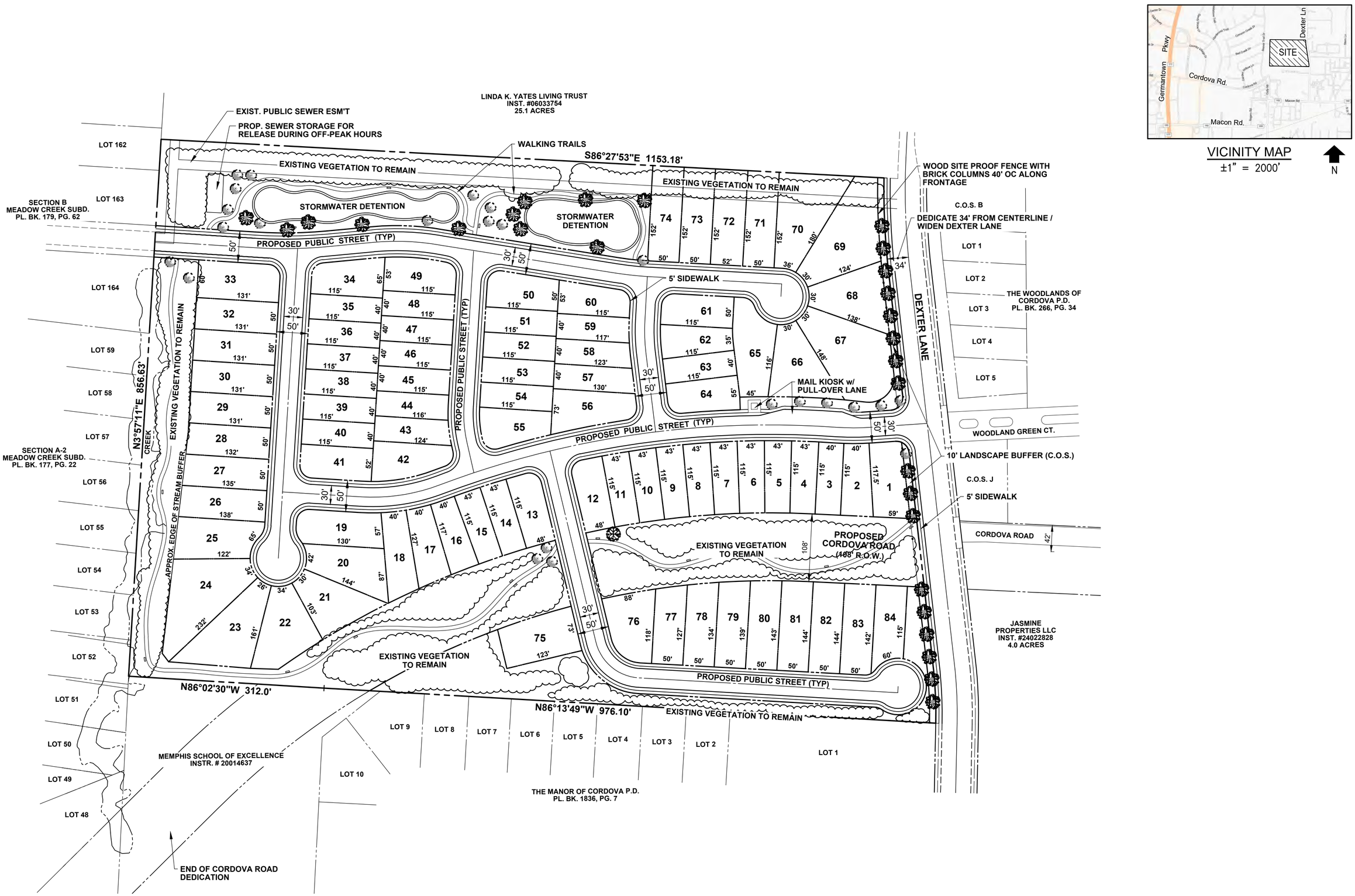
Alfred Wesley and Norma Prichard Rogers
1277 Dexter Road
Cordova, TN 38018

c:\docs\clients\9535.dir\quit#2.tru

No. FL 9594
D/C DR# 2
Pgs. 2 Itm.
Val 10.00
STATE TAX
REGISTER'S FEE
RECORDING FEE 8.00
WT ☐ MISC FEE
TOTAL
STATE OF TENNESSEE
SHELBY COUNTY
GUY B. BATES
REGISTER

FL9594

SHELBY COUNTY
REGISTER OF DEEDS
95 NOV 21 PM 2:52



VICINITY MAP
±1" = 2000'

N

A HOMEOWNERS ASSOCIATION WILL BE REQUIRED FOR MAINTENANCE OF COMMON OPEN SPACES, SEWER STORAGE, DETENTION PONDS, WALKING TRAILS AND LANDSCAPING

North

100 0 100

GRAPHIC SCALE IN FEET

SCALE: 1"=100'

LOT SIZES

40 LOTS	4,600 SF - 5,809 SF
44 LOTS	6,000 SF - 14,564 SF

SITE DATA

EXIST. ZONING	CA
SITE AREA:	24.3 AC
LAND USE:	SINGLE FAMILY RESIDENTIAL
MIN. LOT SIZE:	4,600 SF
MIN. LOT WIDTH:	40 FEET

SETBACKS

FRONT:	20 FEET
SIDE:	5 FEET
REAR:	15 FEET

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

JOB # 25-0176

OUTLINE PLAN

DEXTER CREST PLANNED DEVELOPMENT

CASE NUMBER: P.D. 26-09	PARCEL ID: 096900 00030C	MEMPHIS, TENNESSEE
NUMBER OF LOTS: 84		24.3 ACRES
DEVELOPER: BROOME CAPITAL		ENGINEER: THE REAVES FIRM
100-YEAR FLOOD ELEV: 298.0	FEMA MAP PANEL NO: 0316G, 0317G	FEMA MAP DATE: FEB 6, 2013
AUGUST 2026	SCALE: 1" = 100'	SHEET 1 OF 1

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Christine 20x24 Z:\2025\25-0176 1277 Dexter Lane Conceptual Plan\03 Entitlements\Outline Plan.dwg Aug 05, 2026 - 2:05pm

A HOMEOWNERS ASSOCIATION WILL BE REQUIRED FOR MAINTENANCE OF COMMON OPEN SPACES, SEWER STORAGE, DETENTION PONDS, WALKING TRAILS AND LANDSCAPING

North

100 0 100

GRAPHIC SCALE IN FEET

SCALE: 1"=100'

LOT SIZES

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SITE AREA:	24.3 AC
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FRONT:	20 FEET
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AUGUST 2026	SCALE: 1" = 100'	SHEET 1 OF 1

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Christine 20x24 Z:\2025\25-0176 1277 Dexter Lane Conceptual Plan\03 Entitlements\Outline Plan.dwg Aug 05, 2026 – 12:08pm

VICINITY MAP
±1" = 2000'

N

North

100 0 100

GRAPHIC SCALE IN FEET

SCALE: 1"=100'

The Reaves Firm
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Planning
Landscape Architecture
Land Surveying
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901.761.2016 Fax: 901.763.2847
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JOB # 25-0176

OUTLINE PLAN
DEXTER CREST PLANNED DEVELOPMENT

CASE NUMBER: P.D. 26-09	PARCEL ID: 096900 00030C	MEMPHIS, TENNESSEE
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AUGUST 2026	SCALE: 1" = 100'	SHEET 1 OF 1

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Christine 20x24 Z:\2025\25-0176 1277 Dexter Lane Conceptual Plan\03 Entitlements\Outline Plan.dwg Aug 05, 2026 - 2:06pm

In direct response to community feedback, Broome Capital has updated its development plan to better fit the neighborhood.

