RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 1470 NORTH GERMNATOWN PARKWAY, KNOWN AS CASE NUMBER MJR 2026-022 (PD 2021-024 CORRES.)

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

WHEREAS, the Cindy Reaves, SR Consulting, LLC filed an application with the Memphis and Shelby County Division of Planning and Development Major modification to PD 2021-024 to reflect a change of ownership for a car wash; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on October 08, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (OG) District with the following uses prohibited:

Group Shelter
Transitional home
Automobile service station
Gasoline sales
General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of Club Car Wash 1470 Germantown, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.
Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.

2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

1. Maximum building height shall be thirty-five (35) feet, excluding penthouses.

2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on

roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

VIII. Site Plan Review by the Office of Planning and Development

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development prior to approval of any final plan.

B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations

2. Adequacy of public facilities (streets, sewers, drainage, etc.)

3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.

4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan conditions

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

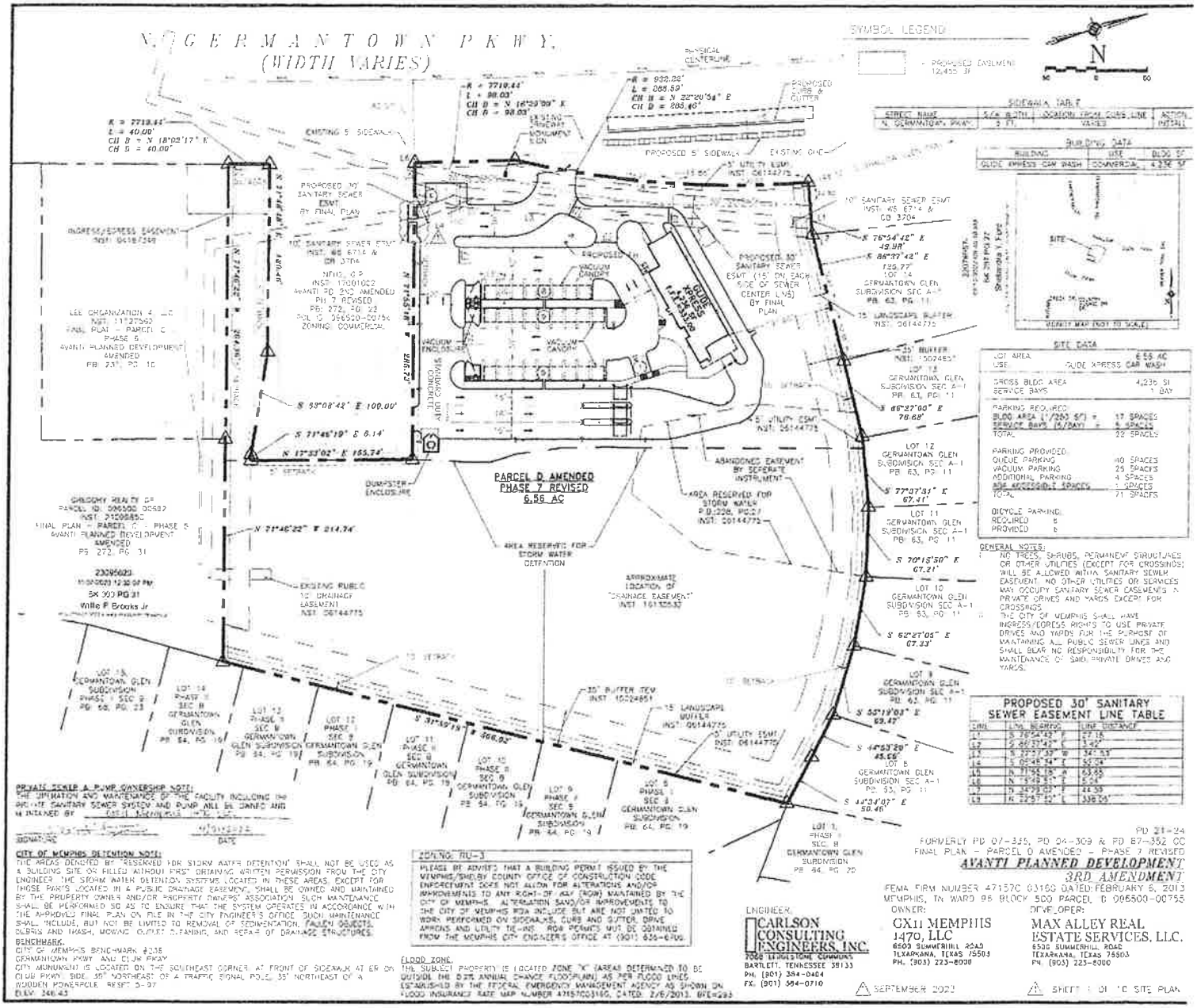
F. The location and ownership, whether public or private, of any easement.

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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.

CONCEPT PLAN



ATTEST:

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

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 1470 NORTH GERMNATOWN PARKWAY, KNOWN AS CASE NUMBER MJR 2026-022 (PD 2021-024 CORRES.)

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

WHEREAS, the Cindy Reaves, SR Consulting, LLC filed an application with the Memphis and Shelby County Division of Planning and Development Major modification to PD 2021-024 to reflect a change of ownership for a car wash; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on October 08, 2026; and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (OG) District with the following uses prohibited:

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Transitional home
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General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of Club Car Wash 1470 Germantown, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.
Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.

2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

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2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

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E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

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F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on

roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

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A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

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D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

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G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

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C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

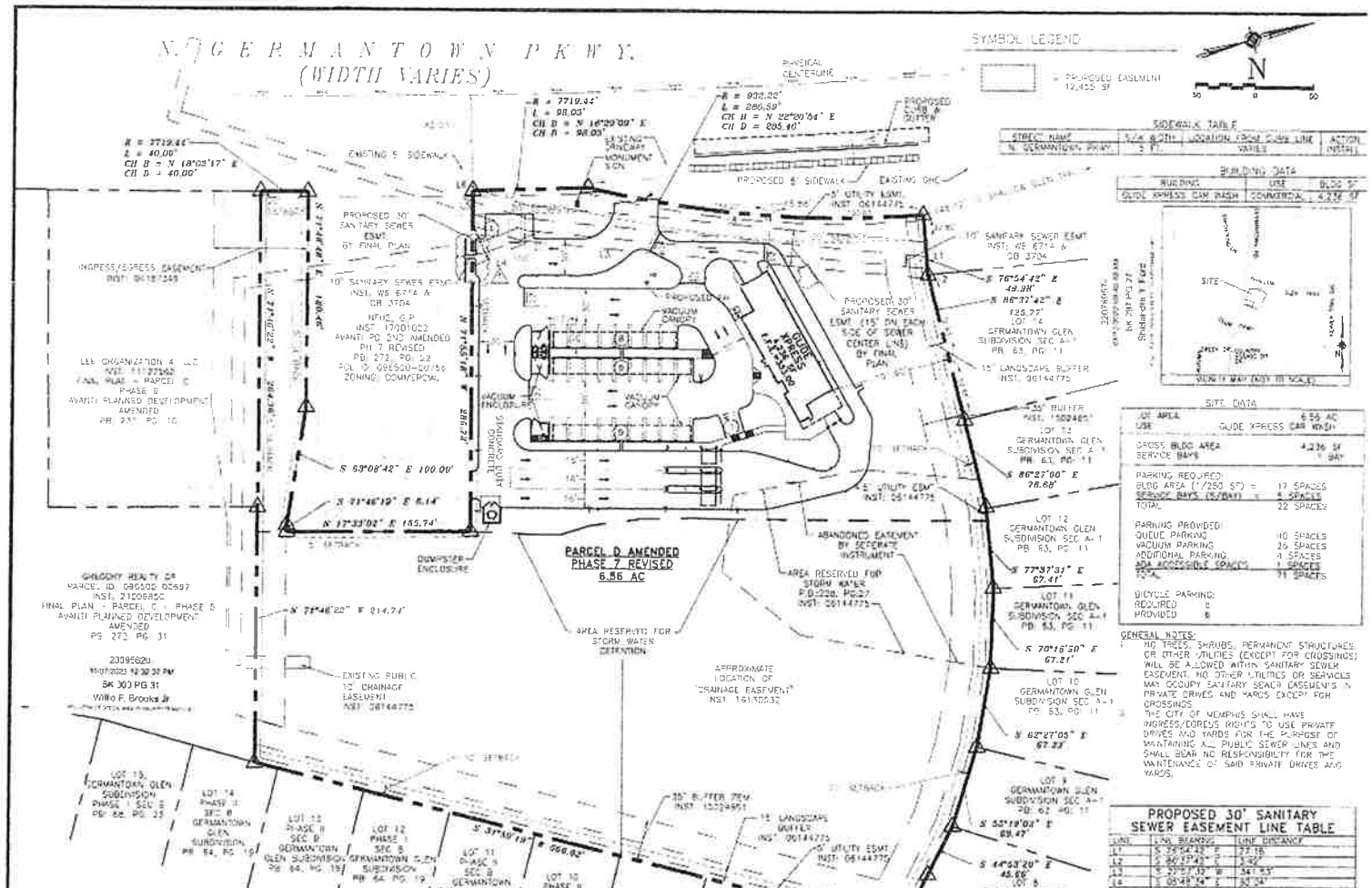
F. The location and ownership, whether public or private, of any easement.

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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.

CONCEPT PLAN



ATTEST:

CC: Division of Planning and Development
– Land Use and Development Services
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Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales

A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of Club Car Wash 1470 Germantown, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.

Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

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2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

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III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on

roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

VIII. Site Plan Review by the Office of Planning and Development

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development prior to approval of any final plan.

B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations

2. Adequacy of public facilities (streets, sewers, drainage, etc.)

3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.

4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan conditions

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

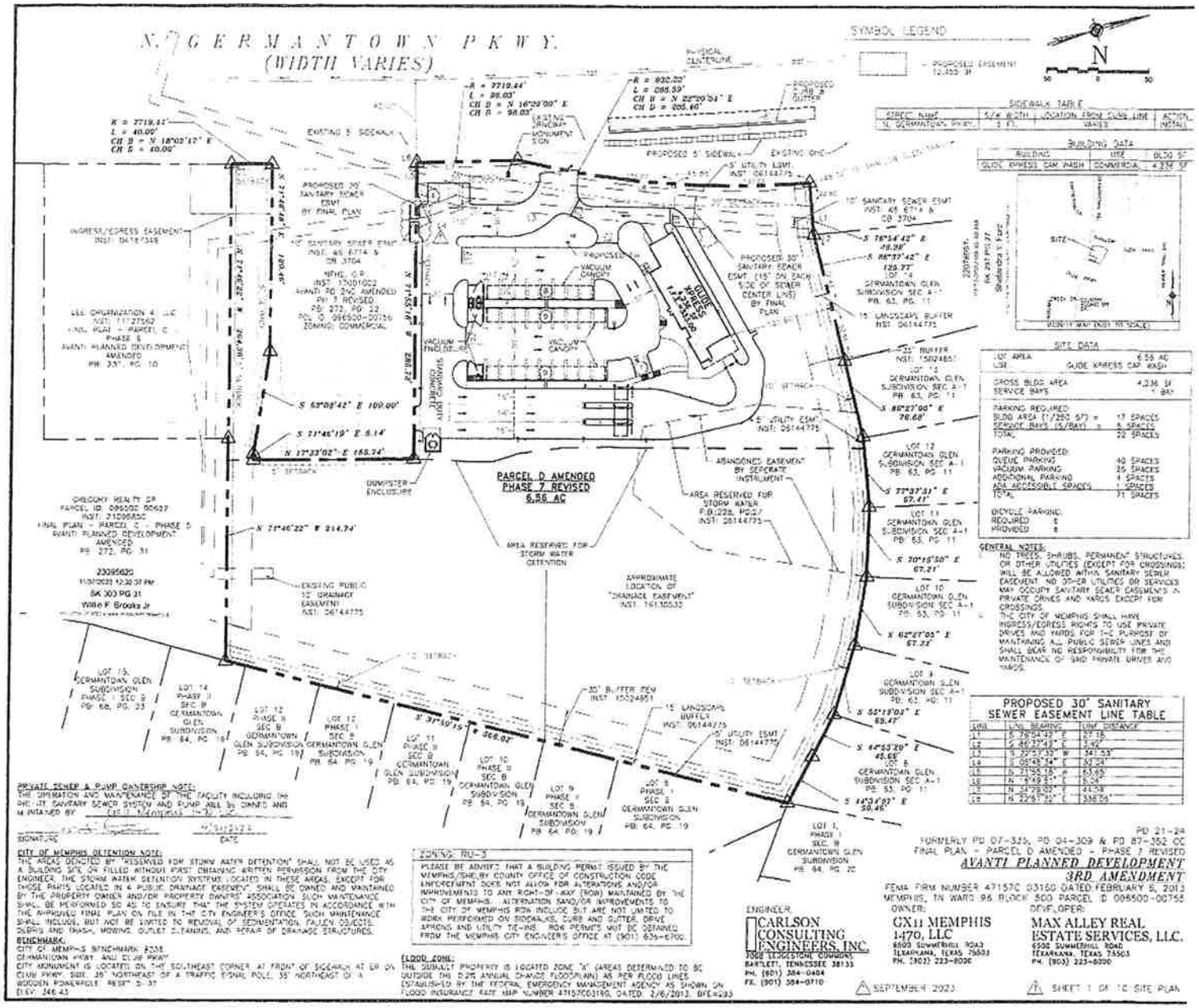
F. The location and ownership, whether public or private, of any easement.

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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.

CONCEPT PLAN



ATTEST:

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

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 1470 NORTH GERMNATOWN PARKWAY, KNOWN AS CASE NUMBER MJR 2026-022 (PD 2021-024 CORRES.)

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

WHEREAS, the Cindy Reaves, SR Consulting, LLC filed an application with the Memphis and Shelby County Division of Planning and Development Major modification to PD 2021-024 to reflect a change of ownership for a car wash; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on October 08, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (OG) District with the following uses prohibited:

Group Shelter
Transitional home
Automobile service station
Gasoline sales
General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of Club Car Wash 1470 Germantown, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.
Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.

2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

1. Maximum building height shall be thirty-five (35) feet, excluding penthouses.

2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on

roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

VIII. Site Plan Review by the Office of Planning and Development

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development prior to approval of any final plan.

B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations

2. Adequacy of public facilities (streets, sewers, drainage, etc.)

3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.

4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan conditions

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

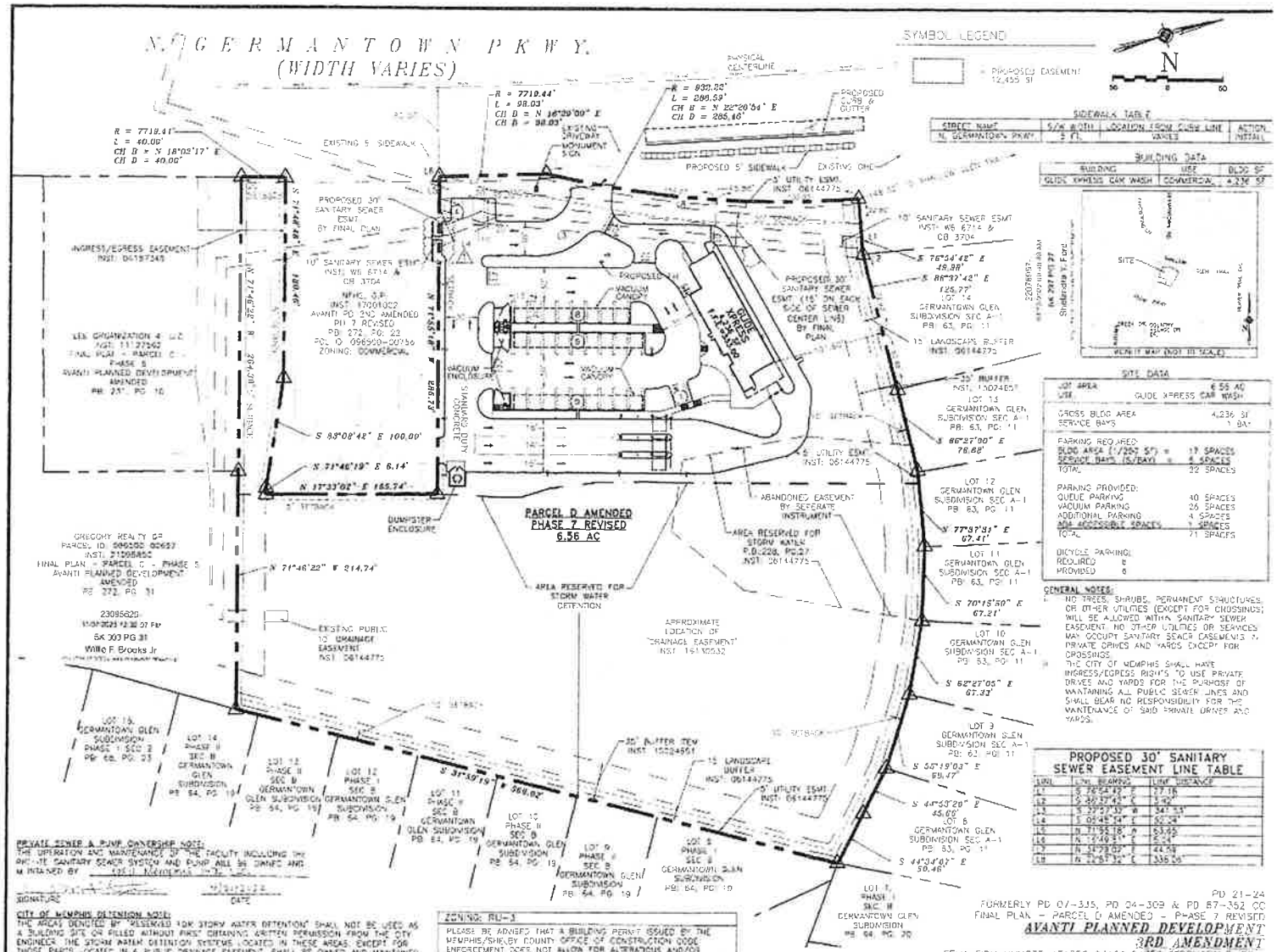
F. The location and ownership, whether public or private, of any easement.

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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.

CONCEPT PLAN



ATTEST:

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

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 1470 NORTH GERMNATOWN PARKWAY, KNOWN AS CASE NUMBER MJR 2026-022 (PD 2021-024 CORRES.)

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

WHEREAS, the Cindy Reaves, SR Consulting, LLC filed an application with the Memphis and Shelby County Division of Planning and Development Major modification to PD 2021-024 to reflect a change of ownership for a car wash; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on October 08, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (OG) District with the following uses prohibited:

Group Shelter
Transitional home
Automobile service station
Gasoline sales
General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales

A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of Club Car Wash 1470 Germantown, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.

Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.

2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

1. Maximum building height shall be thirty-five (35) feet, excluding penthouses.

2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on

roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

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J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

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B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations

2. Adequacy of public facilities (streets, sewers, drainage, etc.)

3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.

4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

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B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

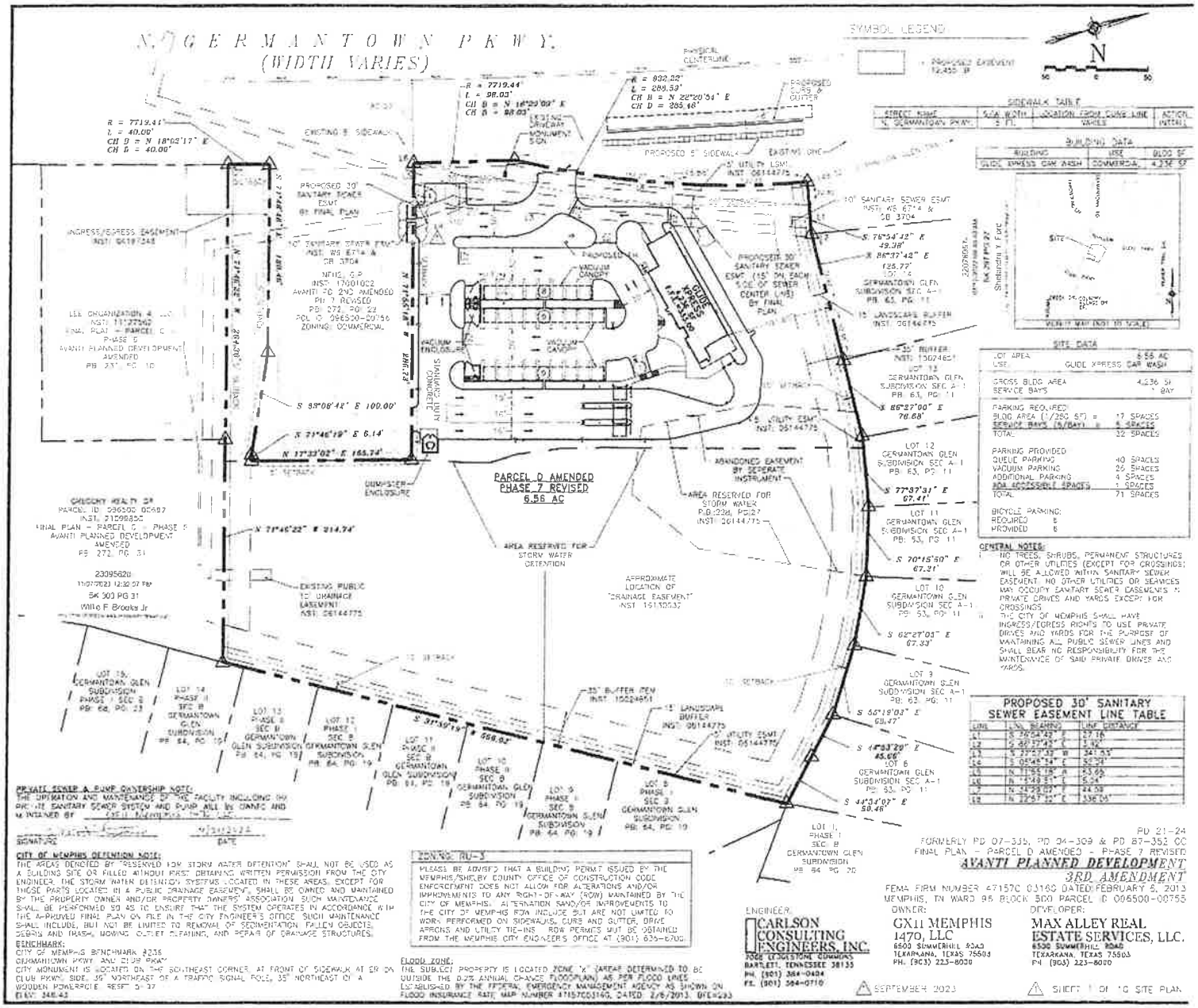
F. The location and ownership, whether public or private, of any easement.

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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.