Reduced Density: The original proposal outlined 94 homes on 24.3 acres (3.86 lots/acre) with a minimum lot size of 4,200 square feet. The updated plan reduces the total density to 84 lots (3.45 lots/acre) and increases the minimum lot size to 4,600 square feet. To blend seamlessly with the surrounding area, larger lots will line the perimeter, while higher-density lots will be positioned toward the interior. Furthermore, more than half of the development (44 lots) will now feature spacious parcels ranging from 6,000 to 14,500 square feet.

Infrastructure Improvements: Broome Capital is committed to making developer improvements to the west side of Dexter Lane along the entire project frontage with an additional traffic lane, curb and gutter, and sidewalk. This will improve traffic flow in the area. The applicant stated that the dedication of Cordova Road and the connection to Meadow Creek are strict city requirements. While they are required to dedicate the right-of-way of Cordova Road, they are going to use it as a common area amenity for the development with added walking trails and benches. The neighbors were very disappointed to hear about the Cordova Road right of way dedication to the city, but unfortunately the applicant was not given the opportunity to remove it. The community's primary concern was preventing this land from falling into the same neglected state as the existing right-of-way east of the property behind River Hollow Drive. To directly mitigate these concerns, the applicant has committed to transforming the dedicated space into a managed neighborhood amenity, with all ongoing maintenance permanently absorbed by the HOA

Neighborhood stability: To protect the community's long-term character, the applicant will include an owner-occupancy requirement in the HOA documents, subject to state law compliance. The applicant also confirmed the neighborhood will not include Section 8 housing.

Additionally, to directly address the concerns of the neighbor south of the original Lot 83, that specific lot has been removed to create a larger buffer zone.

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

Michael Bednarski
Broome Capital

Christine Donhardt
6800 Poplar Ave., Suite 101
Memphis, TN 38138

Sent via electronic mail to: cdonhardt@reavesfirm.com & budgroupinc@gmail.com

Dexter Crest Planned Development
Case Number: PD 2026-009
LUCB Recommendation: Rejection

Dear applicant,

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

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

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

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

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

Respectfully,
Nabanita Nira

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

Cc: Brian Bacchus
File

Outline Plan Conditions

I. USES PERMITED
   A. Any use permitted by right or with administrative site plan review in the R-6 Single Family Residential District.
   B. No lot may front on or gain access from Dexter Lane.

II. BULK REGULATIONS:
   A. The bulk regulations of the Residential Single Family - 6 (R-6) Districts shall apply except:
      1. Minimum lot size is 4,600 square feet
      2. Minimum lot width is 40 feet
      3. All irregular lots shall meet the minimum lot width requirement at the building line.

III. ACCESS, PARKING AND CIRCULATION
   A. Dedicate Dexter Lane thirty-four (34') from centerline and improve in accordance with the Unified Development Code (UDC).
   B. Dedicate 108 feet for Cordova Road right-of-way throughout the site. No improvements are required.
   C. Internal streets shall be 50’ public right-of-way with 30’ face of curb to face of curb. Internal streets shall be 50’ public right-of-way with 30’ face of curb to face of curb.
   D. The minimum sight distance and geometry requirements for public streets shall be met as set out in the UDC.
   E. A minimum 10’ wide paved area shall be provided at the mail kiosk in order to not impede traffic.

IV. SIGNS
   A. Signs may be permitted in accordance with the R-6 Zoning District.

V. LANDSCAPING
   A. A 10-foot buffer shall be provided along Dexter Lane.
   B. A masonry or brick wall shall be installed along Dexter Road and the future Cordova Road right-of-way and shall include landscape planting areas at intervals not exceeding fifty (50) feet, subject to administrative review and approval by the Division of Planning and Development.
   C. Existing vegetation shall remain along the property perimeter to the extent possible.
   D. Existing vegetation shall remain in the Cordova Road right-of-way to the extent possible.

VI. DRAINAGE
   A. Drainage improvements including possible on-site detention, shall be provided under contract in accordance with Memphis/Shelby Stormwater Management Manual. A pro-rata fee for major drainage improvements through this site may be required for phased development.
   B. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
   C. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et sec.). The Developer should be aware that if an ARAP permit is required, he is responsible for any

design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.

D. Existing stream along the west property line will be maintained with proper buffer.

VII. MODIFICATIONS:

A. The Land Use Control Board may modify the bulk, access, landscaping, and sign requirements if equivalent alternatives are presented.

VIII. TIME LIMIT:

A. A final plan shall be filed within five (5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions, at the request of the applicant, subject to additional conditions and standards, if any. A request for a time extension shall be filed a minimum of 60 days prior to the expiration date.

IX. FINAL PLAN REQUIREMENTS

A. Any final plan shall include the following:
   1. The outline plan conditions.
   2. A standard subdivision contract as in accordance with the UDC.
   3. The exact location and dimensions including height, of all non-single family detached residential buildings, parking areas and number of parking spaces, drives, and required landscaping and screening.
   4. A rendering, including plan view and elevation, of any proposed development identification signs showing the height, dimensions, and design thereof.
   5. The location and ownership, whether public or private, of any easement.
   6. The following note shall be placed on the final plat of any development requiring on onsite storm water detention facilities: The areas denoted by “Reserved for Storm Water Detention” shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned, and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris, trash, and mowing.

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: **10/06/2026**
DATE

PUBLIC SESSION: **11/10/2026**
DATE

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

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.10 of the Memphis and Shelby County Unified Development Code approving a street name change at the subject property located between North Germantown Parkway and Market Farms Drive, known as case number SNC 2026-003

CASE NUMBER: SNC 2026-003

LOCATION: Between North Germantown Parkway and Market Farms Drive

COUNCIL DISTRICTS: District 1 and Super District 9

OWNER/APPLICANT: Lindsay Kennan/CC Drayton

REQUEST: Street name change from Ikea Way to Meetinghouse Way

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 Required**
Add to consent agenda requesting public hearing – **10/06/2026**
Public hearing – **11/10/2026**

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
09/10/2026 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]	9/21/26	STAFF PLANNER
		DEPUTY ADMINISTRATOR
[signature]	9/21/26	ADMINISTRATOR
[signature]	9/21/26	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

SNC 2026-003

RESOLUTION PURSUANT TO CHAPTER 9.10.1(C) OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A STREET NAME CHANGE AT THE SUBJECT PROPERTY LOCATED BETWEEN NORTH GERMANTOWN PARKWAY AND MARKET FARMS DRIVE, KNOWN AS CASE NUMBER SNC 2026-003

- This item is an ordinance with conditions to approve a street name change due to the recent closure of the IKEA store. As a result, the current street name, Ikea Way, no longer accurately reflects the identity or character of the surrounding area.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on ***Thursday, September 10, 2026*** the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SNC 2026-003
LOCATION:	Between North Germantown Parkway and Market Farms Drive
COUNCIL DISTRICT(S):	District 1 and Super District 9
OWNER/APPLICANT:	Lindsay Kennan/CC Drayton
REQUEST:	Street name change from Ikea Way to Meetinghouse Way
EXISTING ZONING:	Conservation Agriculture (CA)

The following spoke in support of the application: None

The following spoke in opposition the application: None

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

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

Respectfully,

Truus Abuosi

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

Cc: Committee Members
File

SNC 2026-003
CONDITIONS

Conditions

1. The street name change shall take effect sixty (60) days after approval by the Memphis City Council.

2. The applicant shall be responsible for the cost of replacing all street name sign blades affected by this change and for all applicable fees charged by Memphis Light, Gas and Water Division for address re-assignments.

3. The Address Assignment Department of the Memphis Light, Gas and Water Division shall notify the current property owners alongside the roadway segment of the street name change and its effective date.

A RESOLUTION APPROVING A STREET NAME CHANGE TO RENAME IKEA WAY TO MEETINGHOUSE WAY BETWEEN NORTH GERMANTOWN PARKWAY AND MARKET FARMS DRIVE, KNOWN AS CASE NUMBER SNC 2026-003

WHEREAS, Chapter 9.10 of the Memphis and Shelby County Unified Development Code, being a section of Joint Ordinance No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to change street names; and

WHEREAS, Lindsay Kennan filed an application with the Memphis and Shelby County Division of Planning and Development to change the name of Street from Ikea Way to Meetinghouse Way; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on September 10, 2026, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.10 of the Memphis and Shelby County Unified Development Code, a street name change is hereby approved, renaming Ikea Way to Meetinghouse Way between North Germantown Parkway and Market Farms Drive in accordance with the conditions set forth herein and as depicted on the Street Name Change Plan.

BE IT FURTHER RESOLVED, that this Resolution shall take effect from and after the date of its passage by the Council of the City of Memphis, as otherwise provided by law, the public welfare requiring it.

CONDITIONS

1. The street name change shall take effect sixty (60) days after approval by the Memphis City Council.

2. The applicant shall be responsible for the cost of replacing all street name sign blades affected by this change and for all applicable fees charged by Memphis Light, Gas and Water Division for address re-assignments.

3. The Address Assignment Department of the Memphis Light, Gas and Water Division shall notify the current property owners alongside the roadway segment of the street name change and its effective date.

STREET NAME CHANGE PLAN

Subject right-of-way indicated in red.

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: 2 **L.U.C.B. MEETING:** September 10, 2026

CASE NUMBER: SNC 2026-003

LOCATION: Between North Germantown Parkway and Market Farms Drive

COUNCIL DISTRICT: District 1 and Super District 9

APPLICANT: Lindsay Kennan

REPRESENTATIVE: Lindsay Kennan

REQUEST: Street name change from Ikea Way to Meetinghouse Way

LENGTH: +/-2,030 feet

CONCLUSIONS

1. The applicant is requesting to rename Ikea Way to Meetinghouse Way. The existing street name was established to reflect the presence of the IKEA retail store. With the recent closure of the IKEA store, the existing street name no longer accurately represents the identity or character of the area.

2. Staff finds that the proposed street name change is appropriate because it removes a street name that is directly associated with a former business no longer operating at the site. Renaming the street to Meetinghouse Way will provide a more relevant and enduring identity for the corridor that reflects the site's current and anticipated future use. The proposed name also improves wayfinding by reducing potential confusion for visitors, delivery services, and emergency responders who may otherwise associate the street with a business that no longer exists.

3. The proposed street name change is expected to have minimal impacts on addressing. Only five properties are currently addressed along this section of Ikea Way. Based on the foregoing, staff finds the proposed street name change to be reasonable and consistent with the intent of maintaining an accurate and identifiable street naming system.

CONSISTENCY WITH MEMPHIS 3.0

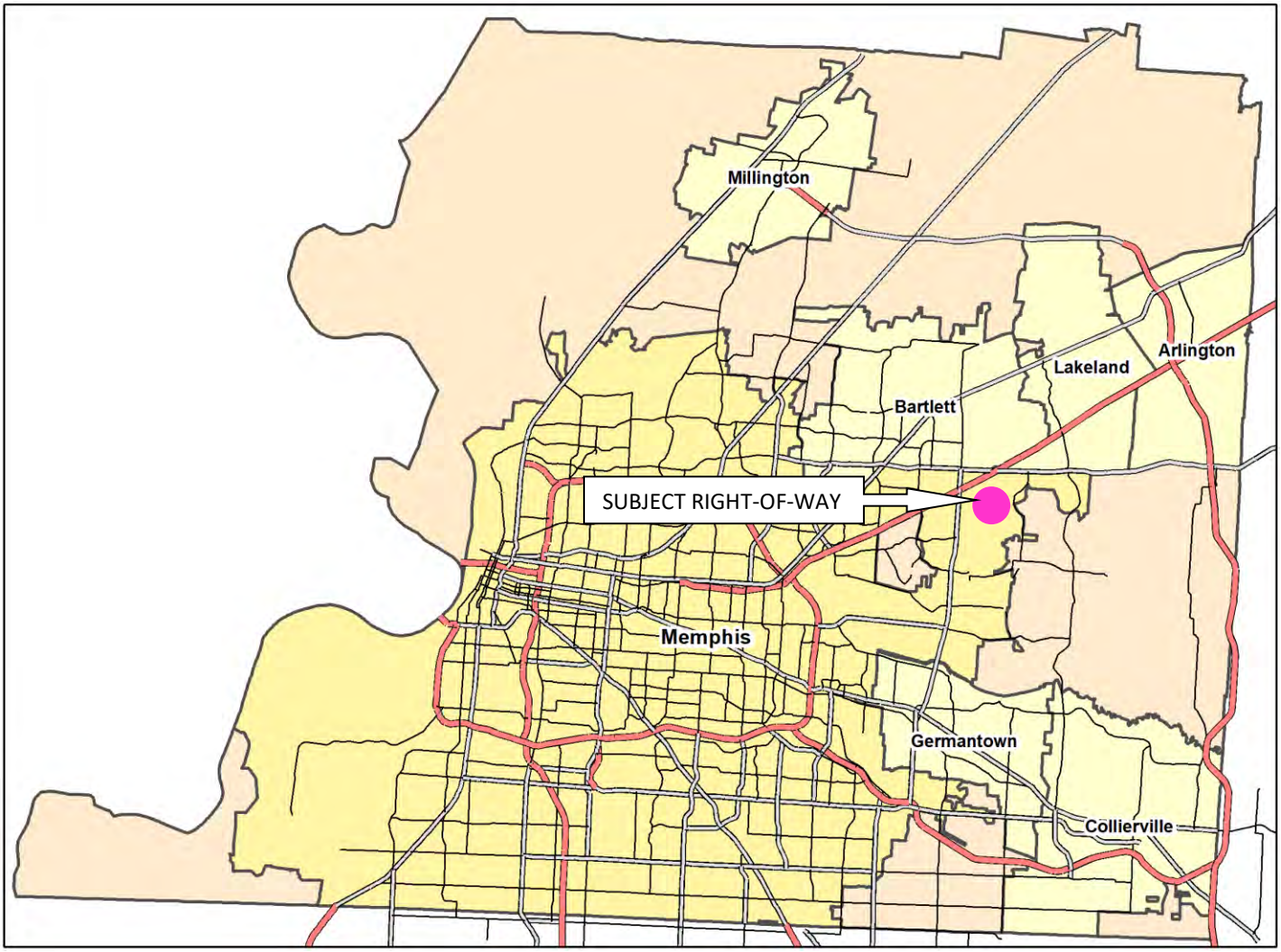
This proposal is inapplicable with the Memphis 3.0 General Plan per the land use decision criteria.