CONCEPT PLAN



ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

AGENDA ITEM:	6 **L.U.C.B. MEETING:** October 8, 2026
CASE NUMBER:	MJR 2026-022 (PD 2021-024 CORRES.)
DEVELOPMENT:	Avanti Planned Development
LOCATION:	1470 North Germantown Parkway
OWNER/APPLICANT:	GX11 Memphis 1470, LLC
REPRESENTATIVE:	Cindy Reaves, SR Consulting, LLC
REQUEST:	Major modification to PD 2021-024 to reflect a change of ownership for a car wash
EXISTING ZONING:	Governed by PD 2021-024, Parcel D that allows uses permitted in the Commercial Mixed Use – 2 (CMU-2) District with certain restrictions

CONCLUSIONS

1. The applicant is proposing to change ownership of the existing vehicle wash establishment.
2. The City of Memphis City Council approved Planned Development amendment PD 2021-024 to allow a vehicle wash establishment in Parcel D of the Avanti Planned Development (PD 2007-335) which is located at the intersection of an arterial (North Germantown Parkway) and local (Shallow Glen Drive) road.
3. The planned development amendment from 2021 was approved by council with an added condition stating "The vehicle wash establishment shall be held in the name of GXII Memphis 1470, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council."
4. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

CONSISTENCY WITH MEMPHIS 3.0

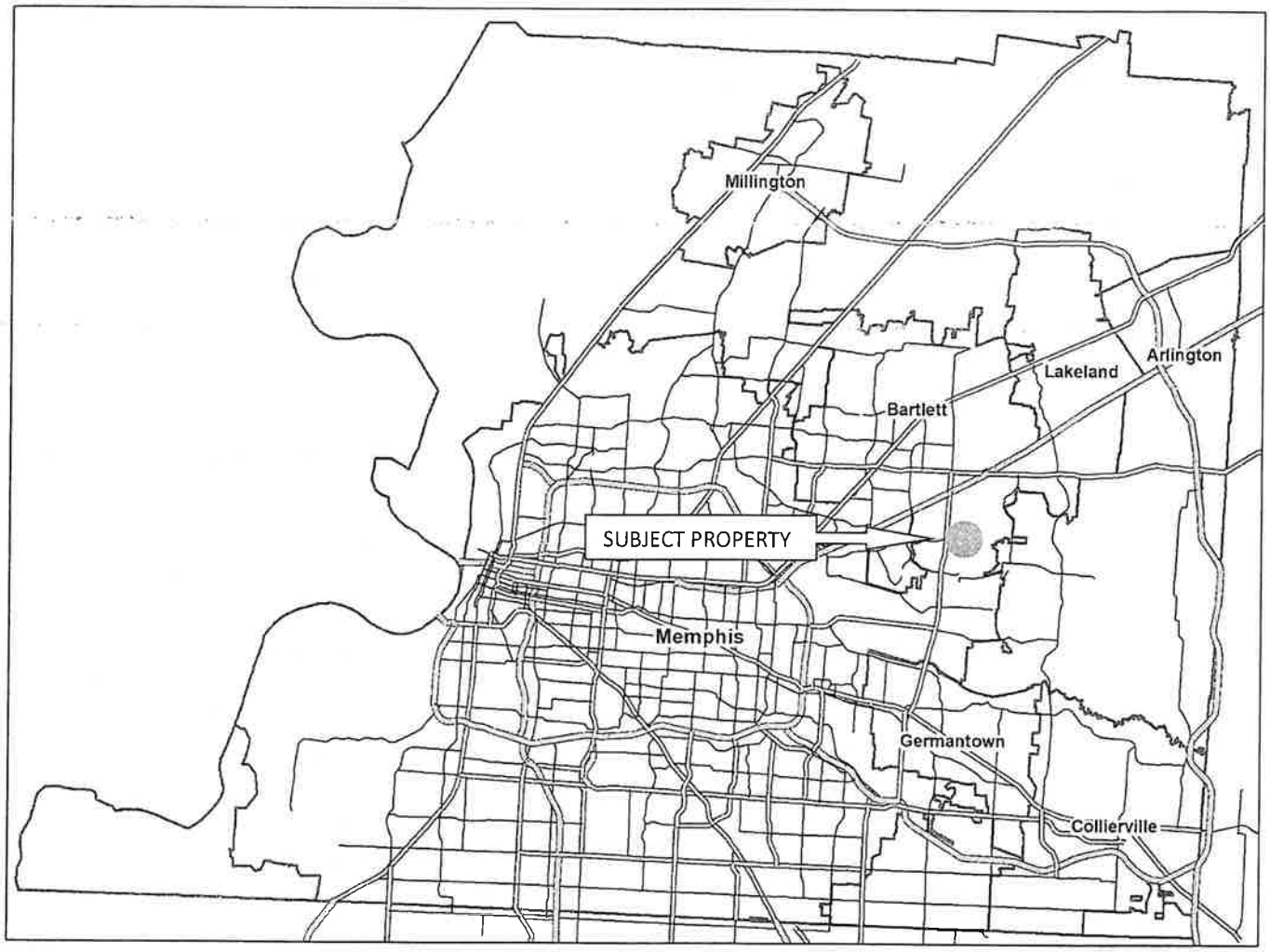
A consistency analysis was not required for this proposal.

RECOMMENDATION

Approval with revisions to the outline plan conditions

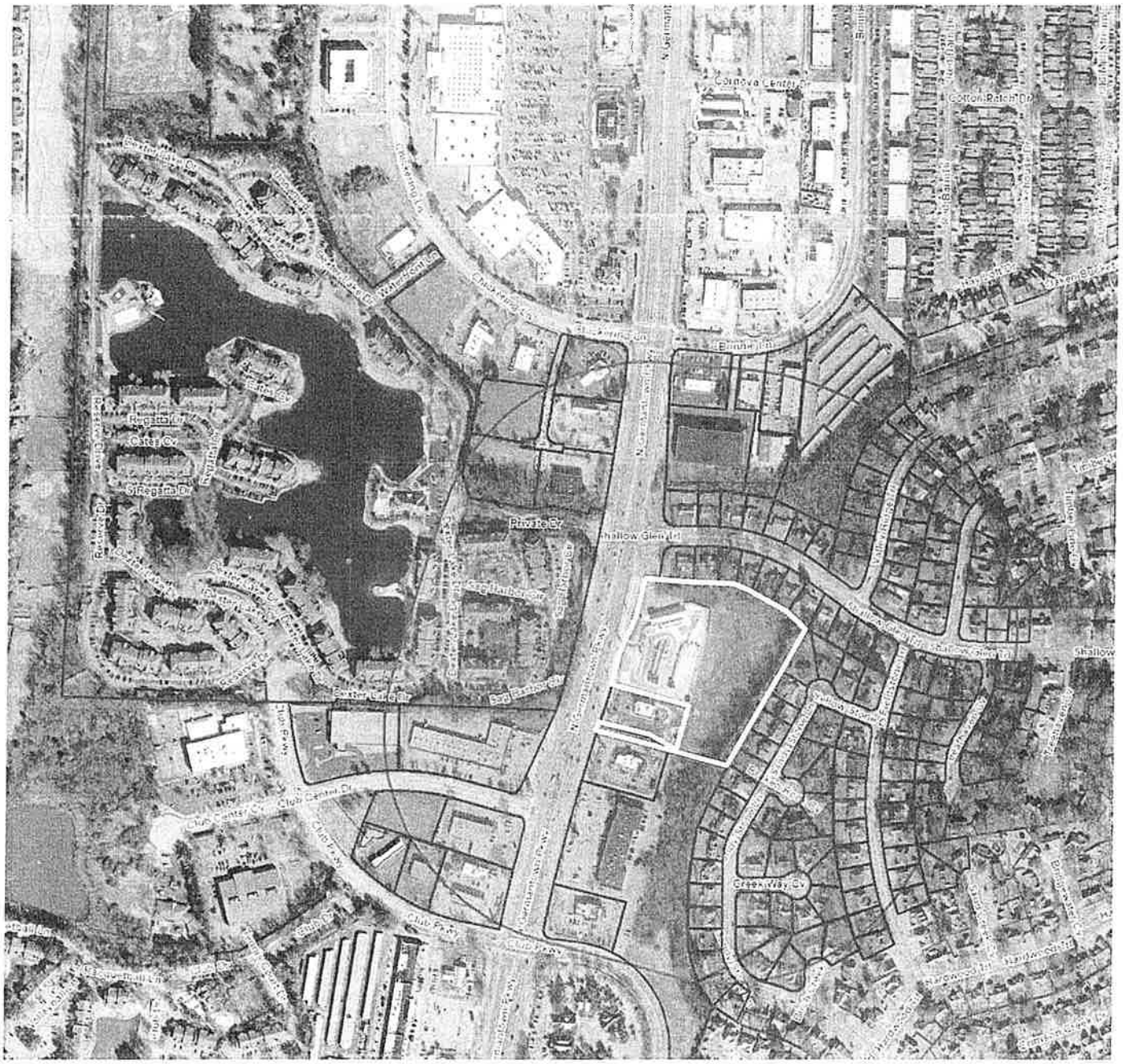
Staff Writer: ***Alexis Longstreet*** **E-mail:** ***alexis.longstreet@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP

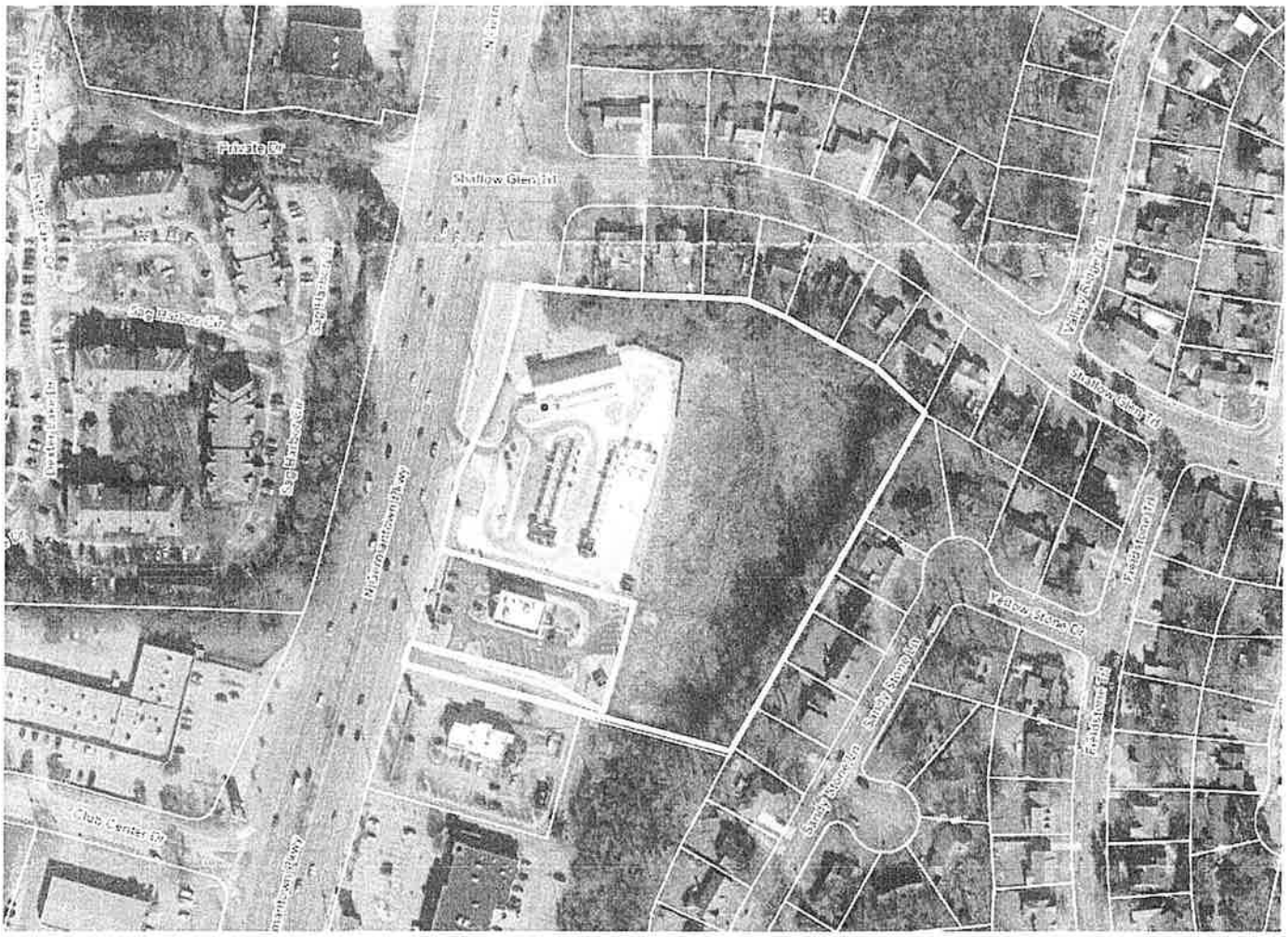


Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

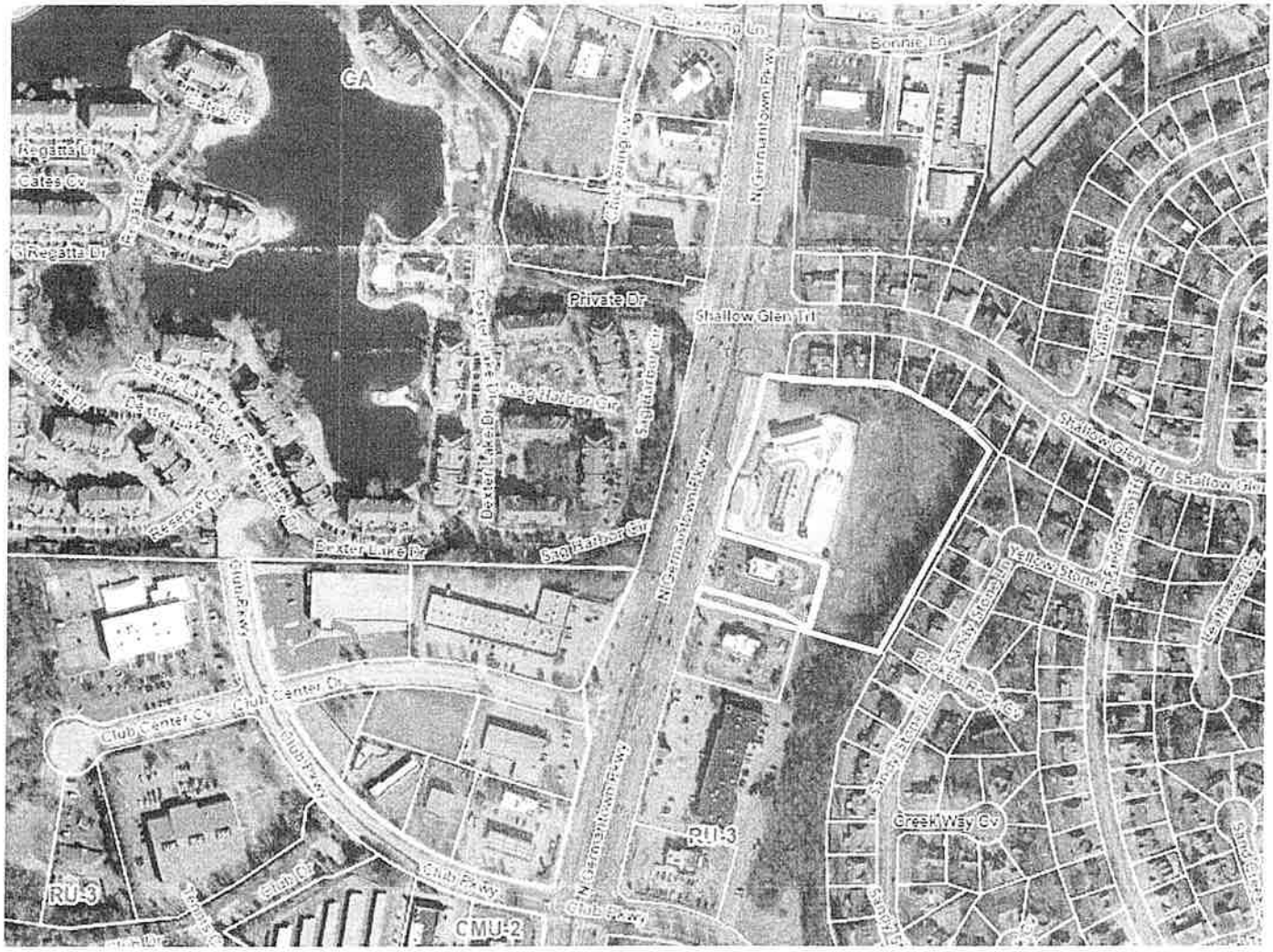
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed. A total of 148 notices were mailed on September 18, 2026, see page 27 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 28 of this report for a copy of the sign affidavit.

AERIAL



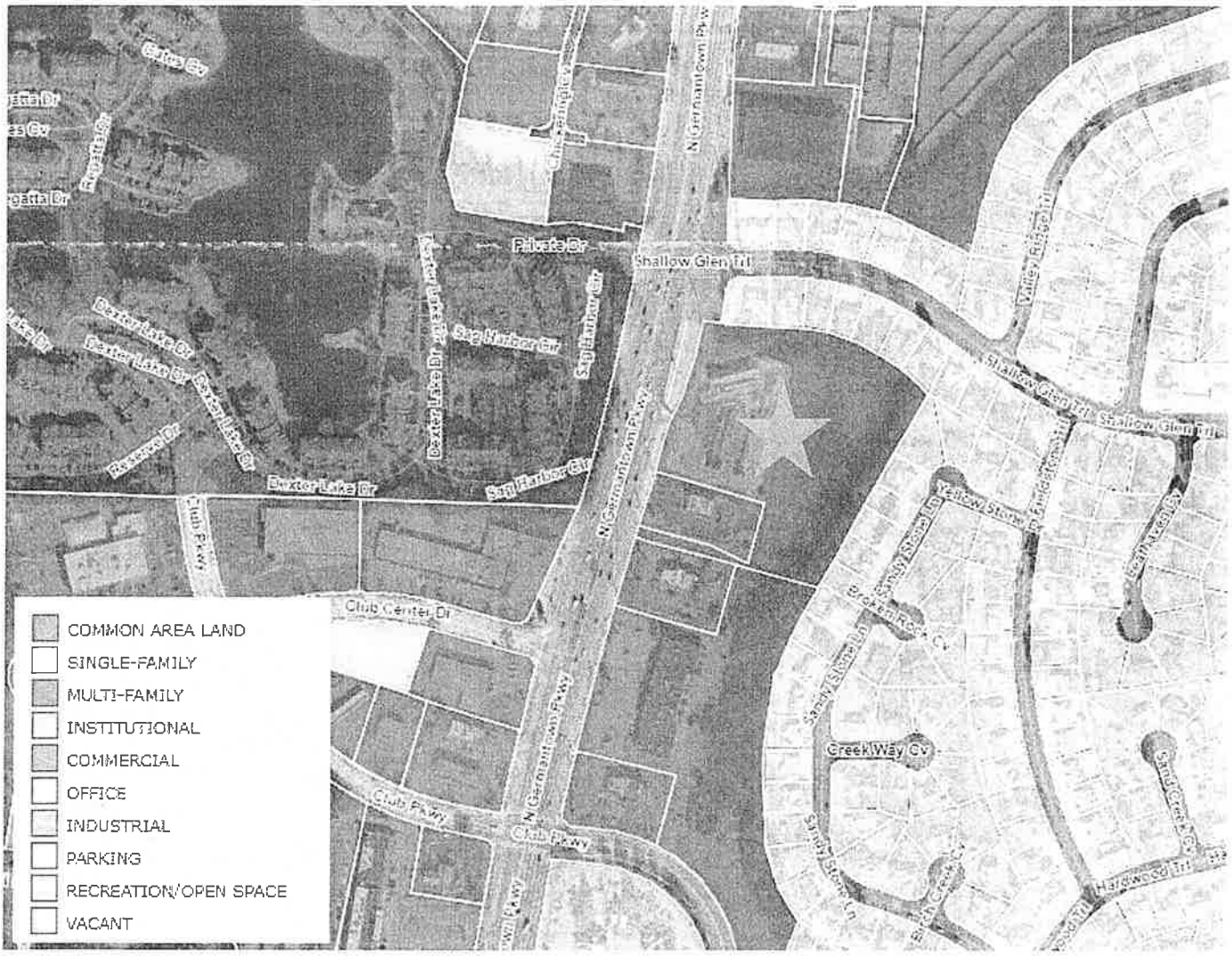
Subject property outlined in yellow

ZONING MAP



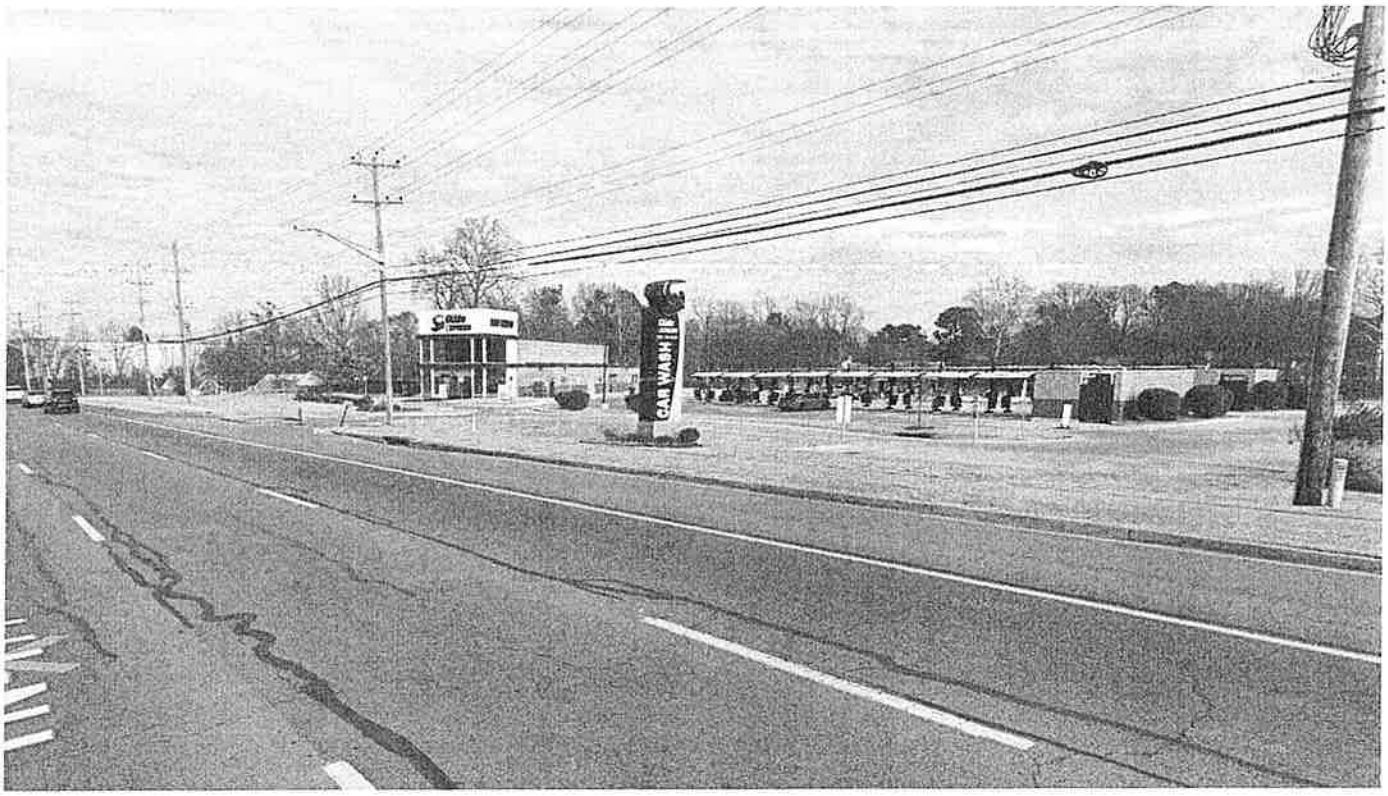
Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

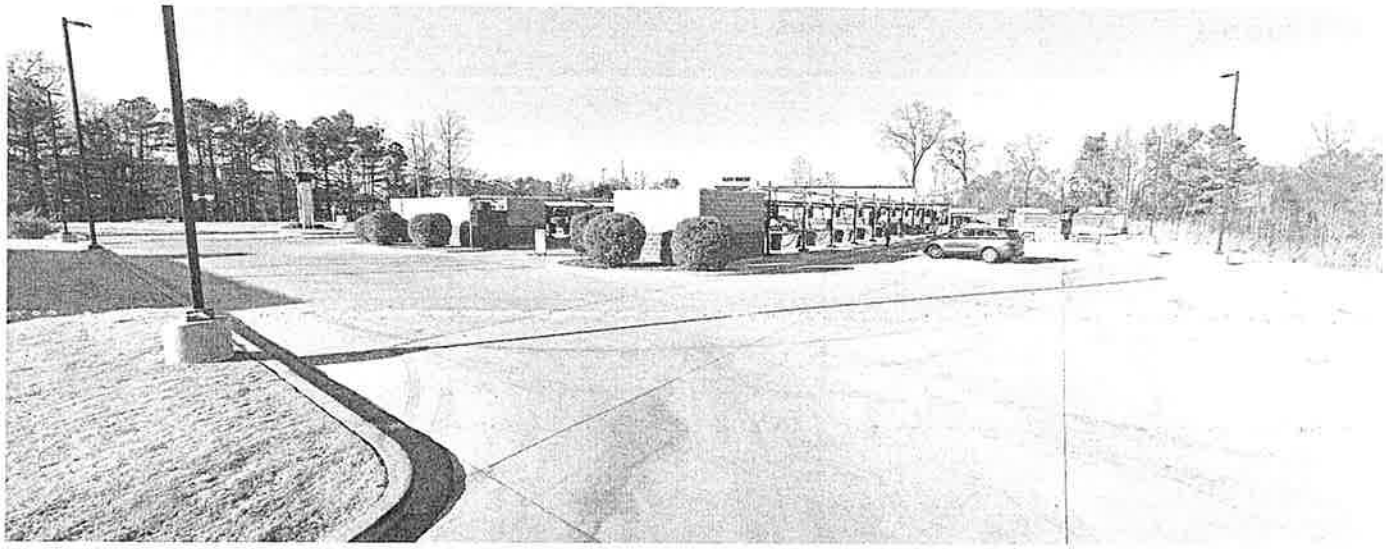
SITE PHOTOS



View of subject property from North Germantown Parkway looking northwest

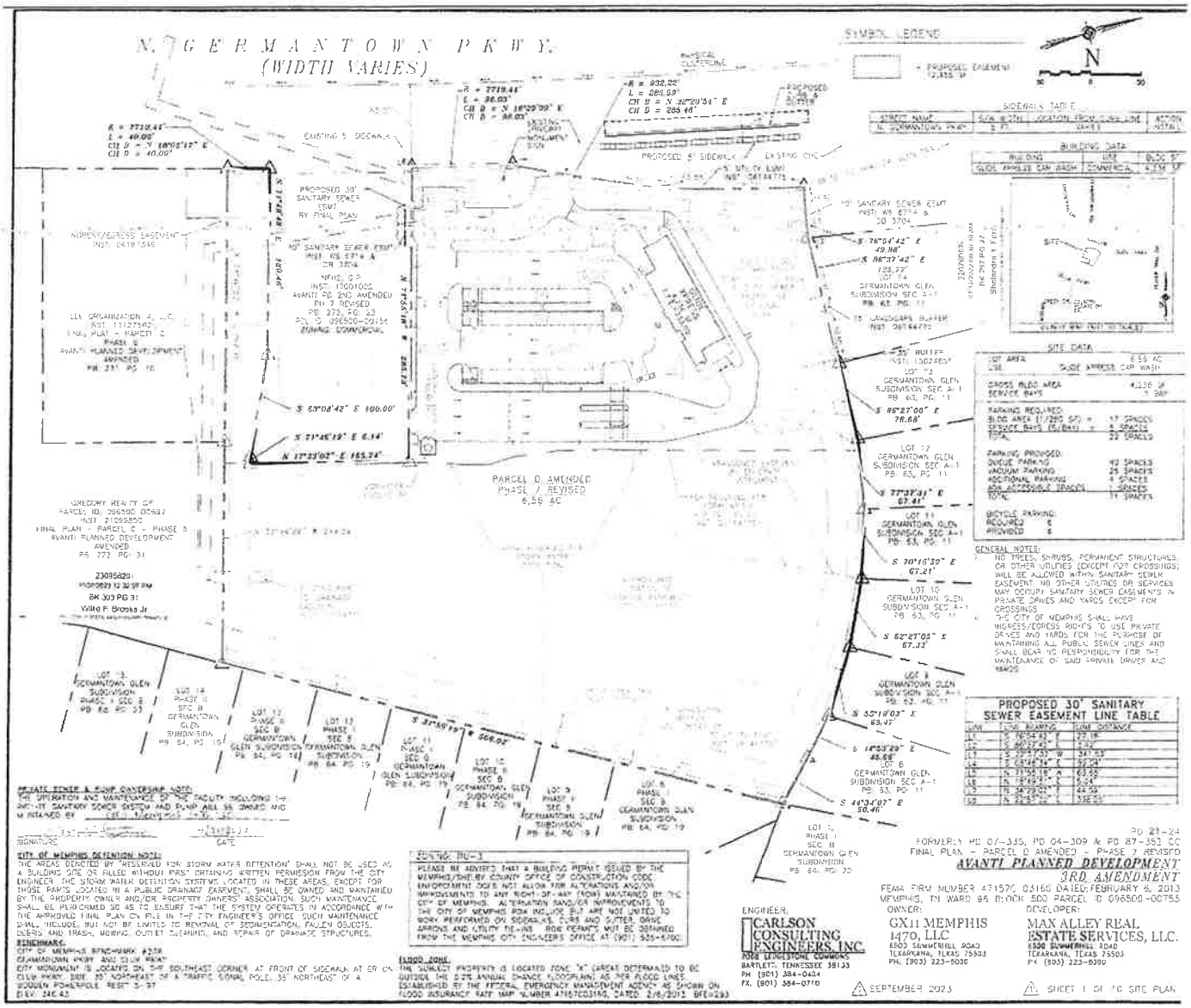


View of subject property from North Germantown looking southeast



View of subject property from interior of lot looking northeast

RECORDED FINAL PLAN (2023) (PLAT BOOK 303 PAGE 31)



Subject property highlighted in yellow

ATTESTED RESOLUTION (2021) (PD 2021-014)

RESOLUTION APPROVING THE AVANTI PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 1427 NORTH GERMANTOWN PARKWAY, KNOWN AS CASE NUMBER PD 21-24.

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

WHEREAS, the OWS Partnership filed an application with the Memphis and Shelby County Division of Planning and Development to amend the Avanti Planned Development to allow a vehicle wash establishment in Parcel D; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on July 8, 2021, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

Burk Renner
DPD
#3

ATTEST:

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

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

AUG 0 3 2021

Date

Valerie C. Swiss

Deputy Comptroller-Council Records

SITE CONDITIONS

1. Sidewalks, curb, and gutter shall be extended along the frontage of the site.
2. The vehicle wash structure shall be located no closer than 50 feet to the northern or eastern property lines.
3. The vehicle wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.
4. The doors of the vehicle wash building shall be architecturally compatible with the vehicle wash building and shall be fully closed when the facility is not in operation.
5. The vehicle wash facility shall not operate before 6 AM or after 10 PM.
6. The vehicle wash may not be utilized for any accessory uses not customary and incidental to convenience stores with gasoline sales, such as tire sales.

OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (O-G) District with the following uses prohibited:

Group Shelter
Transitional home
Automobile service station
Gasoline sales
General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash

Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of GXII Memphis 1470, LLC. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.
Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.
2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

1. Maximum building height shall be thirty-five (35) feet, excluding penthouses.
2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sight-proof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment including that located on roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

VIII. Site Plan Review by the Office of Planning and Development

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development prior to approval of any final plan.

B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations

2. Adequacy of public facilities (streets, sewers, drainage, etc.)

3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.

4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan conditions

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

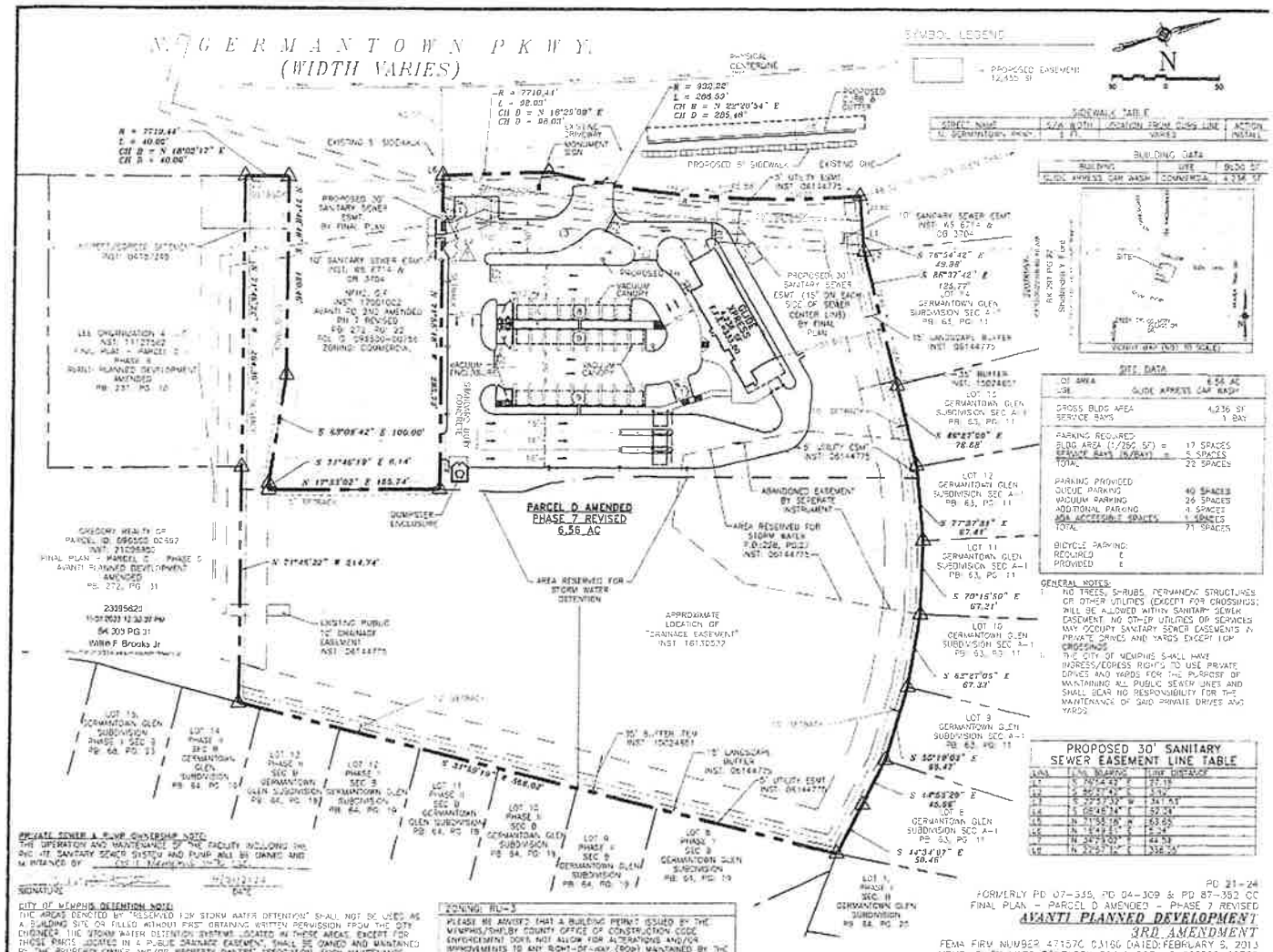
F. The location and ownership, whether public or private, of any easement.

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

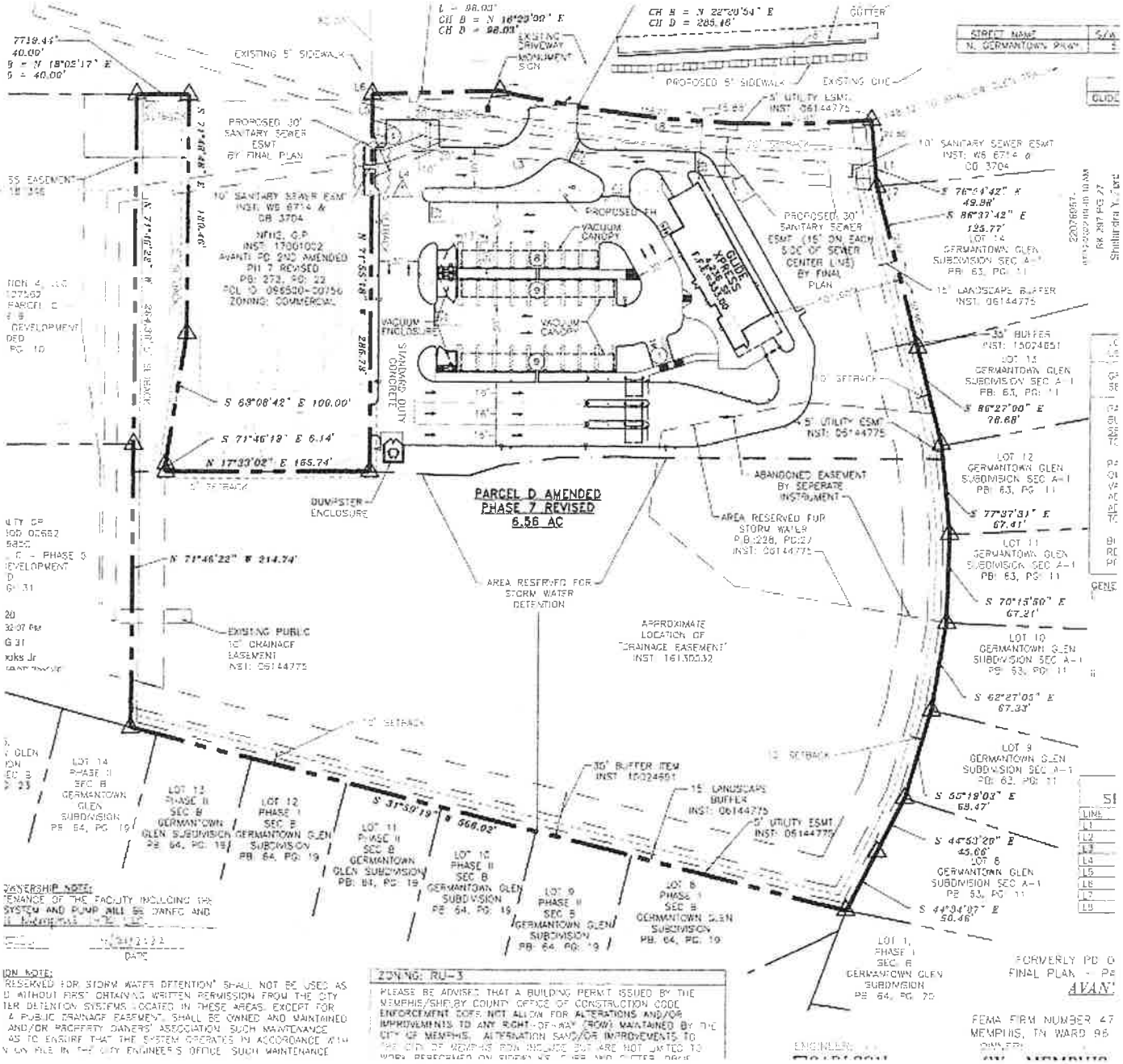
H. Building illustrations are required by condition II.B.2.

I. 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


N. GERMANTOWN PKWY.
(WIDTH VARIES)
PARCEL D AMENDED
PHASE 7 REVISED
6.56 AC
PROPOSED 30' SANITARY SEWER EASEMENT LINE TABLE
PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-382 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
OWNER:
GXII MEMPHIS 1470, LLC
DEVELOPER:
MAX ALLEY REAL ESTATE SERVICES, LLC.
SEPTEMBER 2023
SHEET 1 OF 1 SITE PLAN

SITE PLAN – MAGNIFIED



CASE REVIEW

Request
The request is a major modification to PD 2021-024 to reflect a change of ownership for a car wash

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

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

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

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

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

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

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

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

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

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

Site Details
Address:
1470 North Germantown Parkway

Parcel ID:
096500 00755

Area:
+/-6.56 acres

Description:
The subject property is a part of the Avanti Planned Development (PD 2007-335) identified as Parcel D. with the referenced underlying zoning of CMU-2 and is being utilized as a vehicle car wash establishment. There is an existing curb cut and easement frontage along Germantown Parkway. The subject property has a commercial land use designation and is surrounded by a mix of commercial, multi-family and single-family residential land uses.

Site Zoning History
On March 11, 2004, the City of Memphis and Shelby County Land Use Control Board approved Planned Development 2004-309 to amend the Avanti Planned Development to add Parcel 'C' to the existing mixed-use (commercial and office) planned development.

On April 27, 2004, the City of Memphis City Council approved an amendment to the Avanti Planned Development (PD 2004-309) to add Parcel 'C' to the existing mixed-use (commercial and office) planned development.

On November 8, 2007, the City of Memphis and Shelby County Land Use Control Board approved Planned Development 2007-335 to amend the Avanti Planned Development to add Parcel 'D' permitting Commercial Mixed Use -2 (CMU-2) uses. The action of the Board was officially memorialized on March 19, 2015, with the re-recording of the PD 07-3325 Outline Plan. A Final Plat for Parcel D was recorded on June 11, 2015.

On January 28, 2015, the Board of Adjustment approved an administrative appeal (Docket BOA 14-75) to permit a two-year time extension of the expired Outline Plan for the Avanti Planned Development (2nd Amendment).

On August 03, 2021, City of Memphis City Council approved Avanti Planned Development Amendment to allow the vehicle car wash establishment in Parcel D. The approved outline plan conditions were revised by council requiring that a request for a change in ownership will require a Major Modification to go before City of Memphis and Shelby County Land Use Control Board. See pages 10-14 for the attested resolution.

Analysis

The applicant is proposing to change ownership of the current vehicle wash establishment. They are not proposing any changes. The applicant will need to be sure to update all sign details on the outline plan.

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 revisions to the outline plan conditions.

Outline Plan Conditions – Revisions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold strikethrough**~~.

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (OG) District with the following uses prohibited:

Group Shelter
Transitional home
Automobile service station
Gasoline sales
General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of ~~GXII Memphis 1470, LLC~~ **Club Car Wash 1470 Germantown, LLC**. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.
Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.

2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

1. Maximum building height shall be thirty-five (35) feet, excluding penthouses.

2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.

2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

VIII. Site Plan Review by the Office of Planning and Development

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development prior to approval of any final plan.

B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations

2. Adequacy of public facilities (streets, sewers, drainage, etc.)

3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.

4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan conditions

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

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

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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

DEPARTMENTAL COMMENTS

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

City Engineer:
Traffic Engineering:
No comments.
Sanitary Sewer:

1. The site has a storage and pumpstation, the pump discharging after midnight per the plan approved.
2. The owner must send pump log data by 15th of the month of the previous month.
3. Find attached spread sheet.

Drainage:
No comments.
Site Plan Notes:
No comments.
County Engineer: No comments received.
City Fire Division: All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.

1. Fire apparatus access shall comply with section 503.
2. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
3. Fire protection water supplies (including fire hydrants) shall comply with section 507.
4. 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.
5. 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.
6. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

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

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, Sept. 30, 2026 at 8 AM.**

CASE NUMBER:	MJR 2026-022 (CORRES. PD 2021-024)
ADDRESS:	1470 North Germantown Parkway
REQUEST:	Major modification to PD 2021-024 to reflect a change of ownership for a car wash
APPLICANT:	Cindy Reaves, SRC Consulting, LLC

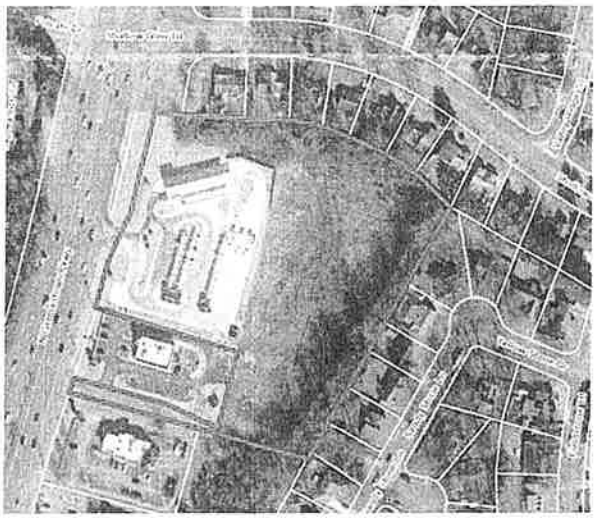
Meeting Details

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

Time: 9:00 AM

Date: Thursday, Oct. 8, 2026

VICINITY MAP



Staff Planner Contact:
Alexis Longstreet
alexis.longstreet@memphistn.gov
(901) 636-7120

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

146 Notices Mailed 09/15/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Pam Thayer *being duly sworn, depose and say that at* 9:05 am *am/pm on the* 28th *day of* September, 2026, *I posted* 1 *Public Notice Sign(s) pertaining to Case No.* MJR 2026-022 *at* 1470 Germantown Parkway, *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.

Pam Thayer
Owner, Applicant or Representative

9/28/26
Date

Subscribed and sworn to before me this 29 *day of* September, 2026.

Cynthia Reaves
Notary Public

CYNTHIA REAVES NOTARY PUBLIC TENNESSEE SHELBY COUNTY

My commission expires: 9/26/27

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 Major Modification

Record Detail Information

Record Type: Major Modification
Record Status: Pending
Opened Date: August 28, 2026
Record Number: MJR 2026-022
Expiration Date:
Record Name: Avanti PD 3rd Amend Phase 7
Description of Work: Change name of ownership
Parent Record Number:

Address:
1470 N GERMANTOWN PKWY, Cordova 38016

Owner Information

Primary	Owner Name
Y	GX11 MEMPHIS 1470 LLC

Owner Address: 6500 SUMMERHILL RD, TEXARKANA, TX 75503
Owner Phone:

Parcel Information
096500 00755

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey
Date of Meeting	-
Pre-application Meeting Type	-

GENERAL INFORMATION

Justification for Request	Change name of ownership
List any relevant former Docket / Case Number(s) related to previous applications on this site	PD 21-24
Is this application in response to a citation, stop work order, or zoning letter	No

GENERAL INFORMATION

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

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	RU-3
Lot	-
State Route	1
Subdivision	AVANTI PD PHASE 7
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name

Contact Type
APPLICANT

Address

Phone
-

Name
CINDY REAVES

Contact Type
REPRESENTATIVE

Address

Phone
(901)870-7003

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1756475	Major Modification Fee	1	300.00	INVOICED	0.00	08/28/2026
1756475	Credit Card Use Fee (.026 x fee)	1	7.80	INVOICED	0.00	08/28/2026

Total Fee Invoiced: $307.80 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$307.80	Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, James M. Herrington, manager of GX11 Memphis 1470, LLC (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 1470 Germantown Pkwy

and further identified by Assessor's Parcel Number 096500 00755,

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

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

_____ KIMBERLY MCALISTER Notary Public, State of Texas Comm. Expires 07/29/2027 Notary ID 11036201

Signature of Notary Public

7/29/2027
My Commission Expires

LETTER OF INTENT

ENGINEERING • PLANNING

SRCONSULTING, LLC

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

Tel: 901-373-0380
Fax: 901-373-0370
www.SRCE-memphis.com

Date: August 27, 2026

To: Division of Planning & Development

From: Cindy Reaves

Re: Avanti Planned Development 3rd Amendment Phase 7

LETTER OF INTENT

We are submitting a Major Modification for the property at 1470 N. Germantown Parkway to confirm possible new owner, pending approval and closing. There is a condition on the Planned Development we agreed to that required City Council approval of the proposed new ownership. The condition reads "The vehicle wash establishment shall be held in the name of GX11 Memphis 1470 OPS, LLC. Any proposed change of ownership shall be reported to the Division of Planning & Development and the new proposed owner shall be approved by the City Council."

We appreciate your support with this request. Please contact me if you have any questions.

LETTERS RECEIVED

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

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Major Modification

Record Detail Information

Record Type: Major Modification

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Description of Work: Change name of ownership

Parent Record Number:

Address:

1470 N GERMANTOWN PKWY, Cordova 38016

Owner Information

Primary	Owner Name
Y	GX11 MEMPHIS 1470 LLC

Owner Address

6500 SUMMERHILL RD, TEXARKANA, TX 75503

Owner Phone

Parcel Information

096500 00755

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey
Date of Meeting	-
Pre-application Meeting Type	-

GENERAL INFORMATION

Justification for Request	Change name of ownership
List any relevant former Docket / Case Number(s) related to previous applications on this site	PD 21-24
Is this application in response to a citation, stop work order, or zoning letter	No

GENERAL INFORMATION

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

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	RU-3
Lot	-
State Route	1
Subdivision	AVANTI PD PHASE 7
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name

Contact Type
APPLICANT

Address

Phone
-

Name
CINDY REAVES

Contact Type
REPRESENTATIVE

Address

Phone
(901)870-7003

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
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Payment Information

Payment Amount	Method of Payment
$307.80	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

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

I, James M. Herrington, manager of GX11 Memphis 1470, LLC (Print Name) _____ (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

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

of the property located at 1470 Germantown Pkwy

and further identified by Assessor's Parcel Number 096500 00755,

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

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

_____ Signature of Notary Public

KIMBERLY MCALISTER
Notary Public, State of Texas
Comm. Expires 07-29-2027
Notary ID 11036201

7/29/2027 My Commission Expires

ENGINEERING • PLANNING

SRCONSULTING, LLC

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

Tel: 901-373-0380
Fax: 901-373-0370
www.SRCE-memphis.com

Date: August 28, 2026

To: Division of Planning & Development

From: Cindy Reaves

Re: Avanti PD

LETTER OF INTENT

We are submitting a Major Modification application for Avanti PD 3rd Amendment currently recorded in Plat Book 303, Page 31.