RECOMMENDATION:

Approval with conditions

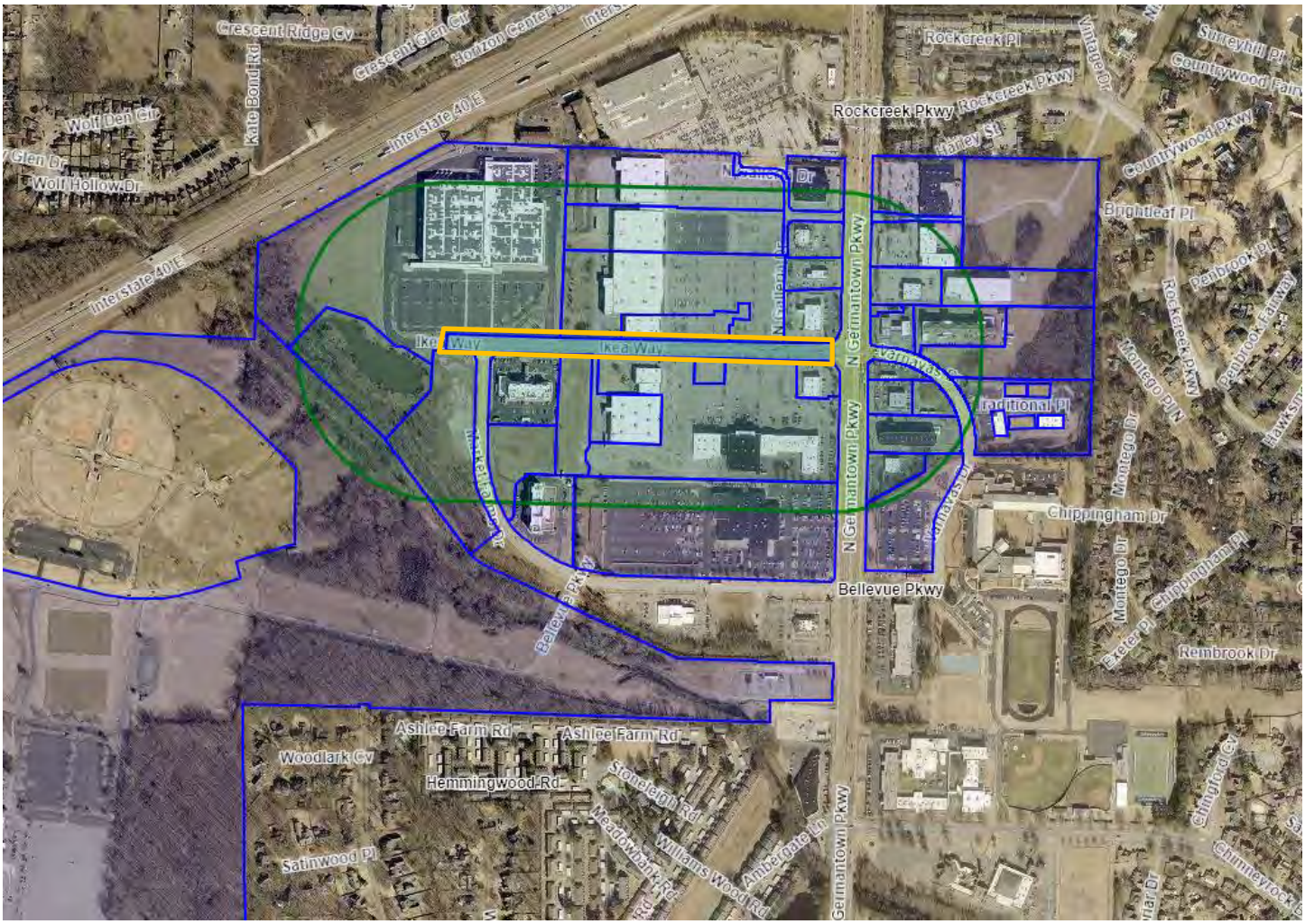
Staff Writer: ***Truus Abuosi*** **E-mail:** ***Truus.Abuosi@memphistn.gov***

LOCATION MAP



Subject right-of-way located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject right-of-way highlighted in orange.

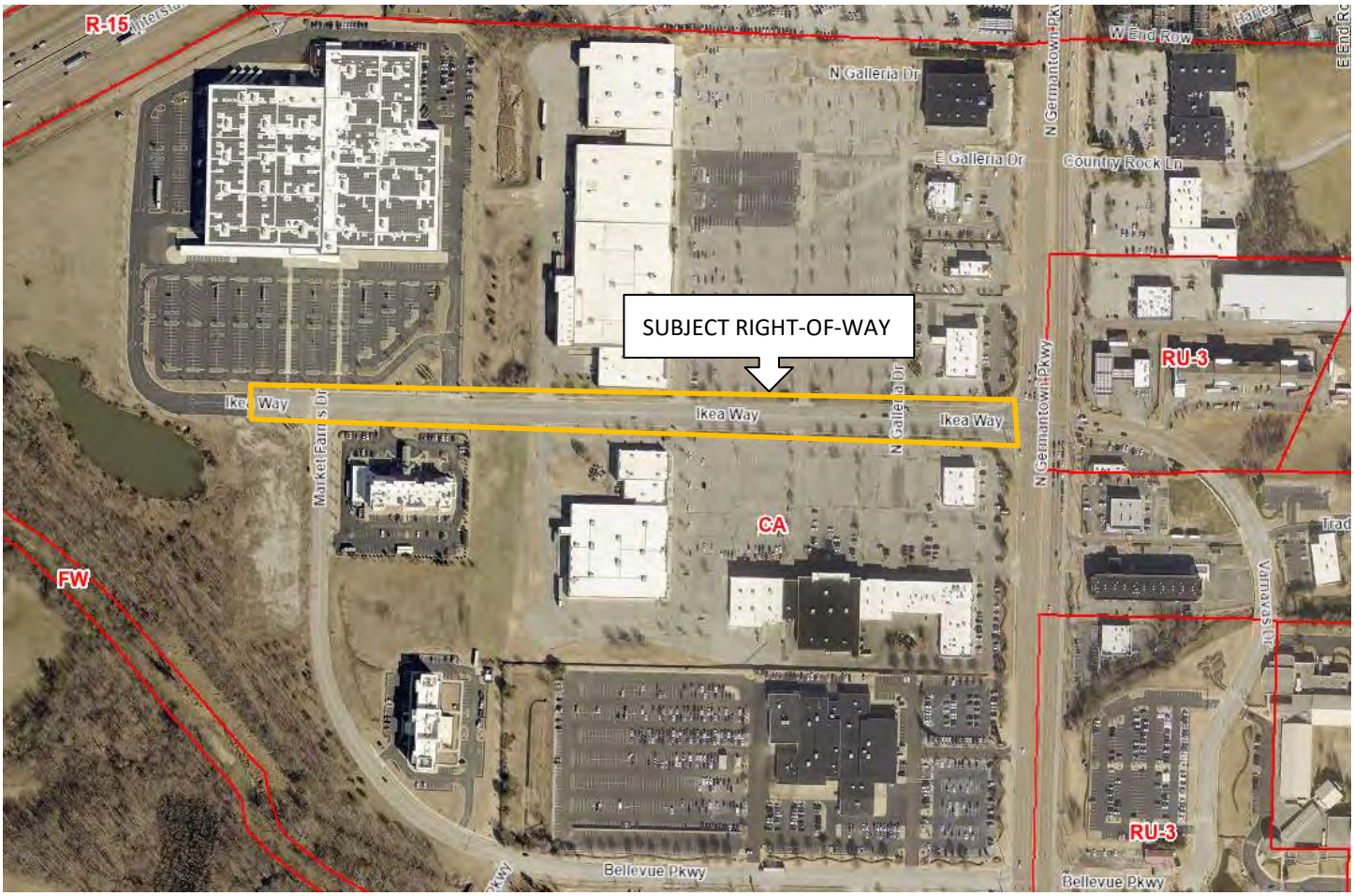
PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed. A total of 31 notices were mailed on July 13, 2026, see page 13 of this report for a copy of said notice.