We appreciate your support with this request. Please contact me if you have any questions.

Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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

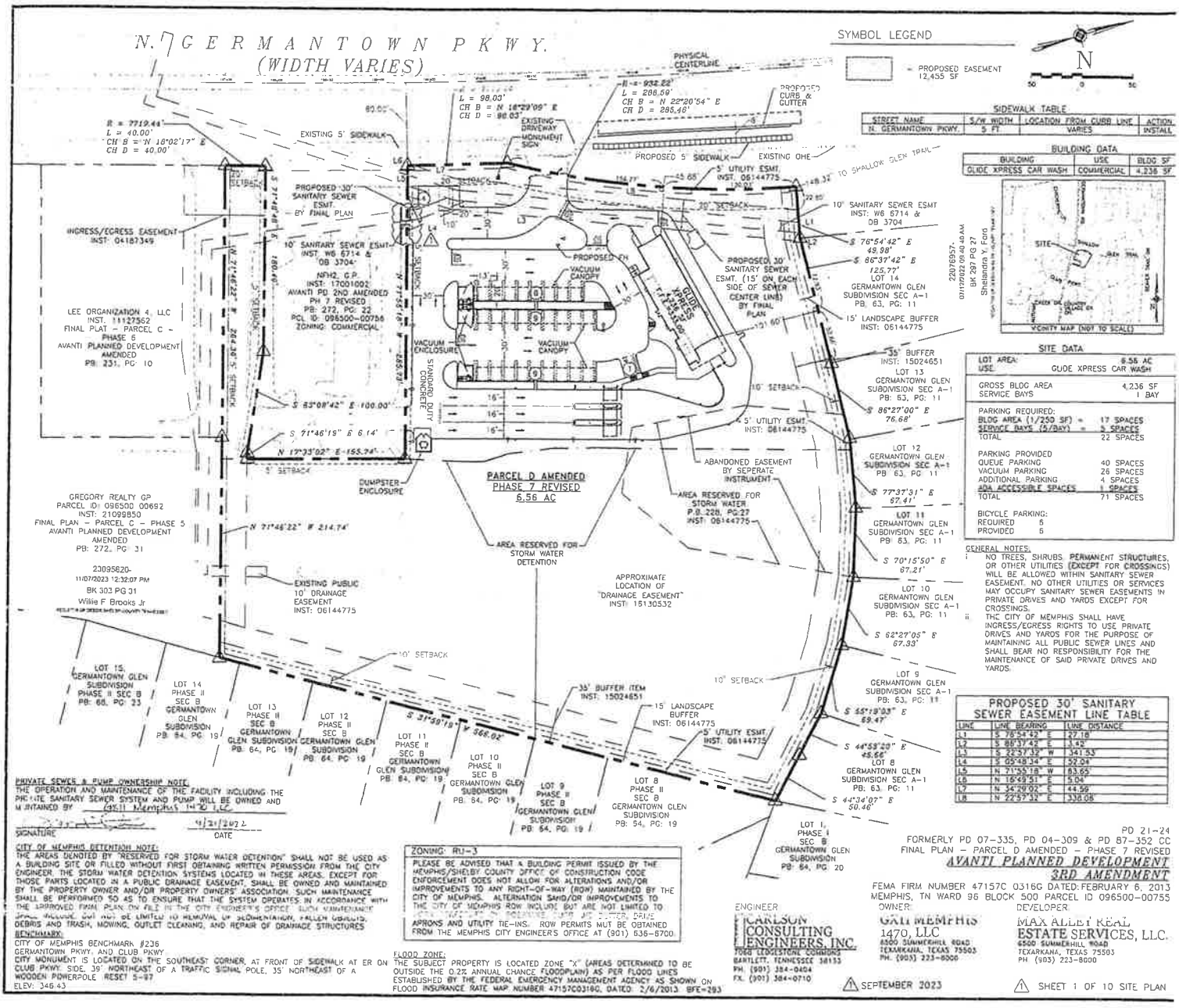
23095620

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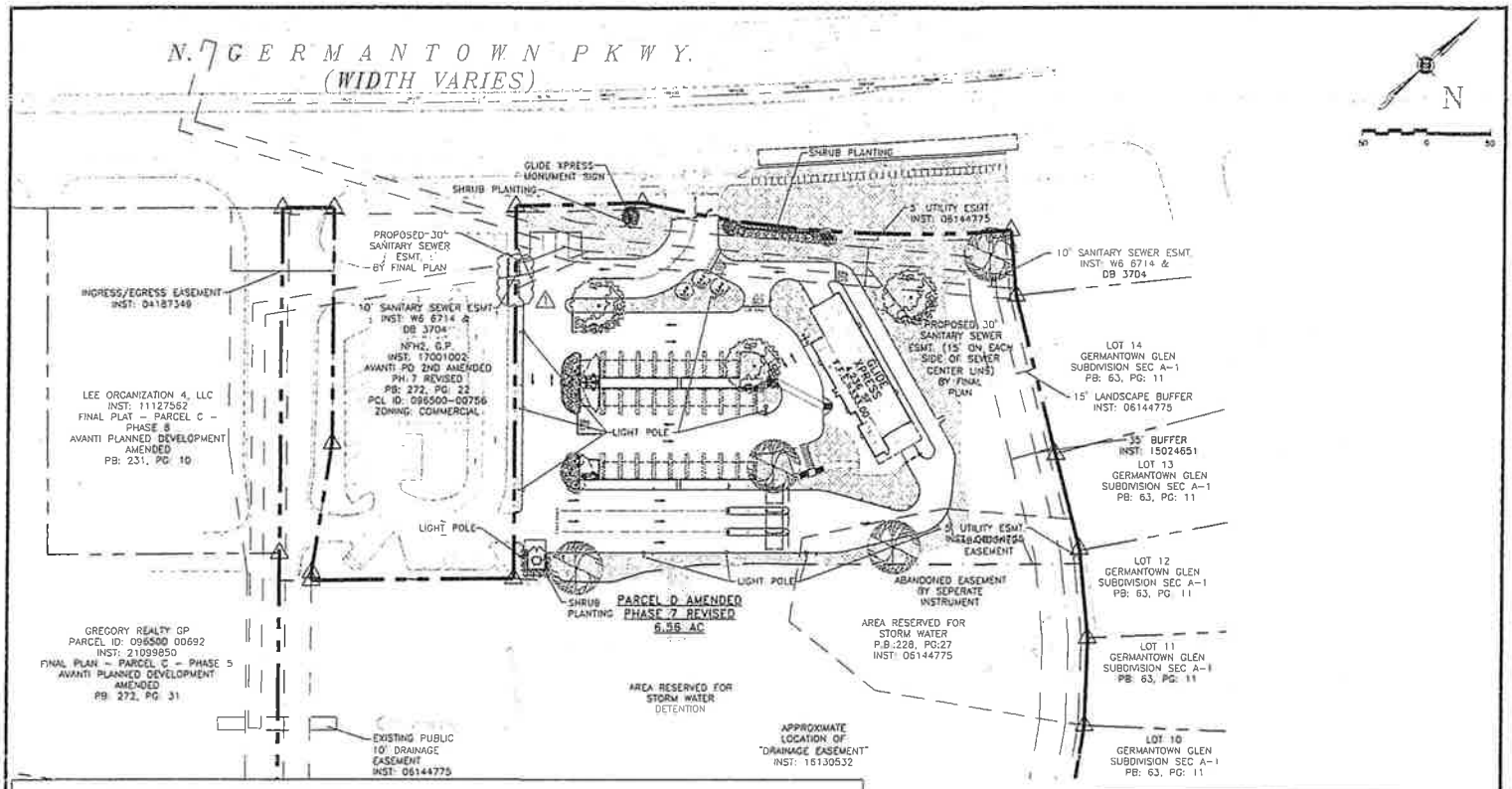
11 PGS	
LAURA 2642601 - 23095620	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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


N. GERMANTOWN PKWY.
(WIDTH VARIES)
SYMBOL LEGEND
PROPOSED EASEMENT 12,455 SF
N
SIDEWALK TABLE
STREET NAME | S/W WIDTH | LOCATION FROM CURB LINE | ACTION
N. GERMANTOWN PKWY. | 5 FT. | VARIES | INSTALL
BUILDING DATA
BUILDING | USE | BLDG SF
GLIDE XPRESS CAR WASH | COMMERCIAL | 4,236 SF
VICINITY MAP (NOT TO SCALE)
SITE DATA
LOT AREA: 6.56 AC
USE: GLIDE XPRESS CAR WASH
GROSS BLDG AREA 4,236 SF
SERVICE BAYS 1 BAY
PARKING REQUIRED:
BLDG AREA (1/250 SF) = 17 SPACES
SERVICE BAYS (5/BAY) = 5 SPACES
TOTAL 22 SPACES
PARKING PROVIDED
QUEUE PARKING 40 SPACES
VACUUM PARKING 26 SPACES
ADDITIONAL PARKING 4 SPACES
ADA ACCESSIBLE SPACES 1 SPACES
TOTAL 71 SPACES
BICYCLE PARKING:
REQUIRED 5
PROVIDED 5
GENERAL NOTES:
i NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
ii THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
PROPOSED 30' SANITARY SEWER EASEMENT LINE TABLE
LINE | LINE BEARING | LINE DISTANCE
L1 | S 76°54'42" E | 27.18'
L2 | S 86°37'42" E | 3.42'
L3 | S 22°57'32" W | 341.53'
L4 | S 65°48'34" E | 52.04'
L5 | N 71°53'18" W | 83.65'
L6 | N 16°49'51" E | 5.04'
L7 | N 34°29'02" E | 44.59'
L8 | N 22°57'32" E | 330.08'
PARCEL D AMENDED
PHASE 7 REVISED
6.56 AC
GREGORY REALTY GP
PARCEL ID: 096500 00692
INST: 21099850
FINAL PLAN – PARCEL C – PHASE 5
AVANTI PLANNED DEVELOPMENT AMENDED
PB: 272, PG: 31
LEE ORGANIZATION 4, LLC
INST. 11127562
FINAL PLAT – PARCEL C – PHASE 6
AVANTI PLANNED DEVELOPMENT AMENDED
PB: 231, PG: 10
NFH2, G.P.
INST: 17001002
AVANTI PD 2ND AMENDED
PH 7 REVISED
PB: 272, PG: 22
PCL ID: 096500-00756
ZONING: COMMERCIAL
23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F Brooks Jr
EXISTING PUBLIC 10' DRAINAGE EASEMENT INST: 06144775
AREA RESERVED FOR STORM WATER DETENTION
APPROXIMATE LOCATION OF "DRAINAGE EASEMENT" INST: 15130532
ABANDONED EASEMENT BY SEPERATE INSTRUMENT
AREA RESERVED FOR STORM WATER P.B. 228, PG. 27 INST: 06144775
PROPOSED 30' SANITARY SEWER ESMT. (15' ON EACH SIDE OF SEWER CENTER LINE) BY FINAL PLAN
10' SANITARY SEWER ESMT INST: W6 6714 & DB 3704
15' LANDSCAPE BUFFER INST: 06144775
35' BUFFER INST: 15024651
5' UTILITY ESMT. INST: 06144775
INGRESS/EGRESS EASEMENT INST: 04187349
PROPOSED 30' SANITARY SEWER ESMT. – BY FINAL PLAN
PROPOSED 5' SIDEWALK
EXISTING 5' SIDEWALK
EXISTING DRIVEWAY
MONUMENT SIGN
PROPOSED CURB & GUTTER
EXISTING OHE
TO SHALLOW GLEN TRAIL
PROPOSED FH
VACUUM CANOPY
VACUUM ENCLOSURE
STANDARD DUTY CONCRETE
DUMPSTER ENCLOSURE
GLIDE XPRESS CAR WASH
10' SETBACK
30' SETBACK
LOT 13 GERMANTOWN GLEN SUBDIVISION SEC A-1 PB: 63, PG: 11
LOT 12 GERMANTOWN GLEN SUBDIVISION SEC A-1 PB: 63, PG: 11
LOT 11 GERMANTOWN GLEN SUBDIVISION SEC A-1 PB: 63, PG: 11
LOT 10 GERMANTOWN GLEN SUBDIVISION SEC A-1 PB: 63, PG: 11
LOT 9 GERMANTOWN GLEN SUBDIVISION SEC A-1 PB: 63, PG: 11
LOT 8 GERMANTOWN GLEN SUBDIVISION SEC A-1 PB: 63, PG: 11
LOT 15, GERMANTOWN GLEN SUBDIVISION PHASE II SEC B PB: 66, PG: 33
LOT 14 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 13 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 12 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 11 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 10 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 9 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 8 PHASE II SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 19
LOT 1, PHASE I SEC B GERMANTOWN GLEN SUBDIVISION PB: 64, PG: 20
PRIVATE SEWER & PUMP OWNERSHIP NOTE:
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY GXI Memphis 1470, LLC
SIGNATURE
9/21/2023
DATE
CITY OF MEMPHIS DETENTION NOTE:
THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION 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 FINAL PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES
BENCHMARK:
CITY OF MEMPHIS BENCHMARK #236
GERMANTOWN PKWY. AND CLUB PKWY
CITY MONUMENT IS LOCATED ON THE SOUTHEAST CORNER, AT FRONT OF SIDEWALK AT ER ON CLUB PKWY. SIDE, 39' NORTHEAST OF A TRAFFIC SIGNAL POLE, 35' NORTHEAST OF A WOODEN POWERPOLE. RESET S-87
ELEV: 346.43
ZONING: RU-3
PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS SAID/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO [illegible] APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.
FLOOD ZONE:
THE SUBJECT PROPERTY IS LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 47157C0316G, DATED: 2/6/2013 BFE=293
PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 47157C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755
OWNER:
GXI MEMPHIS 1470, LLC
8500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000
DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
8500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000
ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7060 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710
1 SEPTEMBER 2023
1 SHEET 1 OF 10 SITE PLAN

Willie F. Brooks Jr Shelby County Register of Deeds: Instrument# 23095820 Page 1 of 11



PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING
	TREES:				
10		MYRICA CERIFERA	SOUTHERN WAXMYRTLE	6' - 7' HT	AS SHOWN
4		NYSSA SYLVATICA 'WILDFIRE'	'WILDFIRE' BLACK GUM	2-1/2" - 3" C / 8' - 10' HT	AS SHOWN
3		QUERCUS PHELLOS	WILLOW OAK	3" - 3-1/2" C / 10' - 12' HT	AS SHOWN
	SHRUBS:				
11		ABELIA X CHINENSIS 'ROSE CREEK'	'ROSE CREEK' ABELIA	#3 (GAL) / 15" - 18" SPD	30" O.C.
29		ILEX CORNUTA 'NANA'	DWARF BURFORD HOLLY	#5 (GAL) / 18" - 24" SPD	36" O.C.
9		ILEX X 'CONED'	'LITTLE RED' HOLLY	#5 (GAL) / 24" - 30" SPD	80" O.C.
21		LIRIOPE MUSCARI 'LOVE POTION NO. 13' PP #15,471	'EMERALD GODDESS' LIRIOPE	#1 (GAL) / 12" - 15" HT	24" O.C.
3		MUHLENBERGIA CAPILLARIS 'IRVINE'	'PLUMETASTIC' PINK MUHLY GRASS	#3 (GAL) / 15" - 18" HT	30" O.C.
	GROUNDCOVERS:				
22		ANNUAL BEDDING PLANTS	SEASONAL COLOR	4" POT, 2"- 4" HT.	10" O.C.
FILL AREA		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID
FILL AREA		WASHED GRAVEL STONE MULCH 3/4" - 2" DIA. STAY CLEAR EARTH BORDER			FILL AREA
16		JUNIPERUS HORIZONTALIS 'BLUE CHIP'	'BLUE CHIP' JUNIPER	#1 (GAL) / 6" - 10" SPD	24" O.C.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED BY A PERMANENTLY INSTALLED IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL PLANTED AREAS, AND UTILIZES A COMBINATION OF LOW-VOLUME AND RUNOFF SPRAY HEADS AND DRIP IRRIGATION COMPONENTS.

NOTES:
1. ALL LANDSCAPED ENDCAPS SHALL BE PROTECTED BY A 6" CURB. NO PLANTINGS OVER 1' IN HEIGHT SHALL BE WITHIN 2' OF SAID CURB.
2. PLANTING AREAS SHALL HAVE UNCOMPACTED COARSE LOAM THAT IS A MINIMUM OF 12" DEEP.

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BK 303 PG 31
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

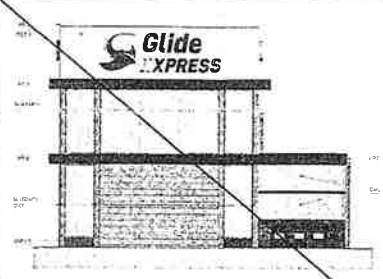
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Shelandra Y Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

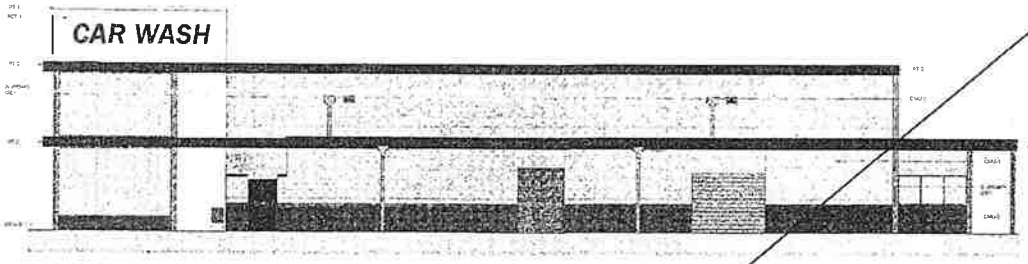
ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0404
FX: (901) 384-0710

OWNER
GX11 MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

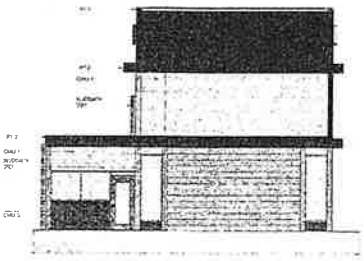
DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000



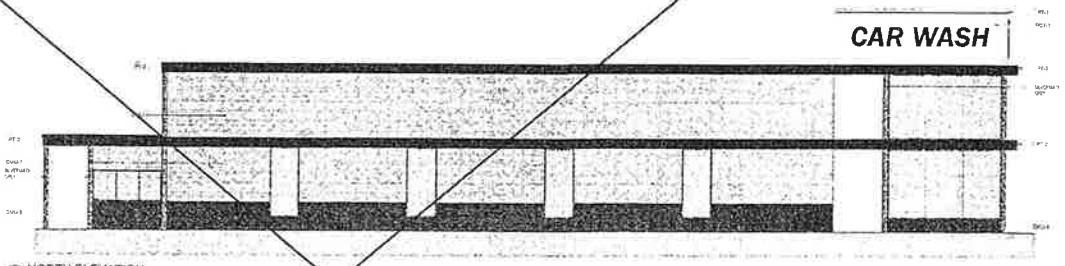
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NTS



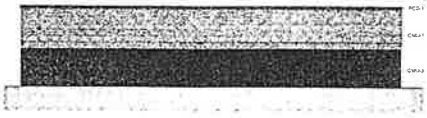
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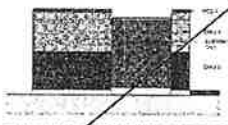
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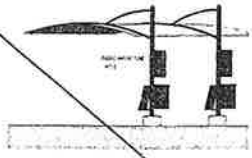
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5 VACUUM ENCLOSURE SIDE ELEVATION
NTS



6 VACUUM ENCLOSURE FRONT ELEVATION
NTS



7 CANOPY AT VACUUMS ELEVATION
NTS

THIS SHEET IS BEING REPLACED BY SHEET 3B.

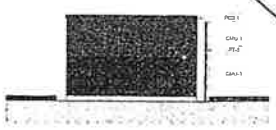
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EXTERIOR FINAL FINISH SCHEDULE:

PT-1	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE, EGGSHELL, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-3	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR: CLOSE MATCH TO SLATE BLUE, EGGSHELL SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF WEBB PAINTING
PT-4	PAINT - EXTERIOR (BOLLARDS) SHERWIN WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
AP-1	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MAR RESISTING COLOR: SW 6258 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	STANDARD MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS UNLESS NO ADDITIONAL RAIL FINISH IS REQUIRED, THEN TO BE FACE OF THE SMU WALL
CMU-2	CONCRETE MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SMOOTH FACE, 8 X 8 X 16 BLOCK
CMU-3	CONCRETE MASONRY UNIT BEST BLOCK COLOR: CHARCOAL, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK
POB-1	PRECAST CONCRETE CAP COLOR: WHITE SMOOTH FACE, REF PLANS FOR DIMENSIONS
PCT-1	PORCELAIN TILE COLOR: ARIZONA PORCELAIN, GROUT COLOR TO MATCH TILE, REF SPECS 12" X 24" TILE



8 DUMPSTER ENCLOSURE ELEVATION
NTS



9 DUMPSTER ENCLOSURE ELEVATION
NTS

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11/07/2023 12:32:07 PM
BK 302 PG 31
Willie F Brooks Jr
RECORDER OF DEEDS SHELBY COUNTY TENNESSEE

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BK 297 PG 27
Shelandra Y. Ford

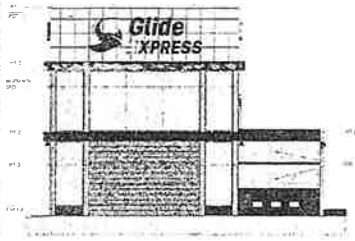
PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL 2 AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 98 BLOCK 500 PARCEL ID 096500-00755

ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7085 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

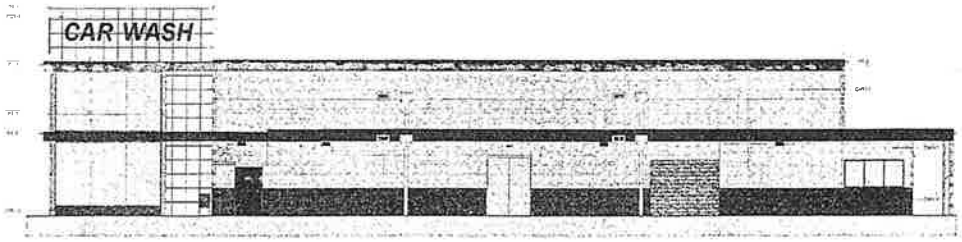
OWNER:
GX11 MEMPHIS 1470, LLC
8500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
MAX ALLEN REAL ESTATE SERVICES, LLC.
8500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

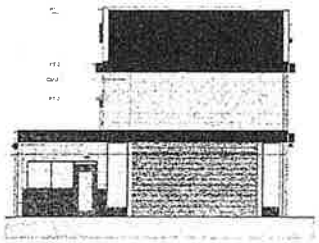
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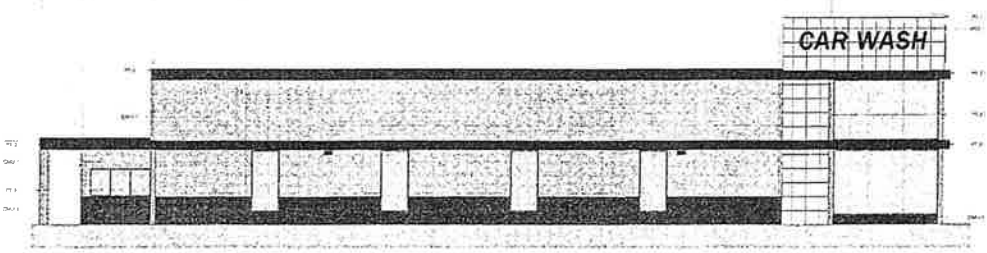
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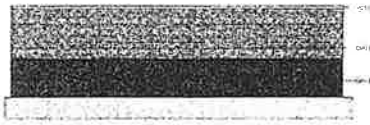
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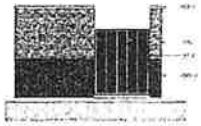
3 EAST ELEVATION
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4 NORTH ELEVATION
NTS



5 VACUUM ENCLOSURE SIDE ELEVATION
NTS



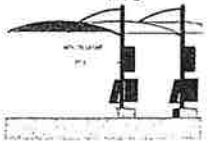
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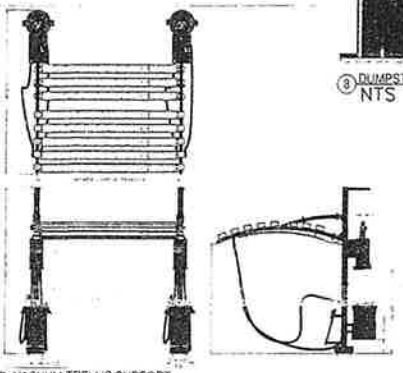
7 DUMPSTER ENCLOSURE ELEVATION
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8 DUMPSTER ENCLOSURE ELEVATION
NTS



9 VACUUM TRELLIS ELEVATION
NTS



10 VACUUM TRELLIS SUPPORT
NTS

EXTERIOR FINAL FINISH SCHEDULE:

PT-1	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE EGGSHELL EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-3	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR: GLIDE HPR RIDE THE GLOB BLUE EGGSHELL SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-2	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR: TO MATCH CMU-1, EXTERIOR
PT-5	PAINT - EXTERIOR (BOLLARDS) SHERWIN WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
EP-1B	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW 6258 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
EP-1W	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW WHITE, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	CONCRETE MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL
CMU-2	CONCRETE MASONRY UNIT BEST BLOCK COLOR: STANDARD GREY, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SMOOTH FACE, 8 X 8 X 16 BLOCK
CMU-3	CONCRETE MASONRY UNIT BEST BLOCK [illegible] SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL
PCS-1	PRECAST CONCRETE CAP COLOR: TO MATCH CMU-1 SMOOTH FACE, REF PLANS FOR DIMENSIONS
PCT-1	PORCELAIN TILE MSI COLOR: DOMINO POLISHED WHITE GROUT COLOR TO MATCH TILE REF SPECS 24" X 24" TILE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7586 KEOKUSTONE COVINGTON
BARTLETT, TENNESSEE 38133
PH: (901) 384-0404
FX: (901) 384-0710

OWNER:
GY: MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

SEPTEMBER 2023

CAR WASH

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE

RETURNS/TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

GENERAL SPECIFICATIONS:

Materials:
LED channel letters

Return Depth: 5"

Faces:
Channel letters to be face lit with white inline

Trimcap:
Painted to match 3M Trans 3630-87
Royal Blue

ELECTRICAL:

Illumination:
White LED Modules

LED Power Supply:
100-277V, 50/60 Hz

WHITE INLINE ON LETTERS
43 SQF

NTS

Glide XPRESS

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE

3M TRANS BRILLIANT GREEN
3639-166
WHITE INLINE

RETURNS/TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

GENERAL SPECIFICATIONS:

Materials:
LED channel letters

Return Depth: 5"

Faces:
Channel letters to be face lit with white inline

Trimcap:
Painted to match 3M Trans 3630-87
Royal Blue

ELECTRICAL:

Illumination:
White LED Modules

LED Power Supply:
100-277V, 50/60 Hz

WHITE INLINE
93 SQF

NTS



ILLUMINATED MONUMENT
DOUBLE SIDED

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE

3M TRANS BRILLIANT GREEN
3639-166

RETURNS

PTM 3M TRANS 3630-87
ROYAL BLUE

TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

NTS

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BK 303 PG 31
Willie F Brooks Jr
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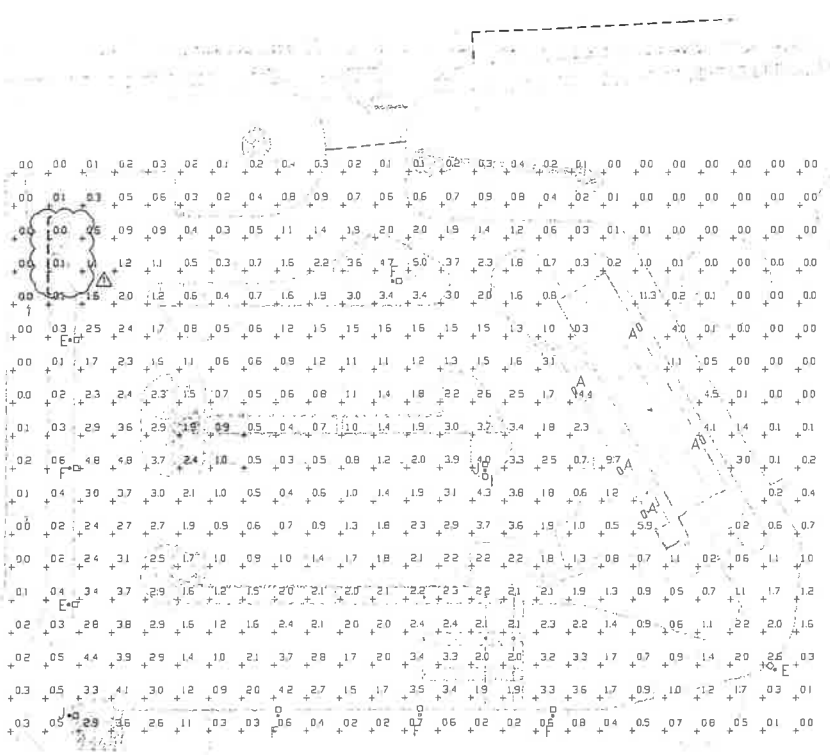
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MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

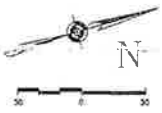
ENGINEER:
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7068 KEYSTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
OAK MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

⚠ SEPTEMBER 2023





PHOTOMETRIC NOTES:
A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY GLIDE EXPRESS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.
B. DIMENSIONS ARE FACE TO FINISHED SURFACE.

NOTE:
THIS IS A SOFTWARE SIMULATED PHOTOMETRIC STUDY. IT WAS PREPARED UNDER ENGINEERING SUPERVISION, HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHTING FIXTURE DATA. AGI32 SOFTWARE WAS USED TO GENERATE THIS REPORT ALONG WITH IES DATA FROM THE LIGHTING FIXTURE MANUFACTURER. THE SIMULATION DOES NOT NECESSARILY TAKE INTO ACCOUNT GRADE CHANGES NOR CONTRIBUTION FROM ADJACENT LIGHTING SOURCES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LLF	DESCRIPTION	WATTAGE	LUMENS PER LAMP
▭	5	A	12'-0"	SINGLE	1	1-TRP2-24L-30-4K7 GEOPACK SIZE 2	27.9	4065
•□	3	E	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-BC LARGE VIPER	137.6	8388
•□	5	F	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-HSS-270-FB LARGE VIPER W/ 270° HOUSE-SHIELD	145.06	10439
•□	1	I	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-HSS-90-L LARGE VIPER W/ 90° HOUSE-SHIELD	145.06	12845
•□	2	J	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-HSS-90-LR LARGE VIPER W/ 90° HOUSE-SHIELD	145.06	12845

CALCULATION SUMMARY ILLUMINANCE FOOT-CANDLES						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	1.4	16.6	0.0	N.A.	N.A.

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11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

22076957-
07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 0316G DATED FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

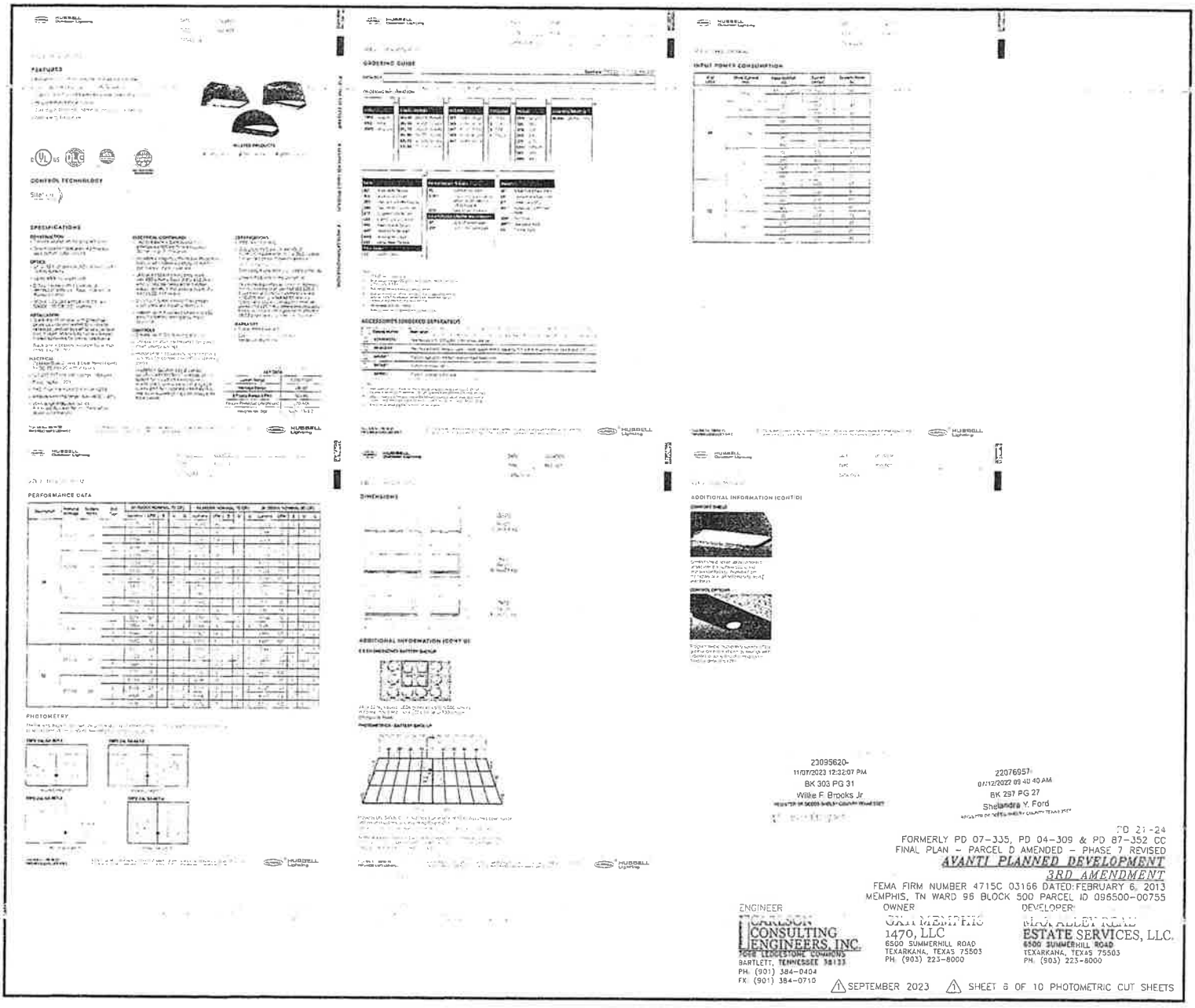
ENGINEER:
CROSSCOM CONSULTING ENGINEERS, INC.
2055 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
AVANTI REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023

1 SHEET 5 OF 10 PHOTOMETRICS PLAN



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BK 303 PG 31
Willie F. Brooks Jr

22076957
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BK 297 PG 27
Shelandra Y. Ford

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

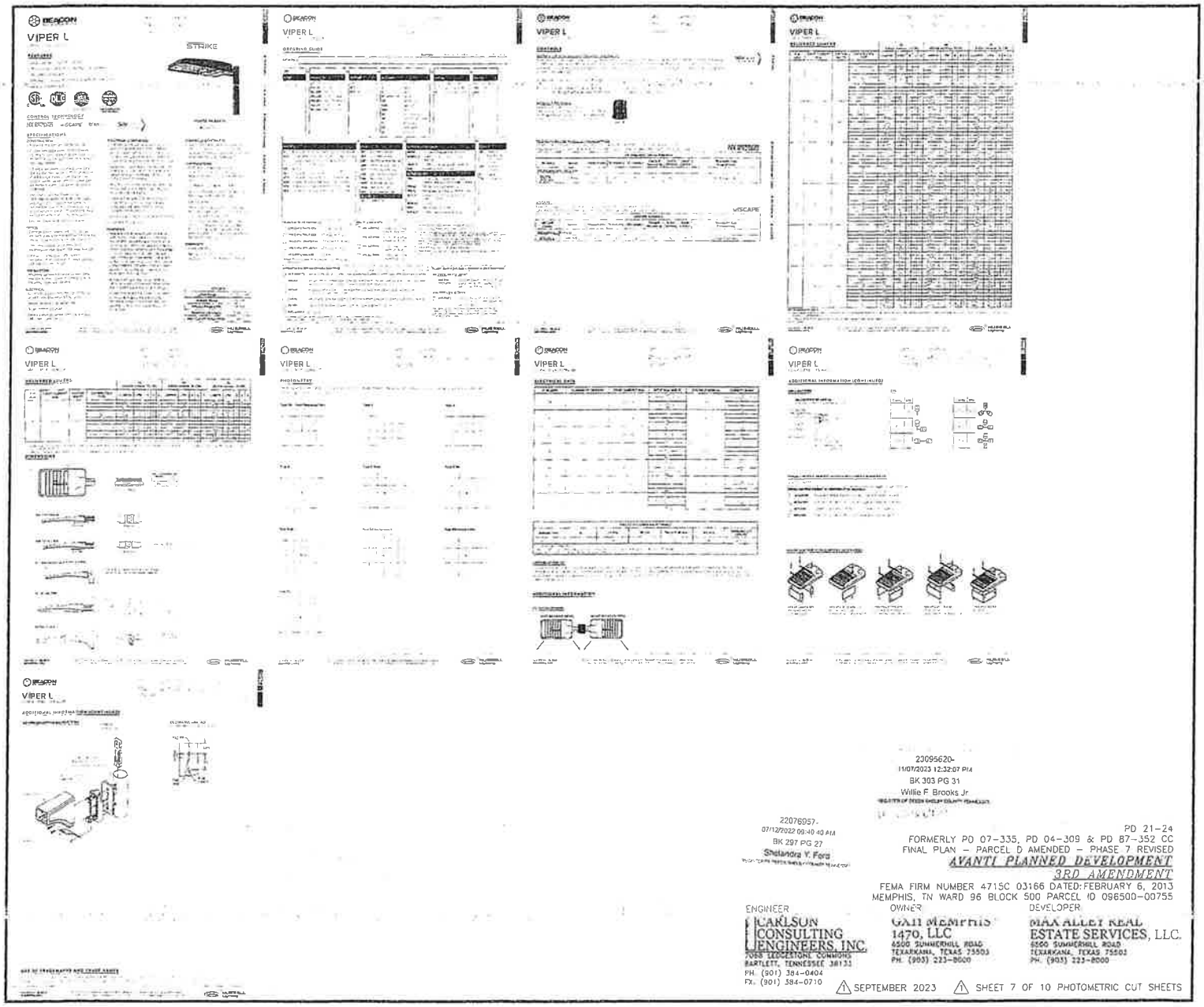
ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
5068 TENDERSTONE COMMONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0404
FX: (901) 384-0710

OWNER
GM MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH: (903) 223-6000

DEVELOPER
BAXALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH: (903) 223-6000

⚠ SEPTEMBER 2023 ⚠ SHEET 6 OF 10 PHOTOMETRIC CUT SHEETS

Willie F. Brooks Jr Shelby County Register of Deeds: Instrument# 22095229 Page 8 of 11



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BK 303 PG 31
Willie F. Brooks Jr

22076957-
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PD 21-24
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FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
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3RD AMENDMENT
FEMA FIRM NUMBER 47ISC 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER
GAH MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023 1 SHEET 7 OF 10 PHOTOMETRIC CUT SHEETS

PD 21-24 (FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC)
AVANTI PLANNED DEVELOPMENT, 3RD AMENDMENT
OUTLINE PLAN CONDITIONS

I. USES PERMITTED

A. PARCEL A: ANY USE PERMITTED BY RIGHT OR BY ADMINISTRATIVE SITE PLAN APPROVAL IN THE GENERAL OFFICE (O-G) DISTRICT WITH THE FOLLOWING USES PROHIBITED:

GROUP SHELTER
TRANSITIONAL HOME
AUTOMOBILE SERVICE STATION
GASOLINE SALES
GENERAL SERVICE AND REPAIR SHOP
LAWN, TREE AND GARDEN SERVICE
RESTAURANT WITH DRIVE THROUGH WINDOW
DRIVE-IN RESTAURANT
PAWN SHOP
USED GOODS, SECOND HAND SALES
VEHICLE WASH
VETERINARY CLINIC

B. PARCEL B: ANY USE PERMITTED BY RIGHT AND BY ADMINISTRATIVE SITE PLAN REVIEW IN THE TOWNHOUSE RESIDENTIAL (R-TH) DISTRICT

C. PARCEL C: USES IN ACCORDANCE WITH THE PLANNED COMMERCIAL (C-P) DISTRICT WITH THE FOLLOWING USES PROHIBITED

GROUP SHELTERS
TRANSITIONAL HOME
GENERAL SERVICE AND REPAIR SHOP
LAWN, TREE AND GARDEN SERVICES
PAWN SHOP
USED GOODS, SECOND HAND SALES
VEHICLE WASH
VETERINARY CLINIC

D. PARCEL D: USES IN ACCORDANCE WITH THE PLANNED COMMERCIAL (C-P) DISTRICT WITH THE FOLLOWING USES PROHIBITED

GROUP SHELTERS
TRANSITIONAL HOME
GENERAL SERVICE AND REPAIR SHOP
LAWN, TREE AND GARDEN SERVICE
PAWN SHOP
USED GOODS, SECOND HAND SALES
A FULL OR SELF-SERVICE VEHICLE WASH ESTABLISHMENT IS PERMITTED. THE VEHICLE WASH ESTABLISHMENT SHALL BE HELD IN THE NAME OF GX11 MEMPHIS 1470 OPS, LLC. ANY PROPOSED CHANGE OF OWNERSHIP SHALL BE REPORTED TO THE DIVISION OF PLANNING AND DEVELOPMENT AND THE NEW PROPOSED OWNER SHALL BE APPROVED THE CITY COUNCIL
VETERINARY CLINIC
AUTOMOBILE SERVICE STATION
GASOLINE SALES

II. BULK REGULATIONS:

A. A MAXIMUM FLOOR AREA OF .25 F A R SHALL BE PERMITTED ON THE SITE EXCLUDING DEDICATED RIGHTS-OF-WAY.
B. PARCEL A: THE BULK REGULATIONS OF THE GENERAL OFFICE (O-G) DISTRICT SHALL APPLY WITH THE FOLLOWING EXCEPTIONS:
   1. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, EXCLUDING PENTHOUSES
   2. ALL BUILDINGS WITHIN 120 FEET OF THE EAST AND SOUTH BOUNDARY LINES SHALL BE DESIGNED TO PROVIDE A RESIDENTIAL APPEARANCE AND SHALL USE THE SAME EXTERNAL BUILDING MATERIALS IN THE FRONT AND REAR.
C. PARCEL B: THE BULK REGULATIONS OF THE TOWNHOUSE RESIDENTIAL (R-TH) DISTRICT SHALL APPLY WITH THE FOLLOWING EXCEPTIONS:
   1. A MAXIMUM OF TEN (10) DWELLING UNITS PER ACRE SHALL BE PERMITTED.
D. PARCEL C AND D: THE BULK REGULATIONS OF THE GENERAL OFFICE (O-G) DISTRICT AND PLANNED COMMERCIAL (C-P) DISTRICT SHALL APPLY WITH THE FOLLOWING EXCEPTIONS:
   1. MAXIMUM BUILDING HEIGHT SHALL BE THIRTY-FIVE (35) FEET, EXCLUDING PENTHOUSES.
   2. THE COMMERCIAL LAND USE SHALL BE DEVELOPED AS ILLUSTRATED ON THE CONCEPTUAL PLANS.

III. ACCESS AND CIRCULATION:

A. ONE RIGHT-IN RIGHT-OUT ONLY PRIVATE DRIVE SHALL BE PERMITTED TO INTERSECT N. GERMANTOWN PARKWAY NORTH OF CLUB PARKWAY. NO MEDIAN OPENINGS SHALL BE PERMITTED ON N. GERMANTOWN PARKWAY.
B. IMPROVE COUNTRY VILLAGE DRIVE AS A COMMERCIAL COLLECTOR WITH CURB, GUTTER AND SIDEWALK ACCORDING TO THE SUBDIVISION REGULATIONS. ALLOW ONE ROAD CONNECTION TO COUNTRY VILLAGE DRIVE.
C. ALLOW ONE PUBLIC STREET ACCESS TO N. GERMANTOWN PARKWAY DEDICATED TO COMMERCIAL COLLECTOR WIDTH SIXTY-EIGHT (68) FEET AND ALIGNED OPPOSITE THE INTERSECTION OF CLUB PARKWAY.
D. ALL PRIVATE DRIVES TO BE CONSTRUCTED TO MEET CITY STANDARDS AND PROVIDE A MINIMUM PAVEMENT WIDTH OF 22 FEET EXCLUSIVE OF CURB AND GUTTER.
E. INTERNAL CIRCULATION BETWEEN ALL PHASES/SECTIONS/LOTS IS REQUIRED.
F. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28 OF THE ZONING ORDINANCE.
G. TWO (2) RIGHT-IN, RIGHT-OUT ONLY CURB CUTS SHALL BE PERMITTED ALONG N. GERMANTOWN PARKWAY.
H. DEDICATE EIGHTY (80) FEET FROM THE CENTERLINE OF N. GERMANTOWN PARKWAY AND IMPROVE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
I. ONE CURB CUT FOR PARCEL 'D' SHALL BE PERMITTED ALONG N. GERMANTOWN PARKWAY.

IV. LANDSCAPING AND SCREENING:

A. LANDSCAPING SHALL BE PROVIDED ALONG N. GERMANTOWN PARKWAY CONSISTENT WITH THE LANDSCAPING OF THE EXISTING OFFICE PARCEL ON THE SOUTH, INCLUDING LANDSCAPING CORNERS AT THE INTERSECTIONS. PLANT MATERIALS SHALL BE CONSISTENT WITH OR COMPLIMENT LANDSCAPING OF THE OFFICE PARCEL TO THE SOUTH IF ALLOWED BY UTILITIES SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.
B. THE "BUFFER" OF THE PROPERTY SHALL BE LANDSCAPED AS THE FOLLOWS:
   1. THERE SHALL BE A 75-FOOT BUFFER ALONG THE EAST AND SOUTHEAST BOUNDARY LINES WITH ALL EXISTING VEGETATION REMAINING AND AN ADDITIONAL 15-FOOT PLANTING SCREEN PROVIDED WITHIN THE BUFFER.
   2. THERE SHALL BE A THIRTY-FIVE (35) FOOT NATURAL LANDSCAPING BUFFER IN PARCEL 'D' TO INCLUDE A SIGHT-PROOF WOOD FENCE SIX (6) FEET IN HEIGHT ALONG THE ENTIRE LENGTH OF THE NORTH AND EAST BOUNDARY LINES WITH ALL EXISTING VEGETATION REMAINING.
C. INTERNAL LANDSCAPING SHALL BE PROVIDED AT A RATIO OF 300 SQUARE FEET OF LANDSCAPED AREA AND ONE SHADE TREE PER EVERY 20 PARKING SPACES.
D. EXISTING TREES SHALL BE PRESERVED WHEREVER FEASIBLE.
E. ALL REQUIRED LANDSCAPING AND SCREENING SHALL NOT CONFLICT WITH ANY EASEMENTS INCLUDING OVERHEAD WIRES.
F. EQUIVALENT LANDSCAPING MAY BE SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.
G. AIR CONDITIONING, HEATING, VENTILATING OR OTHER MECHANICAL EQUIPMENT INCLUDING THAT LOCATED ON ROOFS WHICH IS VISIBLE FROM AN ADJACENT STREET OR RESIDENTIAL LOT SHALL BE SCREENED WITH THE USE OF ARCHITECTURAL FEATURES OF THE BUILDING OR BY OTHER MEANS.
H. UTILITY FEATURES SUCH AS ELECTRICAL WIRING, CONDUIT AND METERS SHALL ALSO BE SCREENED USING ARCHITECTURAL FEATURES OR LANDSCAPING.
I. MAXIMUM HEIGHT OF LIGHT STANDARDS SHALL BE TWENTY-FIVE (25) FEET. LIGHTING SHALL BE DIRECTED SO AS TO NOT GLARE ONTO RESIDENTIAL PROPERTY.
J. REFUSE CONTAINERS SHALL BE COMPLETELY SCREENED FROM VIEW FROM ADJACENT RESIDENTIAL PROPERTY.
K. A DETAIL LANDSCAPE AND SITE LIGHTING PLAN SHALL BE APPROVED BY THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO THE ISSUE OF ANY BUILDING PERMIT. FURTHER, NO FINAL USE AND OCCUPANCY PERMIT SHALL BE ISSUED WITHOUT THE EXPRESS WRITTEN CERTIFICATION BY THE OFFICE OF PLANNING AND DEVELOPMENT THAT THE DEVELOPMENT IS IN CONFORMANCE WITH THE APPROVED LANDSCAPING AND SITE LIGHTING PLAN.