AERIAL

Subject right-of-way indicated in orange.

ZONING MAP



Subject right-of-way indicated in orange.

LAND USE MAP

Subject right-of-way indicated in orange.

SITE PHOTOS

View of Ikea Way looking from North Germantown Parkway.

View of Ikea Way (continuation).

View of Ikea Way (continuation).

View of Ikea Way (continuation).

View of Ikea Way (continuation).

View of Ikea Way (continuation).

STREET NAME CHANGE PRELIMINARY PLAN

Subject right-of-way indicated in red.

CASE REVIEW

Request
The request is a street name change from Ikea Way to Meetinghouse Way

Site Details
Address:
Between North Germantown Parkway and Market Farms Drive

Length:
+/-2,030 feet

Description:
The subject right-of-way is approximately 2,030 feet extending between North Germantown Parkway and Market Farms Drive.

Analysis
The applicant is requesting to rename Ikea Way to Meetinghouse Way. The existing street name was established to reflect the presence of the IKEA retail store. With the recent closure of the IKEA store, the existing street name no longer accurately represents the identity or character of the area.

Staff finds that the proposed street name change is appropriate because it removes a street name that is directly associated with a former business no longer operating at the site. Renaming the street to Meetinghouse Way will provide a more relevant and enduring identity for the corridor that reflects the site's current and anticipated future use. The proposed name also improves wayfinding by reducing potential confusion for visitors, delivery services, and emergency responders who may otherwise associate the street with a business that no longer exists.

The proposed street name change is expected to have minimal impacts on addressing. Only five properties are currently addressed along this section of Ikea Way. Based on the foregoing, staff finds the proposed street name change to be reasonable and consistent with the intent of maintaining an accurate and identifiable street naming system.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions
1. The street name change shall take effect sixty (60) days after approval by the Memphis City Council.

2. The applicant shall be responsible for the cost of replacing all street name sign blades affected by this change and for all applicable fees charged by Memphis Light, Gas and Water Division for address re-assignments.

3. The Address Assignment Department of the Memphis Light, Gas and Water Division shall notify the current property owners alongside the roadway segment of the street name change and its effective date.

DEPARTMENTAL COMMENTS

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

City/County Engineer: No comments received.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/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, 2025 at 8 AM.**

CASE NUMBER:	SNC 2026-003
ADDRESS:	Between North Germantown Parkway and Market Farms Drive
REQUEST:	Rename Ikea Way to Market Plaza Drive
APPLICANT:	Lindsay Kennan

Meeting Details

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

Time: 9:00 AM

Date: Thursday, August13, 2026

VICINITY MAP

31 Notices Mailed 7/13/2026

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.

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Street Name Change

Record Detail Information

Record Type: Street Name Change

Record Status: Additional Info Required

Opened Date: July 1, 2026

Record Number: SNC 2026-003

Expiration Date:

Record Name: -

Description of Work: -

Parent Record Number:

Address:

Owner Information

Primary	Owner Name
N	

Owner Address

Owner Phone

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chloe Christion
Date of Meeting	07/01/2026
Pre-application Meeting Type	Email

GENERAL INFORMATION

List any relevant former Docket / Case Number(s) related to previous applications on this site	-
Existing Street Name	Ikea Way
Proposed Street Name	Market Plaza Drive
Reason for Change	Removal of identification of former retail location.
Name Change Starts At	N Germantown Parkway
And Proceeds To	Market Farms Drive
Length Of Street Name Change	2030

GIS INFORMATION

Page 1 of 3

SNC 2026-003

Case Layer	-
Central Business Improvement District	No
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
State Route	-
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ALL INTERSECTING STREETS

Intersecting Street 1:	N Germantown Parkway
Intersecting Street 2:	Market Farms Drive

Contact Information

Name
LINDSAY KENNAN

Contact Type
APPLICANT

Address

Phone
(610)834-0180

Name
KEVIN GILBERT

Contact Type
PROPERTY OWNER OF RECORD

Address

Phone
(610)834-0180

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1742886	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	07/01/2026
1742989	Street Name Change	1	400.00	INVOICED	0.00	07/02/2026
1742989	Credit Card Use Fee (.026 x fee)	1	10.40	INVOICED	0.00	07/02/2026

Total Fee Invoiced: $410.40 Total Balance: $0.00

PROPERTY OWNER'S 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, Kevin Gilbert *(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 vice president of 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 7900 IKEA Way

and further identified by Assessor's Parcel Number 096500 00763 and 095400 00600

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* July *in the year of* 2026

Nicole Michelle Hallahan
Signature of Notary Public

12/24/2029
My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
Nicole Michelle Hallahan, Notary Public
Montgomery County
My commission expires December 24, 2029
Commission number 1465133
Member, Pennsylvania Association of Notaries

LETTER OF INTENT

IKEA Property, Inc.
420 Alan Wood Road
Conshohocken, PA 19428

June 30, 2026

Chair Mary Sharp and Members of the Land Use Control Board
Memphis City Council Office
125 N. Main Street, Suite 514
Memphis, TN 38103

Subject: Request for Roadway Renaming from "Ikea Way" to "Market Plaza Drive"

Dear Chair May Sharp and Members of the Land Use Control Board,

I am writing to formally request approval for the renaming of the roadway currently designated as *Ikea Way* to its former name, *Market Plaza Drive*, located in Memphis, Tennessee.

This request is being submitted as part of the recent closure and ongoing transition of the property associated with this roadway. The name "Ikea Way" was originally established to reflect the presence of the IKEA retail establishment at this location. As that use has since ceased, the continuation of the IKEA-branded roadway no longer accurately represents the current or future identity of the site.

The proposed renaming serves two primary purposes:

1. **Removal of Obsolete Branding:**
   The existing street name is directly tied to a former corporate occupant that no longer operates at the property. Maintaining this branding may create confusion for visitors, tenants, emergency services, and the broader community. Renaming the roadway will eliminate references to a prior use that is no longer relevant.
2. **Restoration of Prior Naming Convention:**
   The proposed name, *Market Plaza Drive*, reflects the roadway's historical designation. Reinstating this name provides continuity with the area's broader commercial character and supports a neutral, flexible identity for future development.

We believe this change is consistent with the City of Memphis's renaming principles, particularly with respect to clarity, accuracy, and community relevance. The renaming will improve wayfinding, reduce potential confusion, and better represent the evolving nature of the property.

We respectfully request the Commission's consideration and approval of this renaming application.

Thank you for your time and consideration.

Sincerely,

Lindsay Kennan

Real Estate Development Leader
IKEA Property, Inc.
Lindsay.Kennan@ingka.ikea.com

LETTERS RECEIVED

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

Outlook

Case Number SNC 2026-003 Ikea Way to Market Plaza Drive

From Brad Smith <bds@stonecrestinvestments.com>
Date Mon 8/10/2026 11:27 AM
To Abuosi, Truus <Truus.Abuosi@memphistn.gov>

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

We originally developed the Countrywood Shopping Center located on the SWC of Germantown Parkway and what was then called Market Plaza Drive. Our original Partnership still owns a 2.39 acre site on the west side of the original center and it fronts on this road. We are in FAVOR and Support the name change back from Ikea Way to Market Plaza Drive. Thank You,

Bradley D. Smith
Chief Executive Officer
StoneCrest Investments
595 Round Rock West Drive Ste 701
Round Rock, TX 78681
(512)681-1000 x 1010
(512) 415-7023 (mobile)
www.stonecrestinvestments.com

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Street Name Change

Record Detail Information

Record Type: Street Name Change

Record Status: Additional Info Required

Opened Date: July 1, 2026

Record Number: SNC 2026-003

Expiration Date:

Record Name: -

Description of Work: -

Parent Record Number:

Address:

Owner Information

Primary **Owner Name**

N

Owner Address **Owner Phone**

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chloe Christion
Date of Meeting	07/01/2026
Pre-application Meeting Type	Email

GENERAL INFORMATION

List any relevant former Docket / Case Number(s) related to previous applications on this site	-
Existing Street Name	Ikea Way
Proposed Street Name	Market Plaza Drive
Reason for Change	Removal of identification of former retail location.
Name Change Starts At	N Germantown Parkway
And Proceeds To	Market Farms Drive
Length Of Street Name Change	2030

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
State Route	-
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ALL INTERSECTING STREETS

Intersecting Street 1:	N Germantown Parkway
Intersecting Street 2:	Market Farms Drive

Contact Information

Name
LINDSAY KENNAN

Contact Type
APPLICANT

Address

Phone
(610)834-0180

Name
KEVIN GILBERT

Contact Type
PROPERTY OWNER OF RECORD

Address

Phone
(610)834-0180

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1742886	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	07/01/2026
1742989	Street Name Change	1	400.00	INVOICED	0.00	07/02/2026
1742989	Credit Card Use Fee (.026 x fee)	1	10.40	INVOICED	0.00	07/02/2026

Total Fee Invoiced: $410.40 Total Balance: $0.00

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

LAND USE CONTROL BOARD STREET NAME CHANGE APPLICATION
TO FILE ONLINE USE THE DEVELOP 901 CITIZEN PORTAL

Date: 6/30/2026 Previous Case/Docket #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: IKEA Property, Inc. Phone #: 610-834-0180

Mailing Address: 420 Alan Wood Road City/State: Conshohocken, PA Zip: 19428

Property Owner Email Address: Lindsay.Kennan@ingka.ikea.com

Applicant: IKEA Property, Inc. Phone #: 610-834-0180

Mailing Address: 420 Alan Wood Road City/State: Conshohocken, PA Zip: 19428

Applicant Email Address: Lindsay.Kennan@ingka.ikea.com

Representative: Lindsay Kennan Phone #: 610-834-0180

Mailing Address: 420 Alan Wood Road City/State: Conshohocken, PA Zip: 19428

Representative Email Address: Lindsay.Kennan@ingka.ikea.com

Architect/Engineer/Surveyor: _____ Phone #: _____

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

Architect/Engineer/Surveyor Email Address: _____

PREMISES LOCATION

Existing Street Name: IKEA Way Proposed Street Name: Market Plaza Drive

Reason for Change: IKEA, an international furniture retailer, has vacated their site located at 7900 IKEA Way and seeks to remove all identification of the former retail location.

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

Planner: Chloe Christion **Date of Meeting:** 7/1/2026

Name change starts at: N Germantown Parkway and proceeds to: Market Farms Drive

Length of street name change (feet): _____

Intersecting streets where a street name sign will need to be changed:

A. N. Germantown Parkway	B. Market Farms Drive	C. _____
D. _____	E. _____	F. _____
G. _____	H. _____	I. _____
J. _____	K. _____	L. _____
M. _____	N. _____	O. _____
P. _____	Q. _____	R. _____
S. _____	T. _____	U. _____
V. _____	W. _____	X. _____
Y. _____	Z. _____	AA. _____
BB. _____	CC. _____	DD. _____
EE. _____	FF. _____	GG. _____
HH. _____	II. _____	JJ. _____
KK. _____	LL. _____	MM. _____
NN. _____	OO. _____	PP. _____

Note the applicant is responsible for the cost of new street name signs and their installation.

LAND USE CONTROL BOARD STREET NAME CHANGE APPLICATION GUIDE

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

GENERAL INFORMATION

UNIFIED DEVELOPMENT CODE (UDC) REFERENCES FOR STREET NAME CHANGES:

a) Street Name Change – UDC Chapter 9.10

PROPERTY OWNER OF RECORD – The property owner may either be the government of jurisdiction or an abutting property owner along the street that is associated with this application.

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

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

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

APPLICATION ASSISTANCE – Click here to view a list of firms and individuals who frequently provide assistance with the

filing of applications with the Division of Planning and Development.

FILING FEE(S) – See the Fee Schedule. Make checks payable to *"M/SC Division of Planning and Development"*

REQUIRED DOCUMENTS

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

LETTER OF INTENT – A brief narrative statement generally describing the nature, location, and extent of the proposed street name change and the reason for said change.

STREET NAME CHANGE PRELIMINARY PLAN – In general, the plan must identify the precise location of the entire length of the subject street and identify all intersecting cross streets.

OWNER AFFIDAVIT – Affidavit of ownership or owner designee.

DEED(S) – Most recent deed(s) on file with Shelby County Register of Deeds, if filed by an abutting property owner.

Additional documents may be required prior to approval.

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Kevin Gilbert _____ _____, *state that I have read the definition of*
(Print Name) *(Sign Name)*

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

☑ *I am the vice president of 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 7900 IKEA Way _____

and further identified by Assessor's Parcel Number 096500 00763 and 095400 00600 _____,

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* July *in the year of* 2026.