V. SIGNS.

A. PARCEL A: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O-G DISTRICT.
B. PARCEL B: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE R-TH DISTRICT.
C. PARCEL C: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH REQUIREMENTS OF THE C-P DISTRICT.
D. ALL SIGNS SHALL BE SET BACK A MINIMUM OF 15 FEET FROM THE STREET RIGHT-OF-WAY.
E. PORTABLE SIGNS ARE PROHIBITED.
F. PARCEL D: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O-G AND C-P DISTRICT

VI DRAINAGE

A. DRAINAGE IMPROVEMENTS, INCLUDING ON-SITE DETENTION, SHALL BE PROVIDED UNDER A STANDARD SUBDIVISION CONTRACT IN ACCORDANCE WITH SUBDIVISION REGULATIONS AND THE CITY OF MEMPHIS DRAINAGE DESIGN MANUAL.
B. DRAINAGE DATA FOR ASSESSMENT OF ON-SITE DETENTION REQUIREMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
C. THE DEVELOPER SHOULD BE AWARE OF HIS OBLIGATIONS UNDER 40 CFR 122.26(b)(14) AND TCA 69-3-101 ET. SEQ. TO SUBMIT A NOTICE OF INTENT (NOI) TO THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL TO ADDRESS THE DISCHARGE OF STORM WATER ASSOCIATED WITH THE CLEARING AND GRADING ACTIVITY ON THIS SITE.
D. ALL DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
E. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE EASEMENTS SHALL NOT BE ACCEPTED.
F. IN ADDITION TO PROVIDING NECESSARY SITE DRAINAGE IMPROVEMENTS, A PRO-RATA OF THE REQUIRED DOWNSTREAM IMPROVEMENTS WILL BE ASSESSED BASED ON THE PORTION OF THE PROJECT SITE TO THE TOTAL BASIN AREA.
G. THIS PROJECT MUST BE EVALUATED BY THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT 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. SEQ.)

VII THE LAND USE CONTROL BOARD MAY MODIFY THE BULK ACCESS PARKING, LANDSCAPING, LOADING, SCREENING, SIGNS AND OTHER SITE REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOARD HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE MEMPHIS CITY COUNCIL.

VIII SITE PLAN REVIEW BY THE OFFICE OF PLANNING AND DEVELOPMENT:

A. A SITE PLAN SHALL BE SUBMITTED FOR THE REVIEW, COMMENT AND RECOMMENDATION OF THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVAL OF ANY FINAL PLAN.
B. THE SITE PLAN SHALL ILLUSTRATE THE LOCATION AND DIMENSIONS OF BUILDING FOOTPRINTS, PARKING LOTS, PRIVATE DRIVES, BUILDING ELEVATIONS, LANDSCAPING AND SCREENING PLANS.
C. THE SITE PLAN SHALL BE REVIEWED BASED UPON THE FOLLOWING CRITERIA:
   1. CONFORMANCE WITH THE OUTLINE PLAN CONDITIONS AND THE STANDARDS AND CRITERIA FOR COMMERCIAL PLANNING DEVELOPMENTS CONTAINED IN THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS
   2. ADEQUACY OF PUBLIC FACILITIES (STREET, SEWERS, DRAINAGE, ETC.)
   3. ELEMENTS OF SITE DESIGN SUCH AS BUILDING ORIENTATION AND SETBACK, ACCESS AND PARKING, INTERNAL VEHICULAR AND PEDESTRIAN CIRCULATION, LANDSCAPING AND LIGHTING.
   4. CONSISTENCY BETWEEN BUILDINGS IN REGARD TO BUILDING ELEVATIONS AND MATERIALS.

IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE (5) YEARS OF THE APPROVAL OF THE OUTLINE PLAN OR THE OUTLINE PLAN SHALL BE DEEMED EXPIRED. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE REQUEST OF THE APPLICANT.

X ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING

A. THE OUTLINE PLAN CONDITIONS.
B. A STANDARD SUBDIVISION CONTRACT AS DEFINED BY THE SUBDIVISION REGULATIONS FOR ANY NEEDED PUBLIC IMPROVEMENTS.
C. THE EXACT LOCATION AND DIMENSIONS INCLUDING HEIGHT OF BUILDINGS, PARKING AREAS, UTILITY EASEMENTS, DRIVES, TRASH RECEPTACLES, LOADING FACILITIES, AND REQUIRED LANDSCAPING AND SCREENING.
D. A RENDERING INCLUDING PLAN VIEW AND ELEVATION OF ANY PROPOSED DEVELOPMENT IDENTIFICATION SIGNS SHOWING THE HEIGHT, DIMENSIONS AND DESIGN THEREOF.
E. THE NUMBER OF PARKING SPACES.
F. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE OF ANY EASEMENT
G. IF APPLICABLE, A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES
H. BUILDING ILLUSTRATIONS AS REQUIRED BY CONDITION II.B.2.
I. 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 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 REPAIRS OF DRAINAGE STRUCTURES.

ON AUGUST 3, 2021, THE MEMPHIS CITY COUNCIL APPROVED A PLANNED DEVELOPMENT AMENDMENT TO ALLOW A VEHICLE WASH ESTABLISHMENT IN PARCEL D SUBJECT TO THE FOLLOWING CONDITIONS:

SITE CONDITIONS

1. SIDEWALKS, CURB AND GUTTER SHALL BE EXTENDED ALONG THE FRONTAGE OF THE SITE.
2. THE VEHICLE WASH STRUCTURE SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE NORTHERN OR EASTERN PROPERTY LINES.
3. THE VEHICLE WASH STRUCTURE SHALL BE CONSTRUCTED OF BUILDING MATERIALS CONSISTENT WITH THAT OF THE PRINCIPAL BUILDING, INCLUDING THE ROOF.
4. THE DOORS OF THE VEHICLE WASH BUILDING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE VEHICLE WASH BUILDING AND SHALL BE FULLY CLOSED WHEN THE FACILITY IS NOT IN OPERATION.
5. THE VEHICLE WASH FACILITY SHALL NOT OPERATE BEFORE 6 AM OR AFTER 10 PM.
6. THE VEHICLE WASH MAY NOT BE UTILIZED FOR ANY ACCESSORY USES NOT CUSTOMARY AND INCIDENTAL TO CONVENIENCE STORES WITH GASOLINE SALES, SUCH AS TIRE SALES.

23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

22076957-
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COUNTY OF SHELBY REGISTER OF DEEDS TENNESSEE

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MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
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OWNER
GX11 MEMPHIS 1470, LLC
6500 SUNNEHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-6200

DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUNNEHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-6000

1 SEPTEMBER 2023 1 SHEET 8 OF 10 OUTLINE PLAN CONDITIONS

OWNERS CERTIFICATE

I/WE AVANTI MEMPHIS 1470, LLC, THE UNDERSIGNED OWNER(S), OF THE PROPERTY SHOWN, HEREBY ADOPT THIS FINAL PLAN AS MY/OUR PLAN OF DEVELOPMENT. I/WE CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE

SIGNATURE

Frances M. Herrington, Manager
PRINT

NOTARY
STATE OF TENNESSEE Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY ~~OF MEMPHIS~~ DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Frances M. Herrington WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texarkana THIS DAY 21st OF April 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/29/2023

KIMBERLY MCALISTER
Notary Public, State of Texas
Comm. Expires 07-29-2023
Notary ID 11030320-1

MORTGAGEE'S CERTIFICATE

I/WE First Mpyc THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY Avanti Memphis 1470, LLC OWNER OF THE PROPERTY.

Farmers Bank & Trust
INSTITUTION

SIGNATURE

NOTARY
STATE OF Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY ~~OF MEMPHIS~~, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Rick Myers WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE MORTGAGEE OF THE PROPERTY, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texarkana, THIS DAY 26th OF April 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/29/2023

KIMBERLY MCALISTER
Notary Public, State of Texas
Comm. Expires 07-29-2023
Notary ID 11030320-1

PRIVATE SEWER & PUMP OWNERSHIP NOTE:
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY Avanti Memphis 1470, LLC

SIGNATURE

4/21/2022
DATE

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL PLAN IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS

BY

TENNESSEE CERTIFICATE NO 24978

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS FINAL PLAN HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS, THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY
BRIAN L. BUCHHEIT

DATE 4/19/2022

TENNESSEE LICENSE NO 2250

BRIAN L. BUCHHEIT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2250

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

THIS FINAL PLAN CONFORMS WITH THE PLANNED DEVELOPMENT, PD 21-24 (FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC), APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON AUGUST 3, 2021.

BY ZONING ADMINISTRATOR — DATE 7/11/22

LUDS — DATE 7/11/22

CITY ENGINEER — DATE 7.8.2022

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FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
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PH. (903) 223-8000

DEVELOPER:
MAY ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

OWNER'S CERTIFICATE

I/WE, GXII Memphis 1470 LLC, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN, HEREBY ADOPT THIS FINAL PLAN AS MY/OUR PLAN OF DEVELOPMENT. I/WE CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE

Curtis R. Green, Jr. Manager
PRINT

NOTARY
STATE OF Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Curtis R. Green, Jr., WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texas, THIS DAY 21st OF Sept, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/2027

MORTGAGEE'S CERTIFICATE

I/WE, Brad Moore, Market Pres., THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY GXII Memphis 1470 LLC OWNER OF THE PROPERTY.

Farmers Bank & Trust
INSTITUTION

SIGNATURE

NOTARY
STATE OF Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Brad Moore, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE MORTGAGEE OF THE PROPERTY, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texas, THIS DAY 11th OF Sept, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/2027

PRIVATE SEWER & PUMP OWNERSHIP NOTE:
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY GXII Memphis 1470 LLC

SIGNATURE

9/21/2023
DATE

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL PLAN IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY:

TENNESSEE CERTIFICATE NO. 22978

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER, THAT THIS FINAL PLAN HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS, THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY
BRIAN L. BUCHHEIT

DATE 9/12/2023

TENNESSEE LICENSE NO. 2250

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

THIS RE-RECORDING CONFORMS WITH THE AMENDMENT, PD 21-24, ACTED ON BY THE LAND USE CONTROL BOARD ON 07/08/2021, AND APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON 08/03/2021. THIS FINAL PLAN IS BEING RE-RECORDED TO REFLECT THE REVISED ARCHITECTURAL ELEVATIONS ALONG WITH THE CLOSED DRIVE CONNECTION BETWEEN CAPTAIN D'S.

BY
ZONING ADMINISTRATOR

DATE 11/6/23

LUDS

DATE 11-6-23

CITY ENGINEER

DATE

23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F. Brooks Jr
FEE $10.00 STATE OF TENNESSEE SHELBY COUNTY TENNESSEE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL 10 096500-00755

ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
GXII MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
MAY ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

SEPTEMBER 2023

Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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

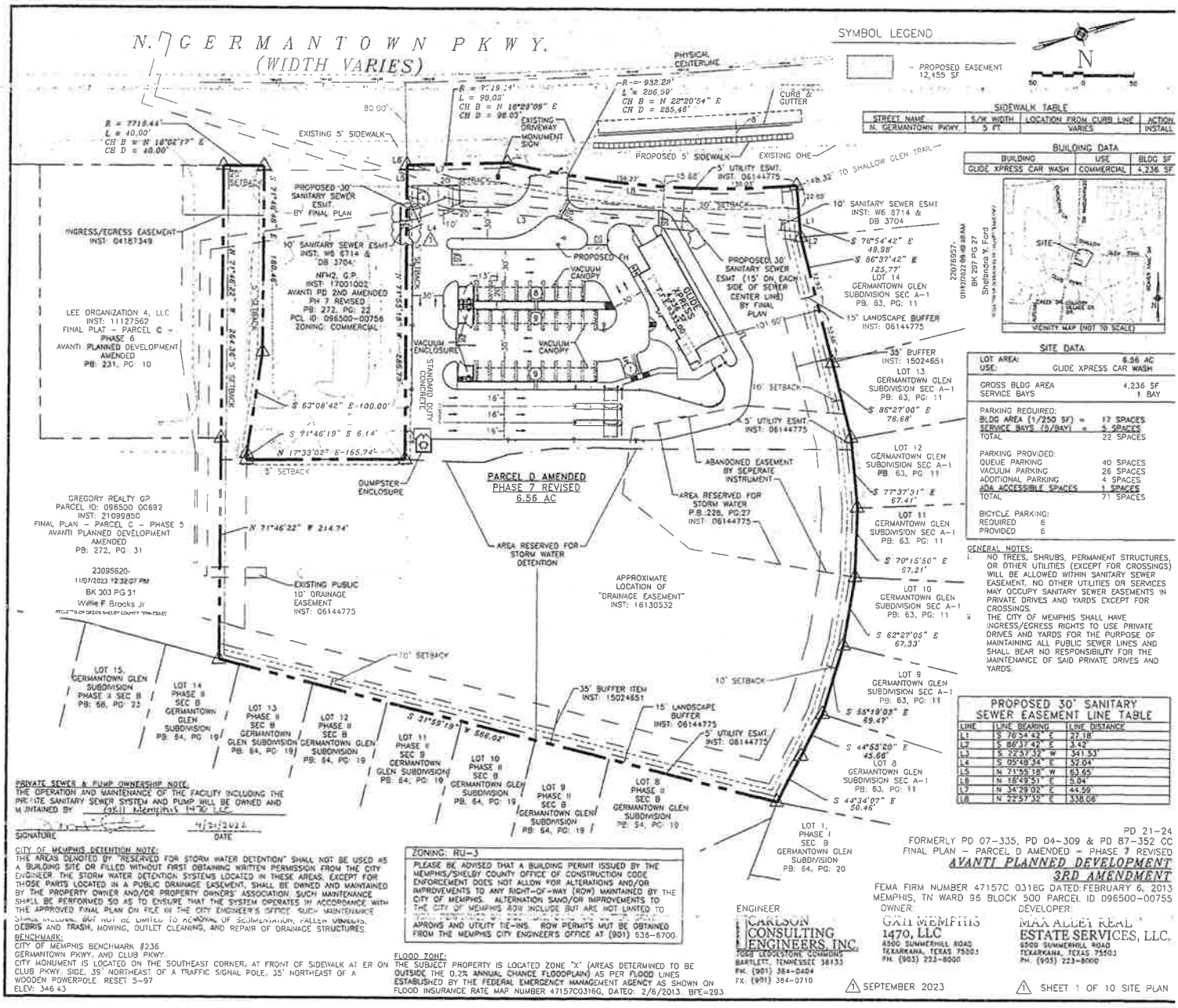
23095620

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11 PGS	
LAURA 2642601 - 23095620	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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



PRIVATE SEWER & PUMP OWNERSHIP NOTE:
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY GAH Memphis 1470 LLC

SIGNATURE 4/21/2022 DATE

CITY OF MEMPHIS DETENTION NOTE:
THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION 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 FINAL PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

BENCHMARK:
CITY OF MEMPHIS BENCHMARK #236
GERMANTOWN PKWY. AND CLUB PKWY.
CITY MONUMENT IS LOCATED ON THE SOUTHEAST CORNER, AT FRONT OF SIDEWALK AT ER ON CLUB PKWY. SIDE, 39' NORTHEAST OF A TRAFFIC SIGNAL POLE, 35' NORTHEAST OF A WOODEN POWERPOLE. RESET 5-97
ELEV: 346.43

ZONING: RU-3
PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERNATION SAND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO [illegible] APRONS AND UTILITY TIE-INS. ROW PERMITS MUT BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

FLOOD ZONE:
THE SUBJECT PROPERTY IS LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 47157C0316G, DATED: 2/6/2013 BFE=293

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 47157C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

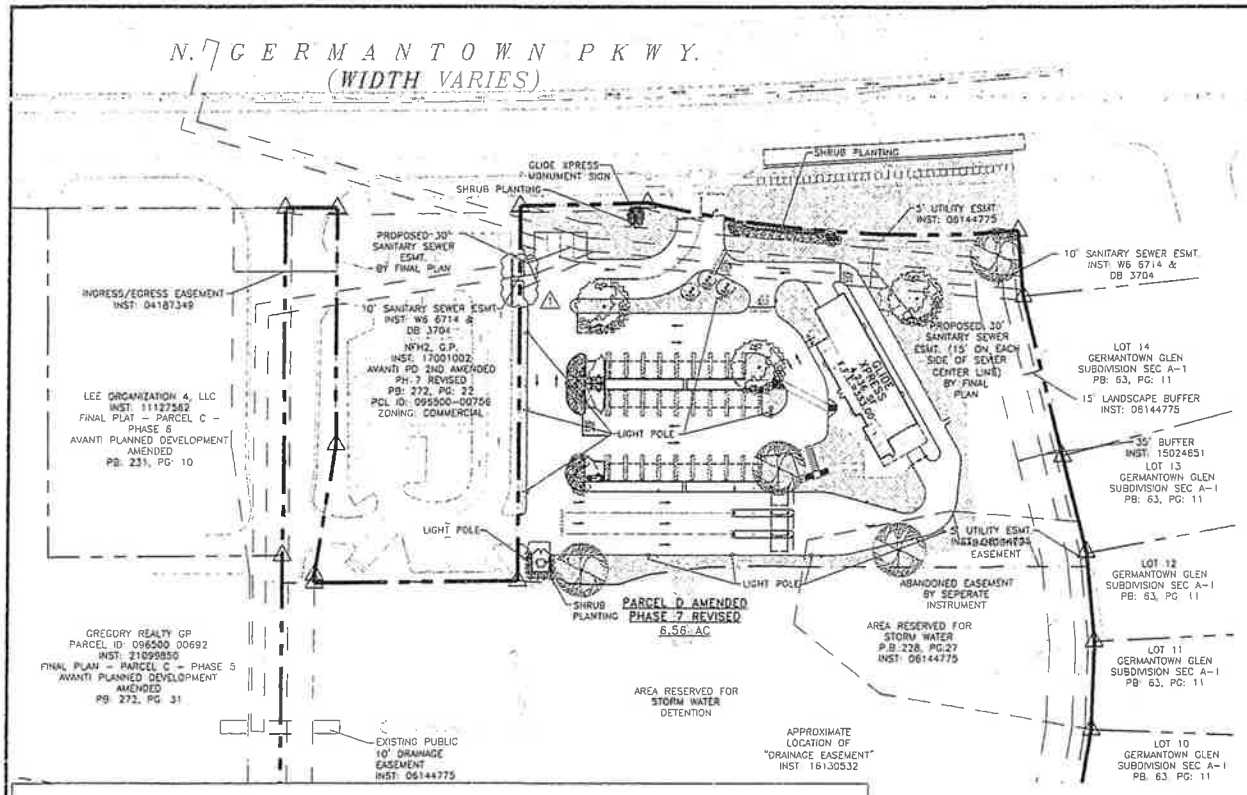
ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7008 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER
GAH MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023

1 SHEET 1 OF 10 SITE PLAN



PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING
	TREES:				
10		MYRICA CERIFERA	SOUTHERN WAXMYRTLE	6' - 7' HT	AS SHOWN
4		NYSSA SYLVATICA 'WILDFIRE'	'WILDFIRE' BLACK GUM	2-1/2" - 3" C / 8' - 10' HT	AS SHOWN
3		QUERCUS PHELLOS	WILLOW OAK	3" - 3-1/2" C / 10' - 12" HT	AS SHOWN
	SHRUBS:				
11		ABELIA X CHINENSIS 'ROSE CREEK'	'ROSE CREEK' ABELIA	#3 (GAL) / 15" - 18" SPD	30" O.C.
29		ILEX CORNUTA 'NANA'	DWARF BURFORD HOLLY	#5 (GAL) / 18" - 24" SPD	36" O.C.
9		ILEX X 'CONED'	'LITTLE RED' HOLLY	#5 (GAL) / 24" - 30" SPD	60" O.C.
21		LIRIOPE MUSCARI 'LOVE POTION NO. 13' PP #15,471	'EMERALD GODDESS' LIRIOPE	#1 (GAL) / 12" - 15" HT	24" O.C.
3		MUHLENBERGIA CAPILLARIS 'IRVINE'	'PLUMETASTIC' PINK MUHLY GRASS	#3 (GAL) / 15" - 18" HT	30" O.C.
	GROUNDCOVERS:				
22		ANNUAL BEDDING PLANTS	SEASONAL COLOR	4" POT, 2"- 4" HT.	10" O.C
FILL AREA		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID
FILL AREA		WASHED GRAVEL STONE MULCH 1/4" - 2" ON FILTER FABRIC (ONCE)	3" MIN. DEPTH AFTER SETTLING		PER SHEET
16		JUNIPERUS HORIZONTALIS 'BLUE CHIP'	'BLUE CHIP' JUNIPER	#1 (GAL) / 6" - 10" SPD	24" O.C.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED BY A PERMANENTLY INSTALLED IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL PLANTED AREAS, AND UTILIZES A COMBINATION OF LOW-VOLUME AND RUNOFF SPRAY HEADS AND DRIP IRRIGATION COMPONENTS.

NOTES:
1. ALL LANDSCAPED ENDCAPS SHALL BE PROTECTED BY A 6" CURB. NO PLANTINGS OVER 1' IN HEIGHT SHALL BE WITHIN 2' OF SAID CURB.
2. PLANTING AREAS SHALL HAVE UNCOMPACTED COARSE LOAM THAT IS A MINIMUM OF 12" DEEP.