Nicole Michelle Hallahan _____ 12/24/2029 _____
Signature of Notary Public *My Commission Expires*

Commonwealth of Pennsylvania - Notary Seal
Nicole Michelle Hallahan, Notary Public
Montgomery County
My commission expires December 24, 2029
Commission number 1465133
Member, Pennsylvania Association of Notaries

Payment Information

Payment Amount	Method of Payment
$410.40	Credit Card

SNC 2026-003

IKEA Property, Inc.
420 Alan Wood Road
Conshohocken, PA 19428

June 30, 2026

Chair Mary Sharp and Members of the Land Use Control Board
Memphis City Council Office
125 N. Main Street, Suite 514
Memphis, TN 38103

Subject: Request for Roadway Renaming from "Ikea Way" to "Market Plaza Drive"

Dear Chair May Sharp and Members of the Land Use Control Board,

I am writing to formally request approval for the renaming of the roadway currently designated as *Ikea Way* to its former name, *Market Plaza Drive*, located in Memphis, Tennessee.

This request is being submitted as part of the recent closure and ongoing transition of the property associated with this roadway. The name "Ikea Way" was originally established to reflect the presence of the IKEA retail establishment at this location. As that use has since ceased, the continuation of the IKEA-branded roadway no longer accurately represents the current or future identity of the site.

The proposed renaming serves two primary purposes:

1. **Removal of Obsolete Branding:**
   The existing street name is directly tied to a former corporate occupant that no longer operates at the property. Maintaining this branding may create confusion for visitors, tenants, emergency services, and the broader community. Renaming the roadway will eliminate references to a prior use that is no longer relevant.

2. **Restoration of Prior Naming Convention:**
   The proposed name, *Market Plaza Drive*, reflects the roadway's historical designation. Reinstating this name provides continuity with the area's broader commercial character and supports a neutral, flexible identity for future development.

We believe this change is consistent with the City of Memphis's renaming principles, particularly with respect to clarity, accuracy, and community relevance. The renaming will improve wayfinding, reduce potential confusion, and better represent the evolving nature of the property.

We respectfully request the Commission's consideration and approval of this renaming application.

Thank you for your time and consideration.

Sincerely,

Lindsay Kennan

Real Estate Development Leader
IKEA Property, Inc.
Lindsay.Kennan@ingka.ikea.com

ABUTTING PROPERTY OWNERS EXHIBIT

Proposed Street Renaming: Ikea Way to Market Plaza Drive
Memphis, Shelby County, Tennessee

Abutting Property Owners:

Ref.	Parcel ID	Owner Name	Site Address
1	096500 00722	GRH Glenwood LLC & MRH Venture Capital	0 IKEA Way
2	096500 00737	Wolfchase Hospitality Inc	7955 IKEA Way
3	096500 00754	Market Plaza Owners Association	IKEA Way
4	096500 00763	IKEA Property Inc	7900 IKEA Way
5	096500 00770	Countrywood Plaza Memphis I LLC	0 IKEA Way

Exhibit Notes:

Red corridor denotes the roadway proposed to be renamed from Ikea Way to Market Plaza Drive. Blue outline denotes the subject IKEA property.

Prepared for City of Memphis street renaming review.

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

September 10, 2026

IKEA Property, Inc

Sent via electronic mail to: ccdrayton@bakerdonelson.com

Case Number: SNC 2023-003
LUCB Decision: Approval with conditions

Dear applicant,

On Thursday, September 10, 2026, the Memphis and Shelby County Land Use Control Board recommended ***approval*** of your street name change application to rename Ikea Way to Meetinghouse Way, more particularly described as follows: between North Germantown Parkway and Market Farms Drive, subject to the following conditions:

1. The street name change shall take effect sixty (60) days after approval by the Memphis City Council.

2. The applicant shall be responsible for the cost of replacing all street name sign blades affected by this change and for all applicable fees charged by Memphis Light, Gas and Water Division for address re-assignments.

3. The Address Assignment Department of the Memphis Light, Gas and Water Division shall notify the current property owners alongside the roadway segment of the street name change and its effective date.

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.

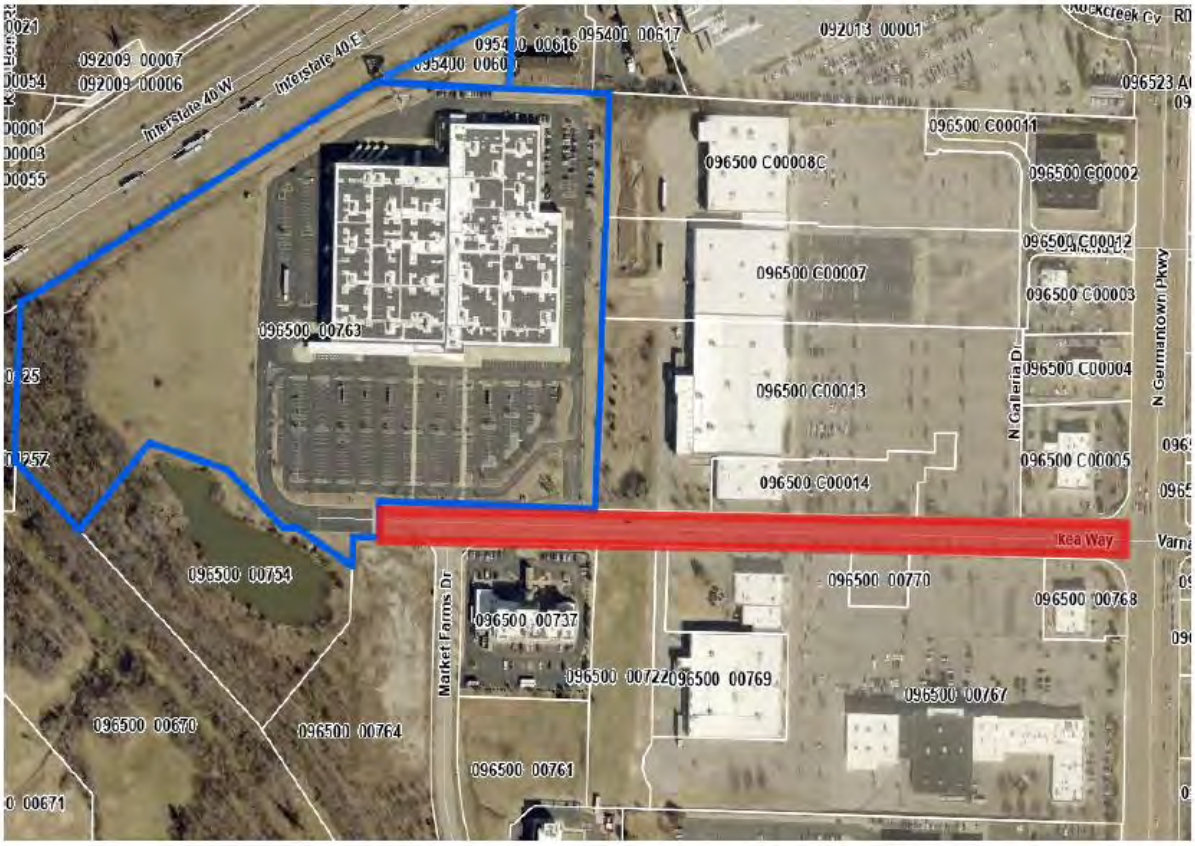
Respectfully,

Truus Abuosi

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

File

STREET NAME CHANGE PRELIMINARY PLAN



CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

__Planning & Zoning__ **COMMITTEE:** **10/07/2026**
DATE

PUBLIC SESSION: **10/07/2026**
DATE

ITEM (*CHECK ONE*)
_____ ORDINANCE ___X__ RESOLUTION ____ REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution directing the Zoning Administrator to submit an application to replace the zoning map for the City of Memphis in its entirety.