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BK 303 PG 31
Willie F. Brooks Jr
RECORDER OF DEEDS SHELBY COUNTY TENNESSEE

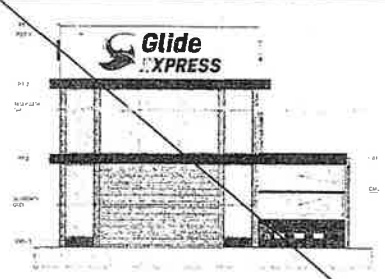
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Shelandia Y. Ford

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

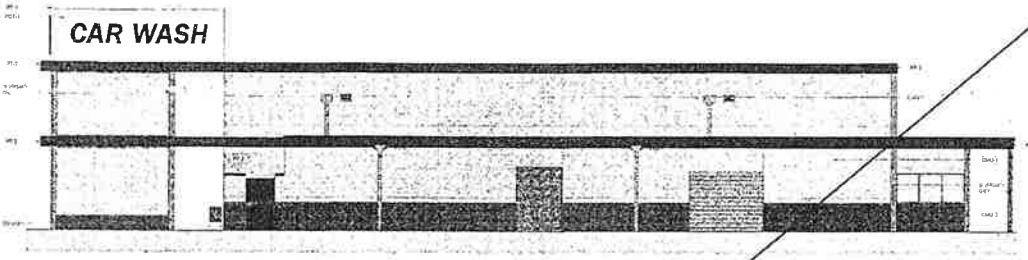
ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0716

OWNER
GX11 MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

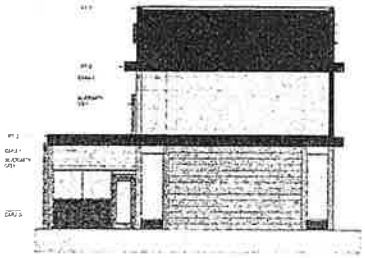
DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000



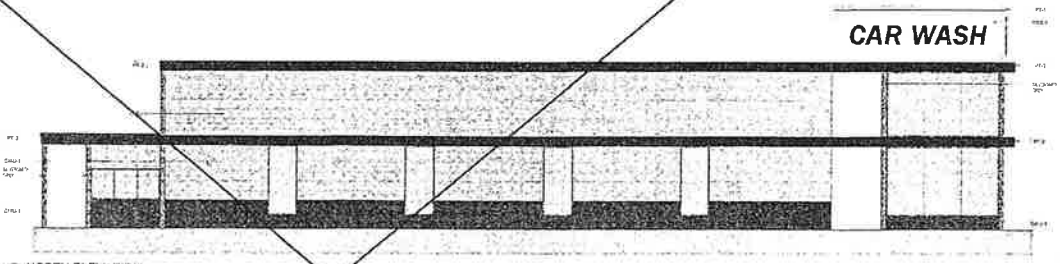
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NTS



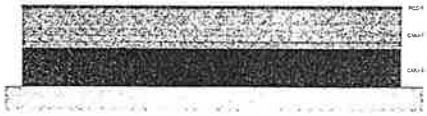
2 SOUTH ELEVATION
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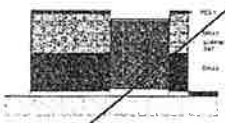
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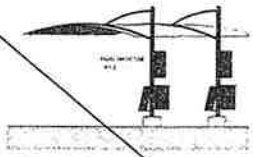
4 NORTH ELEVATION
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5 VACUUM ENCLOSURE SIDE ELEVATION
NTS



6 VACUUM ENCLOSURE FRONT ELEVATION
NTS



7 CANOPY AT VACUUMS ELEVATION
NTS

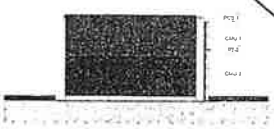
THIS SHEET IS BEING REPLACED BY SHEET 3B.

1

EXTERIOR FINAL FINISH SCHEDULE:

PT-1	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN-WILLIAMS COLOR: TO MATCH PORCELAIN TILE, EGGSHELL EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-2	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN-WILLIAMS CUSTOM COLOR: GUIDE 6PA RIDE THE SIDE BLUE, EGGSHELL SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-3	PAINT - EXTERIOR (BOLLARDS) SHERWIN-WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
AP-1	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN-WILLIAMS MACROPOXY HB 646T GLOSS EPOXY PROTECTIVE & MARINE COATING COLOR: SW 6257 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	CONCRETE MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, NITTERN, COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE 3 5/8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS, WHERE NO ADDITIONAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL
CMU-2	CONCRETE MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, NITTERN, COLOR WITH WATER REPELLENT ADMIXTURE SMOOTH FACE 3 5/8 X 16 BLOCK
CMU-3	CONCRETE MASONRY UNIT BEST BLOCK COLOR: CHARCOAL, NITTERN, COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE 3 5/8 X 16 BLOCK
PCS-1	PRECAST CONCRETE CAP COLOR: WHITE SMOOTH FACE, REF PLANS FOR DIMENSIONS
PCT-1	PORCELAIN TILE DSI COLOR: 4864 GRID PORCELAIN, GROUT COLOR TO MATCH TILE, REF SPECS 24" X 24" TILE

8 DUMPSTER ENCLOSURE ELEVATION
NTS



9 DUMPSTER ENCLOSURE ELEVATION
NTS

23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F Brooks Jr
RECORDER OF DEEDS SHELBY COUNTY TENNESSEE

22076957-
07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y Ford
RECORDING OF DEEDS SHELBY COUNTY TENNESSEE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
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FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

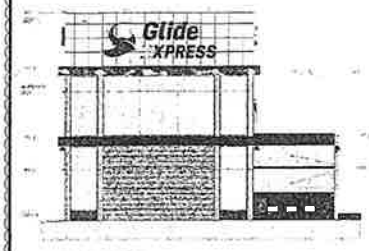
ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7060 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
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OWNER:
GX11 MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
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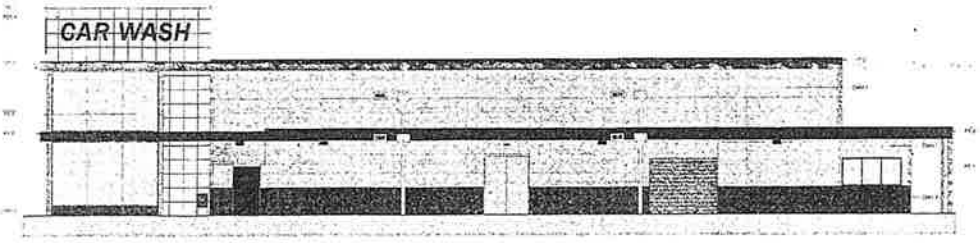
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MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023

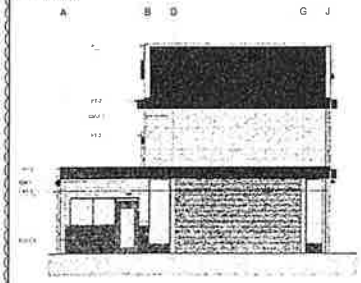
1 SHEET 3 OF 10 ELEVATIONS



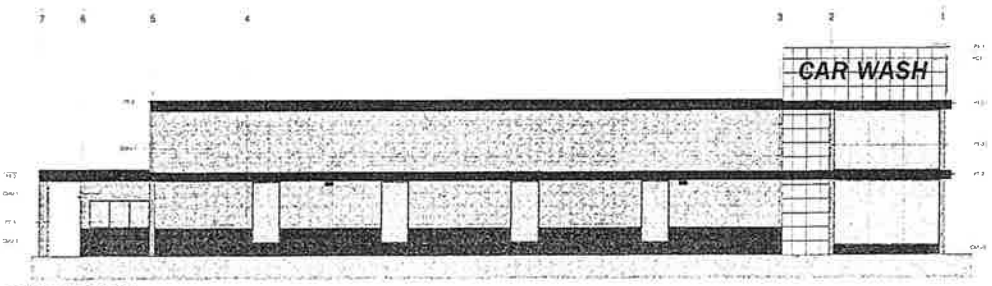
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NTS



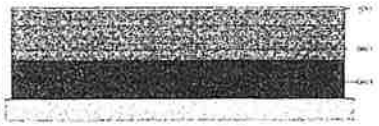
2 SOUTH ELEVATION
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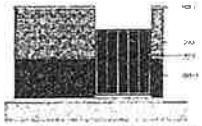
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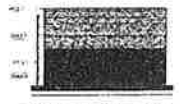
4 NORTH ELEVATION
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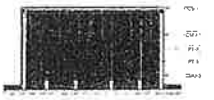
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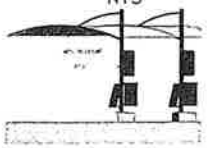
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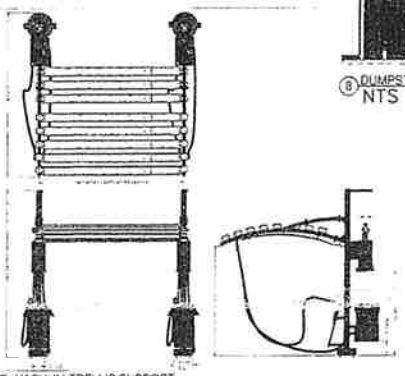
7 DUMPSTER ENCLOSURE ELEVATION
NTS



8 DUMPSTER ENCLOSURE ELEVATION
NTS



9 VACUUM TRELLIS ELEVATION
NTS



10 VACUUM TRELLIS SUPPORT
NTS

EXTERIOR FINAL FINISH SCHEDULE:

PT-1	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE EGGSHELL EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-2	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR GLIDE XPRESS RIDE THE GLIDE BLUE EGGSHELL SEMI-GLOSS EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-3	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR TO MATCH CMU-1, EXTERIOR
PT-5	PAINT - EXTERIOR (BOLLARDS) SHERWIN WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
EP-1B	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW 6258 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
EP-1W	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW WHITE, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	CONCRETE MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL
CMU-2	CONCRETE MASONRY UNIT BEST BLOCK COLOR: STANDARD GREY, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SMOOTH FACE, 8 X 8 X 16 BLOCK
CMU-3	CONCRETE MASONRY UNIT BEST BLOCK COLOR: TBD SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL
PCS-1	PRECAST CONCRETE CAP COLOR: TO MATCH CMU-1 SMOOTH FACE, REFER TO AVG FOR COPING CAP
PCT-1	PORCELAIN TILE MSI COLOR: DOMINO POLISHED 12" X 24" SERIES COLOR TO MATCH TILE AT SPLAYS 24" X 24" TILE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT

FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 95 BLOCK 500 PARCEL ID 096500-00755

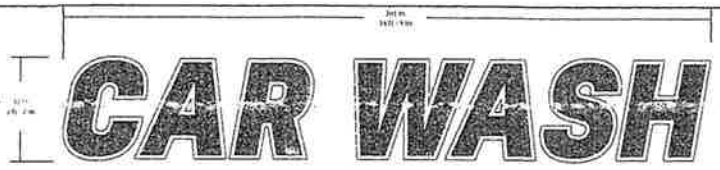
ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7956 LEDGESTONE COVADRA
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
ESTATE SERVICES, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

SEPTEMBER 2023

SHEET 3B OF 10 ELEVATIONS



VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE

RETURNS/TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

GENERAL SPECIFICATIONS:

Materials:
LED channel letters

Return Depth: 5"

Faces:
Channel letters to be face lit with white inline

Trimcap:
Painted to match 3M Trans 3630-87
Royal Blue

ELECTRICAL:

Illumination:
White LED Modules

LED Power Supply:
100-277V, 50/60 Hz

WHITE INLINE ON LETTERS
43 SQF

NTS



VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE

3M TRANS BRILLIANT GREEN
3639-106
WHITE INLINE

RETURNS/TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

GENERAL SPECIFICATIONS:

Materials:
LED channel letters

Return Depth: 5"

Faces:
Channel letters to be face lit with white inline

Trimcap:
Painted to match 3M Trans 3630-87
Royal Blue

ELECTRICAL:

Illumination:
White LED Modules

LED Power Supply:
100-277V, 50/60 Hz

WHITE INLINE
91 SQF

NTS



ILLUMINATED EQUIPMENT
DOUBLE SIDED

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE

3M TRANS BRILLIANT GREEN
3639-106

RETURNS

PTM 3M TRANS 3630-87
ROYAL BLUE

TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

NTS

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BK 303 PG 31
Willie F Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

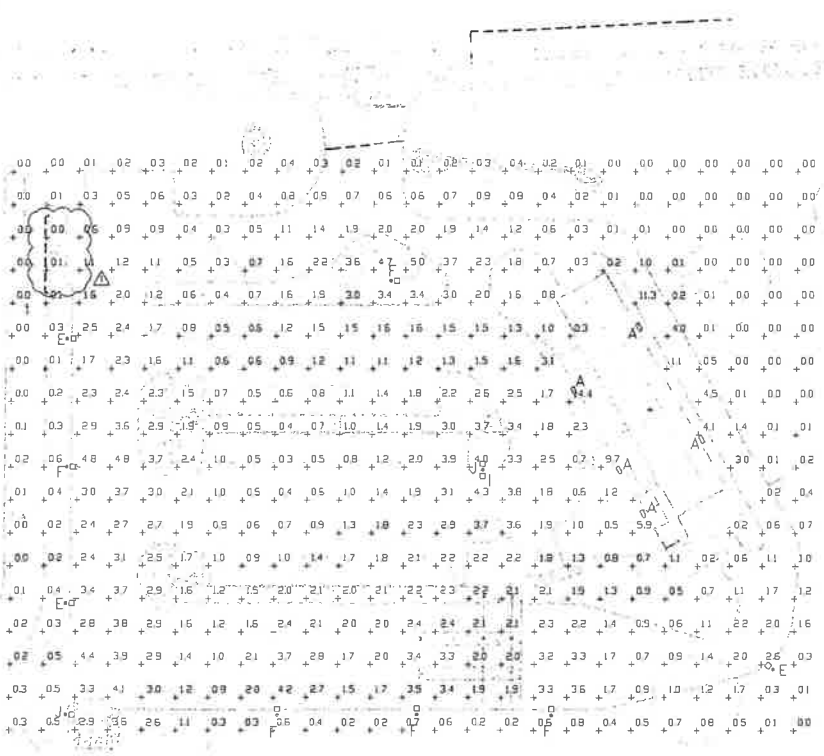
PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03165 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

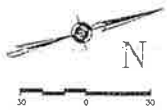
ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7008 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
GAII MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023





PHOTOMETRIC NOTES:

A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY GLIDE EXPRESS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.

B. DIMENSIONS ARE FACE TO FINISHED SURFACE.

NOTE:
THIS IS A SOFTWARE SIMULATED PHOTOMETRIC STUDY. IT WAS PREPARED UNDER ENGINEERING SUPERVISION, HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHTING FIXTURE DATA. AGI32 SOFTWARE WAS USED TO GENERATE THIS REPORT ALONG WITH IES DATA FROM THE LIGHTING FIXTURE MANUFACTURER. THE SIMULATION DOES NOT NECESSARILY TAKE INTO ACCOUNT GRADE CHANGES NOR CONTRIBUTION FROM ADJACENT LIGHTING SOURCES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LLF	DESCRIPTION	WATTAGE	LUMENS PER LAMP
□	5	A	12'-0"	SINGLE	1	1-TRP2-24L-30-4K7 GEOPACK SIZE 2	27.9	4065
•□	3	E	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-BC LARGE VIPER	137.6	8388
•□	5	F	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-HSS-270-FB LARGE VIPER W/ 270° HOUSE-SHIELD	145.06	10439
•□	1	I	22' POLE AND 3" BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-HSS-90-L LARGE VIPER W/ 90° HOUSE-SHIELD	145.06	12845
•□	2	J	22" POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-HSS-90-LR LARGE VIPER W/ 90° HOUSE-SHIELD	145.06	12845

CALCULATION SUMMARY ILLUMINANCE FOOT-CANDLES						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	1.4	16.6	0.0	N.A.	N.A.

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BK 303 PG 31
Willie F Brooks Jr
[illegible]

22076957-
07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford
[illegible]

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 47157C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

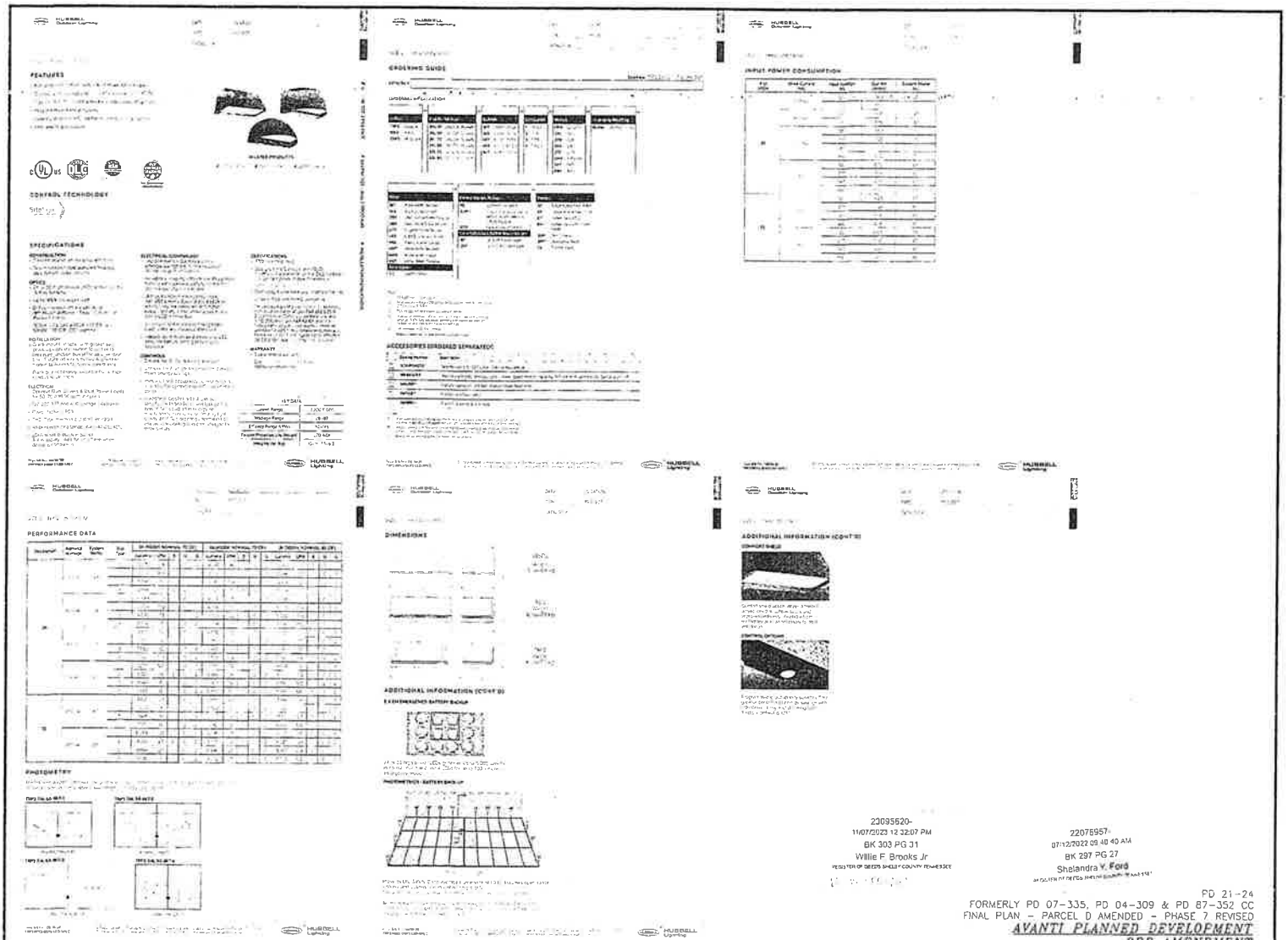
ENGINEER
[illegible]
CONSULTING ENGINEERS, INC.
7065 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0404
FX: (901) 384-0710

OWNER:
[illegible]
1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
[illegible]
ESTATE SERVICES, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023

1 SHEET 5 OF 10 PHOTOMETRICS PLAN



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BK 303 PG 31
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

22075957
07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT

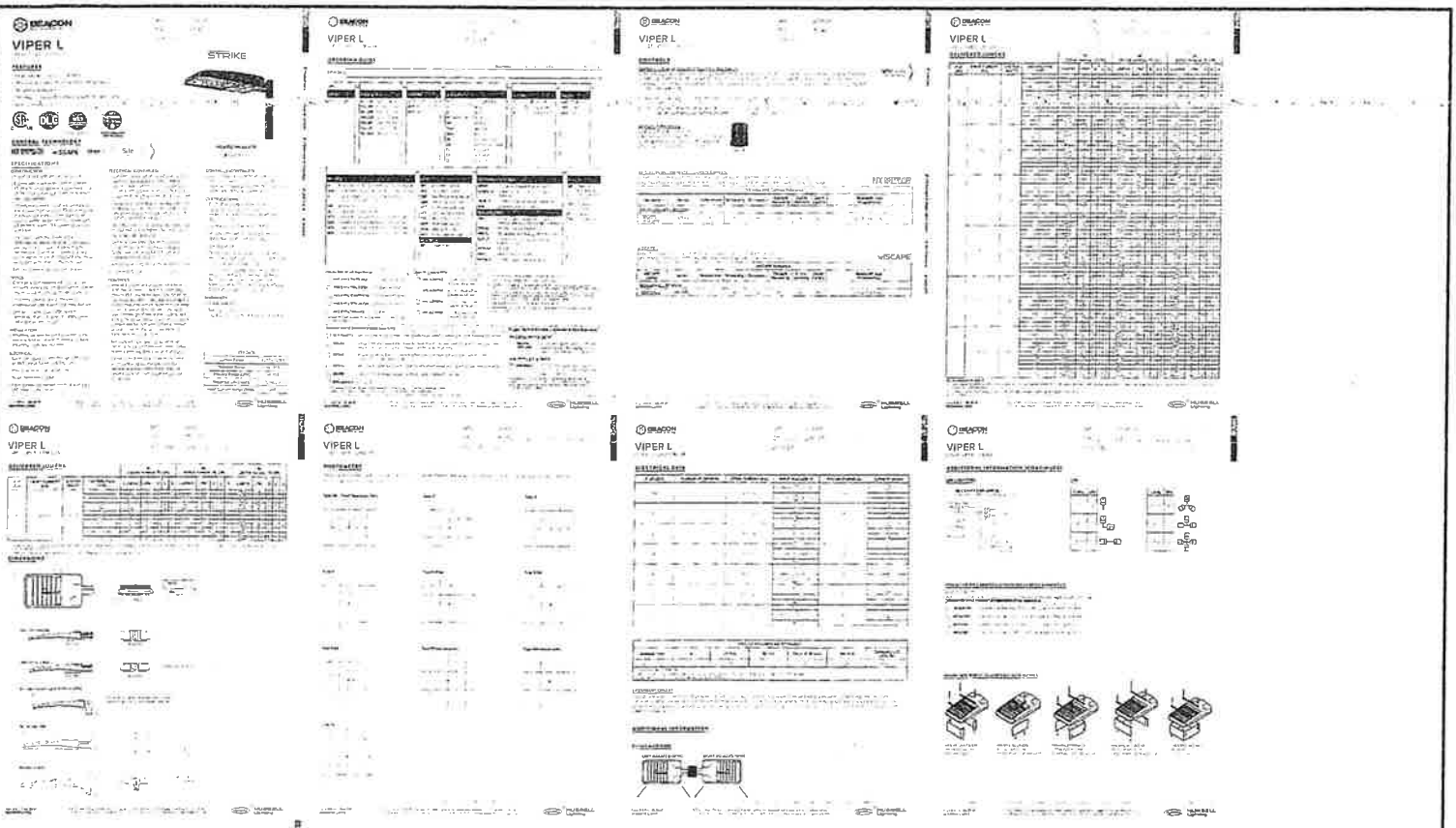
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MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7058 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER
1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER
MARQUETTE REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023 1 SHEET 6 OF 10 PHOTOMETRIC CUT SHEETS



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Willie F Brooks Jr

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07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER:
CARLSON CONSULTING ENGINEERS, INC.
7082 LEDGESTONE COVINGTON
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
GXII MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

⚠ SEPTEMBER 2023 ⚠ SHEET 7 OF 10 PHOTOMETRIC CUT SHEETS

PD 21-24 (FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC)
AVANTI PLANNED DEVELOPMENT, 3RD AMENDMENT
OUTLINE PLAN CONDITIONS

I. USES PERMITTED

A. PARCEL A: ANY USE PERMITTED BY RIGHT OR BY ADMINISTRATIVE SITE PLAN APPROVAL IN THE GENERAL OFFICE (O-G) DISTRICT WITH THE FOLLOWING USES PROHIBITED:

GROUP SHELTER
TRANSITIONAL HOME
AUTOMOBILE SERVICE STATION
GASOLINE SALES
GENERAL SERVICE AND REPAIR SHOP
LAWN, TREE AND GARDEN SERVICE
RESTAURANT WITH DRIVE THROUGH WINDOW
DRIVE-IN RESTAURANT
PAWN SHOP
USED GOODS, SECOND HAND SALES
VEHICLE WASH
VETERINARY CLINIC

B. PARCEL B: ANY USE PERMITTED BY RIGHT AND BY ADMINISTRATIVE SITE PLAN REVIEW IN THE TOWNHOUSE RESIDENTIAL (R-TH) DISTRICT

C. PARCEL C: USES IN ACCORDANCE WITH THE PLANNED COMMERCIAL (C-P) DISTRICT WITH THE FOLLOWING USES PROHIBITED

GROUP SHELTERS
TRANSITIONAL HOME
GENERAL SERVICE AND REPAIR SHOP
LAWN, TREE AND GARDEN SERVICES
PAWN SHOP
USED GOODS, SECOND HAND SALES
VEHICLE WASH
VETERINARY CLINIC

D. PARCEL D: USES IN ACCORDANCE WITH THE PLANNED COMMERCIAL (C-P) DISTRICT WITH THE FOLLOWING USES PROHIBITED.

GROUP SHELTERS
TRANSITIONAL HOME
GENERAL SERVICE AND REPAIR SHOP
LAWN, TREE AND GARDEN SERVICE
PAWN SHOP
USED GOODS, SECOND HAND SALES
A FULL OR SELF-SERVICE VEHICLE WASH ESTABLISHMENT IS PERMITTED. THE VEHICLE WASH ESTABLISHMENT SHALL BE HELD IN THE NAME OF GX11 MEMPHIS 1470 OPS, LLC. ANY PROPOSED CHANGE OF OWNERSHIP SHALL BE REPORTED TO THE DIVISION OF PLANNING AND DEVELOPMENT AND THE NEW PROPOSED OWNER SHALL BE APPROVED THE CITY COUNCIL.
VETERINARY CLINIC
AUTOMOBILE SERVICE STATION
GASOLINE SALES

II. BULK REGULATIONS:

A. A MAXIMUM FLOOR AREA OF .25 F A R SHALL BE PERMITTED ON THE SITE EXCLUDING DEDICATED RIGHTS-OF-WAY.
B. PARCEL A: THE BULK REGULATIONS OF THE GENERAL OFFICE (O-G) DISTRICT SHALL APPLY WITH THE FOLLOWING EXCEPTIONS.
1. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, EXCLUDING PENTHOUSES.
2. ALL BUILDINGS WITHIN 120 FEET OF THE EAST AND SOUTH BOUNDARY LINES SHALL BE DESIGNED TO PROVIDE A RESIDENTIAL APPEARANCE AND SHALL USE THE SAME EXTERNAL BUILDING MATERIALS IN THE FRONT AND REAR.
C. PARCEL B: THE BULK REGULATIONS OF THE TOWNHOUSE RESIDENTIAL (R-TH) DISTRICT SHALL APPLY WITH THE FOLLOWING EXCEPTIONS:
1. A MAXIMUM OF TEN (10) DWELLING UNITS PER ACRE SHALL BE PERMITTED.
D. PARCEL C AND D: THE BULK REGULATIONS OF THE GENERAL OFFICE (O-G) DISTRICT AND PLANNED COMMERCIAL (C-P) DISTRICT SHALL APPLY WITH THE FOLLOWING EXCEPTIONS:
1. MAXIMUM BUILDING HEIGHT SHALL BE THIRTY-FIVE (35) FEET, EXCLUDING PENTHOUSES
2. THE COMMERCIAL LAND USE SHALL BE DEVELOPED AS ILLUSTRATED ON THE CONCEPTUAL PLANS.