CASE NUMBER: N/A

LOCATION: Entire City

COUNCIL DISTRICTS: All Council Districts

OWNER/APPLICANT: Division of Planning and Development

REPRESENTATIVE: Brett Ragsdale, Director

REQUEST: Direct the Zoning Administrator to proceed with filing an application to replace the zoning map in its entirety.

AREA: N/A

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**
Hearing – October 7, 2026

PRIOR ACTION ON ITEM:

_____ APPROVAL - (1) APPROVED (2) DENIED
_____ DATE
_____ ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	DATE	***POSITION***
Nicholas Lamp	9/28/26	PLANNER II
		DEPUTY ADMINISTRATOR
	9/28/26	ADMINISTRATOR
Brett Ragsdale	9/28/26	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

RESOLUTION DIRECTING THE ZONING ADMINISTRATOR TO SUBMIT AN APPLICATION TO REPLACE THE ZONING MAP FOR THE CITY OF MEMPHIS IN ITS ENTIRETY

- This item is a resolution which would direct the Zoning Administrator to file an application to replace the zoning map in its entirety.

- In August 2023, the Council directed DPD to begin public engagement with the goal of producing recommended changes to the City's zoning regulations, including both the UDC text and the zoning map.

- Since 2023, DPD has been conducting this engagement and has subsequently published multiple public drafts of both the text and map. Our current public draft of the map can be found here via 901UDCUpdate.com.

- Final drafts of both the map and text will be made available prior to the submission of the application.

- If approved, the currently pending joint ordinance known as ZTA 2026-002 will require DPD to mail public notice. The approval of this resolution will allow DPD to move forward with mailing that notice. This ordinance was approved by the County Commission on August 24 and is set to be considered on third reading by the Council at its October 7 meeting.

- This item does not require City expenditure.

RESOLUTION DIRECTING THE ZONING ADMINISTRATOR TO SUBMIT AN APPLICATION TO REPLACE THE ZONING MAP FOR THE CITY OF MEMPHIS IN ITS ENTIRETY

WHEREAS, on December 3, 2019, the Memphis City Council ("the Council") adopted the Memphis 3.0 Comprehensive Plan to guide land use decisions and other built environmental considerations throughout the City of Memphis ("the City"); and

WHEREAS, on August 22, 2023, the Council, by resolution, directed the Memphis and Shelby County Division of Planning and Development ("DPD") to initiate a public process to generate community input to direct modifications to the Memphis and Shelby County Unified Development Code ("the UDC"), including both its text and the zoning map; and

WHEREAS, DPD has since conducted the aforementioned public process and incorporated its results into multiple public drafts of a new UDC text and zoning map; and

WHEREAS, DPD has satisfied the requirements outlined in the Council's August 2023 direction, specifically by hosting at least 1 community meeting in each single-member Council district and by periodically providing updates to the Council at meetings of the Planning and Zoning Committee; and

WHEREAS, the Council finds that the existing zoning map, having not been comprehensively replaced in over seventy years, has become misaligned with the City's various goals, including but not limited to those described in the Memphis 3.0 Comprehensive Plan; and

WHEREAS, the Council now wishes that the Zoning Administrator submit a recommended zoning map for formal consideration by the Land Use Control Board and the Council in order to make necessary and appropriate revisions.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that the Zoning Administrator be directed to submit an application to replace the City's zoning map in its entirety.

BE IT FURTHER RESOLVED, that this application be considered according to the procedure outlined in the relevant provisions of the UDC in effect at the time of its submission.

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.

ATTEST:

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

WHEREAS, when worthy circumstances arise, the Memphis City Council has seen fit to name certain public roads to honor citizens who have served the City of Memphis, and **Bishop Gregory M. Askew, Sr.**, is certainly befitting of this great honor; and

WHEREAS, Bishop Gregory M. Askew, Sr. is a graduate of Northside High School, The University of Arkansas at Pine Bluff, and the University of Memphis. Bishop Askew is known for his academic achievements, compassion, wisdom, and unwavering faith, which have guided him personally and professionally; and

WHEREAS, Bishop Gregory M. Askew, Sr. received his call to preach the Gospel of Jesus Christ at nineteen. He served under the leadership of Bishop GE Patterson as assistant Pastor of Temple of Deliverance. In December 2001, Bishop JL Maynard, the Jurisdictional Prelate of Tennessee Fourth, appointed him as pastor of Jubilee Church of God in Christ. Under his leadership, Jubilee has grown to over six hundred active members. The Jubilee Church is a beacon of light in the Raleigh-Bartlett area of Memphis, TN; and

WHEREAS, Bishop Gregory M. Askew, Sr. during the challenging economic trials of 2010 through 2013, under Pastor Askew's leadership, Jubilee COGIC led a free feeding program that provided food for the hungry. Thousands of Memphians and people from surrounding cities benefited from the free food given daily. Bishop Askew's leadership has not only grown the church but also made a significant impact on the community, providing hope and sustenance during difficult times; and

WHEREAS, Bishop Gregory M. Askew, Sr. commitment to the Church of God in Christ at the State and National levels is unwavering. He has been the YPWW President and Chairman of the TN 4th Jurisdictional AIM. From 2000 through 2005, he worked as the Assistant General Secretary of Information Technologies under the auspices of the late Elder AZ Hall, Jr., General Secretary. He has also been a National Adjutant in the Church. Bishop Askew serves as an Administrative Assistant to Bishop JL Maynard of the Tennessee Fourth Jurisdiction, Superintendent of the UE Miller Memorial District, and Jurisdictional Overseer. His loyalty and dedication to the Church are a cornerstone of his life's work; and

WHEREAS, Bishop Gregory M. Askew, Sr. for more than 46 years, has extended his ministry beyond the walls of the church. His service has reached hospitals, schools, college campuses, law enforcement agencies, apartment communities, nursing homes, families in need, young people pursuing their education, and individuals facing some of life's most difficult circumstances.

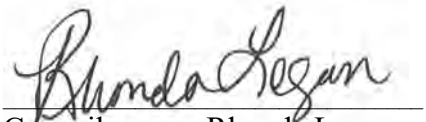
NOW THEREFORE, BE IT RESOLVED by the Memphis City Council that Stage Road between Coleman Road and Fargo Road be declared

Bishop Gregory M. Askew, Sr. Street

in honor of his exceptional contributions to the Memphis community.

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

Adopted: Tuesday, October 6, 2026



Councilwoman Rhonda Logan
Memphis City Council, District 1