III. ACCESS AND CIRCULATION:

A. ONE RIGHT-IN RIGHT-OUT ONLY PRIVATE DRIVE SHALL BE PERMITTED TO INTERSECT N. GERMANTOWN PARKWAY NORTH OF CLUB PARKWAY. NO MEDIAN OPENINGS SHALL BE PERMITTED ON N. GERMANTOWN PARKWAY.
B. IMPROVE COUNTRY VILLAGE DRIVE AS A COMMERCIAL COLLECTOR WITH CURB, GUTTER AND SIDEWALK ACCORDING TO THE SUBDIVISION REGULATIONS. ALLOW ONE ROAD CONNECTION TO COUNTRY VILLAGE DRIVE.
C. ALLOW ONE PUBLIC STREET ACCESS TO N. GERMANTOWN PARKWAY DEDICATED TO COMMERCIAL COLLECTOR WIDTH SIXTY-EIGHT (68) FEET AND ALIGNED OPPOSITE THE INTERSECTION OF CLUB PARKWAY.
D. ALL PRIVATE DRIVES TO BE CONSTRUCTED TO MEET CITY STANDARDS AND PROVIDE A MINIMUM PAVEMENT WIDTH OF 22 FEET EXCLUSIVE OF CURB AND GUTTER.
E. INTERNAL CIRCULATION BETWEEN ALL PHASES/SECTIONS/LOTS IS REQUIRED
F. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28 OF THE ZONING ORDINANCE.
G. TWO (2) RIGHT-IN, RIGHT-OUT ONLY CURB CUTS SHALL BE PERMITTED ALONG N. GERMANTOWN PARKWAY.
H. DEDICATE EIGHTY (80) FEET FROM THE CENTERLINE OF N. GERMANTOWN PARKWAY AND IMPROVE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
I. ONE CURB CUT FOR PARCEL D SHALL BE PERMITTED ALONG N. GERMANTOWN PARKWAY

IV LANDSCAPING AND SCREENING:

A. LANDSCAPING SHALL BE PROVIDED ALONG N. GERMANTOWN PARKWAY CONSISTENT WITH THE LANDSCAPING OF THE EXISTING OFFICE PARCEL ON THE SOUTH, INCLUDING LANDSCAPING CORNERS AT THE INTERSECTIONS. PLANT MATERIALS SHALL BE CONSISTENT WITH OR COMPLIMENT LANDSCAPING OF THE OFFICE PARCEL TO THE SOUTH IF ALLOWED BY UTILITIES SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.
B. THE REMAINDER OF THE PERIMETER SHALL BE LANDSCAPED AT THE FOLLOWING:
1. THERE SHALL BE A 75-FOOT BUFFER ALONG THE EAST AND SOUTHEAST BOUNDARY LINES WITH ALL EXISTING VEGETATION REMAINING AND AN ADDITIONAL 15-FOOT PLANTING SCREEN PROVIDED WITHIN THE BUFFER.
2. THERE SHALL BE A THIRTY-FIVE (35) FOOT NATURAL LANDSCAPING BUFFER IN PARCEL D TO INCLUDE A SIGHT-PROOF WOOD FENCE SIX (6) FEET IN HEIGHT ALONG THE ENTIRE LENGTH OF THE NORTH AND EAST BOUNDARY LINES WITH ALL EXISTING VEGETATION REMAINING.
C. INTERNAL LANDSCAPING SHALL BE PROVIDED AT A RATIO OF 300 SQUARE FEET OF LANDSCAPED AREA AND ONE SHADE TREE PER EVERY 20 PARKING SPACES.
D. EXISTING TREES SHALL BE PRESERVED WHEREVER FEASIBLE.
E. ALL REQUIRED LANDSCAPING AND SCREENING SHALL NOT CONFLICT WITH ANY EASEMENTS INCLUDING OVERHEAD WIRES.
F. EQUIVALENT LANDSCAPING MAY BE SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.
G. AIR CONDITIONING, HEATING, VENTILATING OR OTHER MECHANICAL EQUIPMENT INCLUDING THAT LOCATED ON ROOFS WHICH IS VISIBLE FROM AN ADJACENT STREET OR RESIDENTIAL LOT SHALL BE SCREENED WITH THE USE OF ARCHITECTURAL FEATURES OF THE BUILDING OR BY OTHER MEANS.
H. UTILITY FEATURES SUCH AS ELECTRICAL WIRING, CONDUIT AND METERS SHALL ALSO BE SCREENED USING ARCHITECTURAL FEATURES OR LANDSCAPING.
I. MAXIMUM HEIGHT OF LIGHT STANDARDS SHALL BE TWENTY-FIVE (25) FEET. LIGHTING SHALL BE DIRECTED SO AS TO NOT GLARE ONTO RESIDENTIAL PROPERTY.
J. REFUSE CONTAINERS SHALL BE COMPLETELY SCREENED FROM VIEW FROM ADJACENT RESIDENTIAL PROPERTY.
K. A DETAIL LANDSCAPE AND SITE LIGHTING PLAN SHALL BE APPROVED BY THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO THE ISSUE OF ANY BUILDING PERMIT. FURTHER, NO FINAL USE AND OCCUPANCY PERMIT SHALL BE ISSUED WITHOUT THE EXPRESS WRITTEN CERTIFICATION BY THE OFFICE OF PLANNING AND DEVELOPMENT THAT THE DEVELOPMENT IS IN CONFORMANCE WITH THE APPROVED LANDSCAPING AND SITE LIGHTING PLAN.

V. SIGNS:

A. PARCEL A: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O-G DISTRICT.
B. PARCEL B: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE R-TH DISTRICT.
C. PARCEL C: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH REQUIREMENTS OF THE C-P DISTRICT.
D. ALL SIGNS SHALL BE SET BACK A MINIMUM OF 15 FEET FROM THE STREET RIGHT-OF-WAY.
E. PORTABLE SIGNS ARE PROHIBITED.
F. PARCEL D: SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O-G AND C-P DISTRICT.

VI DRAINAGE:

A. DRAINAGE IMPROVEMENTS, INCLUDING ON-SITE DETENTION, SHALL BE PROVIDED UNDER A STANDARD SUBDIVISION CONTRACT IN ACCORDANCE WITH SUBDIVISION REGULATIONS AND THE CITY OF MEMPHIS DRAINAGE DESIGN MANUAL.
B. DRAINAGE DATA FOR ASSESSMENT OF ON-SITE DETENTION REQUIREMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
C. THE DEVELOPER SHOULD BE AWARE OF HIS OBLIGATIONS UNDER 40 CFR 122.26(b)(14) AND TCA 69-3-101 ET. SEQ. TO SUBMIT A NOTICE OF INTENT (NOI) TO THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL TO ADDRESS THE DISCHARGE OF STORM WATER ASSOCIATED WITH THE CLEARING AND GRADING ACTIVITY ON THIS SITE.
D. ALL DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
E. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE EASEMENTS SHALL NOT BE ACCEPTED.
F. IN ADDITION TO PROVIDING NECESSARY SITE DRAINAGE IMPROVEMENTS, A PRO-RATA OF THE REQUIRED DOWNSTREAM IMPROVEMENTS WILL BE ASSESSED BASED ON THE PORTION OF THE PROJECT SITE TO THE TOTAL BASIN AREA.
G. THIS PROJECT MUST BE EVALUATED BY THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT 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 SEQ.)

VII THE LAND USE CONTROL BOARD MAY MODIFY THE BULK ACCESS PARKING, LANDSCAPING, LOADING, SCREENING, SIGNS AND OTHER SITE REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOARD HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE MEMPHIS CITY COUNCIL.

VIII SITE PLAN REVIEW BY THE OFFICE OF PLANNING AND DEVELOPMENT:

A. A SITE PLAN SHALL BE SUBMITTED FOR THE REVIEW, COMMENT AND RECOMMENDATION OF THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVAL OF ANY FINAL PLAN.
B. THE SITE PLAN SHALL ILLUSTRATE THE LOCATION AND DIMENSIONS OF BUILDING FOOTPRINTS, PARKING LOTS, PRIVATE DRIVES, BUILDING ELEVATIONS, LANDSCAPING AND SCREENING PLANS.
C. THE SITE PLAN SHALL BE REVIEWED BASED UPON THE FOLLOWING CRITERIA:
1. CONFORMANCE WITH THE OUTLINE PLAN CONDITIONS AND THE STANDARDS AND CRITERIA FOR COMMERCIAL PLANNING DEVELOPMENTS CONTAINED IN THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS
2. ADEQUACY OF PUBLIC FACILITIES (STREET, SEWERS, DRAINAGE, ETC.)
3. ELEMENTS OF SITE DESIGN SUCH AS BUILDING ORIENTATION AND SETBACK, ACCESS AND PARKING, INTERNAL VEHICULAR AND PEDESTRIAN CIRCULATION, LANDSCAPING AND LIGHTING.
4. CONSISTENCY BETWEEN BUILDINGS IN REGARD TO BUILDING ELEVATIONS AND MATERIALS.

IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE (5) YEARS OF THE APPROVAL OF THE OUTLINE PLAN OR THE OUTLINE PLAN SHALL BE DEEMED EXPIRED. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE REQUEST OF THE APPLICANT.

X. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING:

A. THE OUTLINE PLAN CONDITIONS.
B. A STANDARD SUBDIVISION CONTRACT AS DEFINED BY THE SUBDIVISION REGULATIONS FOR ANY NEEDED PUBLIC IMPROVEMENTS.
C. THE EXACT LOCATION AND DIMENSIONS INCLUDING HEIGHT OF BUILDINGS, PARKING AREAS, UTILITY EASEMENTS, DRIVES, TRASH RECEPTACLES, LOADING FACILITIES, AND REQUIRED SCREENING AND LANDSCAPING AREAS.
D. A RENDERING INCLUDING PLAN VIEW AND ELEVATION OF ANY PROPOSED DEVELOPMENT IDENTIFICATION SIGNS SHOWING THE HEIGHT, DIMENSIONS AND DESIGN THEREOF.
E. THE NUMBER OF PARKING SPACES.
F. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE OF ANY EASEMENT.
G. IF APPLICABLE, A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
H. BUILDING ILLUSTRATIONS AS REQUIRED BY CONDITION II.B.2.
I. 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 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 REPAIRS OF DRAINAGE STRUCTURES.

ON AUGUST 3, 2021, THE MEMPHIS CITY COUNCIL APPROVED A PLANNED DEVELOPMENT AMENDMENT TO ALLOW A VEHICLE WASH ESTABLISHMENT IN PARCEL D SUBJECT TO THE FOLLOWING CONDITIONS:

SITE CONDITIONS

1. SIDEWALKS, CURB AND GUTTER SHALL BE EXTENDED ALONG THE FRONTAGE OF THE SITE.
2. THE VEHICLE WASH STRUCTURE SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE NORTHERN OR EASTERN PROPERTY LINES.
3. THE VEHICLE WASH STRUCTURE SHALL BE CONSTRUCTED OF BUILDING MATERIALS CONSISTENT WITH THAT OF THE PRINCIPAL BUILDING, INCLUDING THE ROOF.
4. THE DOORS OF THE VEHICLE WASH BUILDING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE VEHICLE WASH BUILDING AND SHALL BE FULLY CLOSED WHEN THE FACILITY IS NOT IN OPERATION.
5. THE VEHICLE WASH FACILITY SHALL NOT OPERATE BEFORE 8 AM OR AFTER 10 PM.
6. THE VEHICLE WASH MAY NOT BE UTILIZED FOR ANY ACCESSORY USES NOT CUSTOMARY AND INCIDENTAL TO CONVENIENCE STORES WITH GASOLINE SALES, SUCH AS TIRE SALES.

23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F. Brooks Jr
[illegible]

22076957-
07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford
[illegible]

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH (901) 384-0404
FX (901) 384-0710

OWNER
GX11 MEMPHIS 1470, LLC
5500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH (903) 223-8000

DEVELOPER
MAX ALLEY REAL ESTATE SERVICES, LLC.
5500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH (903) 223-8000

SEPTEMBER 2023 | SHEET 8 OF 10 OUTLINE PLAN CONDITIONS

OWNERS CERTIFICATE

I/WE, GKII Memphis 1470 LLC, THE UNDERSIGNED OWNER(S), OF THE PROPERTY SHOWN, HEREBY ADOPT THIS FINAL PLAN AS MY/OUR PLAN OF DEVELOPMENT. I/WE CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE

SIGNATURE

Tamara Herrington, Manager
PRINT

NOTARY
STATE OF TENNESSEE Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY ~~AT MEMPHIS~~, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Tamara Herrington, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texarkana, THIS DAY 21st OF April, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/29/2023

KIMBERLY MCALISTER
Notary Public, State of Texas
Comm. Expires 07-29-2023
Notary ID 1103830-1

MORTGAGEE'S CERTIFICATE

I/WE, Reid Moore, THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY GKII Memphis 1470, LLC OWNER OF THE PROPERTY.

Farmers Bank & Trust — INSTITUTION

SIGNATURE

NOTARY
STATE OF Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY ~~AT MEMPHIS~~, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Reid Moore, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE MORTGAGEE OF THE PROPERTY, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texarkana, THIS DAY 26th OF April, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/29/2023

KIMBERLY MCALISTER
Notary Public, State of Texas
Comm. Expires 07-29-2023
Notary ID 1103830-1

PRIVATE SEWER & PUMP OWNERSHIP NOTE:
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY GKII Memphis 1470 LLC

SIGNATURE

4/21/2022
DATE

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL PLAN IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS

BY:

TENNESSEE CERTIFICATE NO. 2278

BRIAN L. BUCHMEIT REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS FINAL PLAN HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS, THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING

BY
BRIAN L. BUCHMEIT

DATE 4/19/2022

TENNESSEE LICENSE NO 2250

BRIAN L. BUCHMEIT REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO 2250

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

THIS FINAL PLAN CONFORMS WITH THE PLANNED DEVELOPMENT, PD 21-24 (FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC), APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON AUGUST 3, 2021.

BY ZONING ADMINISTRATOR — DATE 7/11/22

LUDS — DATE 7/11/22

CITY ENGINEER — DATE 7-8-2022

23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

22076957-
07/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT

FEMA FIRM NUMBER 4715C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
7069 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
GKII MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
MAX ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

1 SEPTEMBER 2023

1 SHEET 9 OF 10 CERTIFICATIONS

OWNERS CERTIFICATE

I/WE, GX II Memphis 1470 LLC, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN, HEREBY ADOPT THIS FINAL PLAN AS MY/OUR PLAN OF DEVELOPMENT. I/WE CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE

Curtis R. Green, Jr., Manager
PRINT

NOTARY
STATE OF Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Curtis R. Green, Jr., WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texas, THIS DAY 21st OF Sept., 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/2027

MORTGAGEE'S CERTIFICATE

I/WE, Brad Moore, Market Pres., THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY GX II Memphis 1470 LLC OWNER OF THE PROPERTY.

Farmers Bank & Trust
INSTITUTION

SIGNATURE

NOTARY
STATE OF Texas
COUNTY OF Bowie

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Brad Moore, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED HIM/HERSELF TO BE MORTGAGEE OF THE PROPERTY, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN Texas, THIS DAY 19 OF Sept., 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/2027

PRIVATE SEWER & PUMP OWNERSHIP NOTE:
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY GX II Memphis 1470 LLC

SIGNATURE

9/21/2023
DATE

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL PLAN IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE LOADING AND UNLOADING UNIFIED DEVELOPMENT CODE AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY:

TENNESSEE CERTIFICATE NO. 22978

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER, THAT THIS FINAL PLAN HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS, THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY
BRIAN L. BUCHHEIT

DATE 9/12/2023

TENNESSEE LICENSE NO. 2250

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

THIS RE-RECORDING CONFORMS WITH THE AMENDMENT, PD 21-24, ACTED ON BY THE LAND USE CONTROL BOARD ON 07/08/2021, AND APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON 08/03/2021. THIS FINAL PLAN IS BEING RE-RECORDED TO REFLECT THE REVISED ARCHITECTURAL ELEVATIONS ALONG WITH THE CLOSED DRIVE CONNECTION BETWEEN CAPTAIN D'S.

BY ZONING ADMINISTRATOR DATE 11/6/23

LUDS DATE 11-6-23

CITY ENGINEER DATE

23095620
11/07/2023 12:32:07 PM
BK 303 PG 31
Willie F. Brooks Jr
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN – PARCEL D AMENDED – PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 0316G DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER:
CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COVINGTON
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404
FX. (901) 384-0710

OWNER:
GX II MEMPHIS 1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

DEVELOPER:
MAY ALLEY REAL ESTATE SERVICES, LLC.
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

SEPTEMBER 2023

Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



22039513

04/06/2022 - 02:45:14 PM

10 PGS	
ANGELA 2410216 - 22039513	
VALUE	1195000.00
MORTGAGE TAX	0.00
TRANSFER TAX	4421.50
RECORDING FEE	50.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	4474.50

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

This Instrument Prepared By: Lynn A. Gardner Glankler Brown, PLLC 6000 Poplar Ave., Ste. 400 Memphis, Tennessee 38119	**Name and Address of Property Owner:** GX11 Memphis 1470 LLC 6500 Summerhill Road Suite 2E Texarkana, Texas 75503	Property Address: 1470 North Germantown Parkway Cordova, Tennessee 38016
Return To: Lynn A. Gardner Glankler Brown, PLLC 6000 Poplar Ave., Ste. 400 Memphis, Tennessee 38119	Mail Tax Bills To: GX11 Memphis 1470 LLC 6500 Summerhill Road Suite 2E Texarkana, Texas 75503	Tax Parcel ID No: 09650000755

SPECIAL WARRANTY DEED
(With Use Restriction)

THIS INDENTURE, made and entered into as of the 6th day of April, 2022, by and between **OWS PARTNERSHIP**, a Tennessee general partnership ("Grantor") and **GX11 MEMPHIS 1470 LLC**, a Tennessee limited liability company ("Grantee");

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate (the "Property") situated and being in the County of Shelby, State of Tennessee:

See Exhibit A attached hereto and hereby incorporated by reference.

Being the same property conveyed to Grantor by Warranty Deed recorded under Instrument No. 16130531 and re-recorded under Instrument Nos. 17001001 and 17001002 in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that Grantor has good right to sell and convey the same; that the same is unencumbered, except as set out in the attached Exhibit B incorporated herein by reference. Grantor does further covenant and bind itself, and its successors and assigns, to warrant and

forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

USE RESTRICTION

THE PROPERTY SHALL NOT BE USED FOR A "FAST FOOD" OR "FAST CASUAL" DINING ESTABLISHMENT OF WHICH TWENTY PERCENT (20%) OR MORE OF SALES ARE REASONABLY EXPECTED TO BE SEAFOOD SALES. THIS RESTRICTION SHALL NOT APPLY TO FINE DINING ESTABLISHMENTS WITH TRADITIONAL FULL TABLE SERVICE. A VIOLATION OF THIS RESTRICTION SHALL ENTITLE GRANTOR TO INJUNCTIVE RELIEF AND/OR DAMAGES, INCLUDING REASONABLE ATTORNEY FEES AND COURT COSTS TO ENFORCE SUCH RESTRICTIONS. THIS RESTRICTION SHALL BE A COVENANT RUNNING WITH THE LAND AND BINDING UPON GRANTEE'S SUCCESSORS AND ASSIGNS.

[Signatures Follow on Separate Pages]

WITNESS the execution of this Indenture by Grantor the day and year first above written.

OWS PARTNERSHIP, a Tennessee general partnership

By:
Name: Oscar W. Seelbinder, III
Title: Authorized Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Oscar W. Seelbinder, III, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Partner of OWS PARTNERSHIP, the within named Grantor, a Tennessee general partnership, and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as Authorized Partner.

WITNESS my hand and official seal at office this 4th day of April, 2022.

NOTARY PUBLIC

My Commission Expires:
January 14, 2023

COURTNEY S DUKES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires
January 14, 2023

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 4th day of April, 2022.

Notary Public

My Commission Expires:
January 14, 2023

COURTNEY S DUKES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
January 14, 2023

EXHIBIT A

Land located in Shelby County, Tennessee, to-wit:

BEGINNING AT A PK NAIL FOUND IN THE INTERSECTION OF THE EAST LINE OF GERMANTOWN ROAD (RIGHT OF WAY VARIES); AND THE CENTERLINE OF VILLAGE TRAIL (RIGHT- OF-WAY VARIES); THENCE NORTHEASTWARDLY WITH THE EAST LINE OF GERMANTOWN ROAD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7719.44 FEET, DELTA ANGLE 00 DEGREES 17 MINUTES 49 SECONDS, ARC LENGTH 40.00 FEET, CHORD NORTH 18 DEGREES 11 MINUTES 13 SECONDS EAST 40.00 FEET TO AN IRON PIN SET IN THE NORTH LINE OF VILLAGE TRAIL (PRIVATE DRIVE); THENCE SOUTH 71 DEGREES 46 MINUTES 19 SECONDS EAST WITH THE NORTH LINE OF VILLAGE TRAIL A DISTANCE OF 180.11 FEET TO AN IRON PIN SET AT AN ANGLE POINT; THENCE SOUTH 63 DEGREES 08 MINUTES 42 SECONDS EAST WITH THE NORTH LINE OF VILLAGE TRAIL A DISTANCE OF 100.00 FEET TO AN IRON PIN SET AT ANGLE POINT; THENCE SOUTH 71 DEGREES 46 MINUTES 19 SECONDS EAST WITH THE NORTH LINE OF VILLAGE TRAIL A DISTANCE OF 6.14 FEET TO AN IRON PIN SET; THENCE NORTH 17 DEGREES 32 MINUTES 52 SECONDS EAST A DISTANCE OF 154.99 FEET TO A CROSS SET; THENCE NORTH 71 DEGREES 46 MINUTES 19 SECONDS WEST A DISTANCE OF 285.73 FEET TO AN IRON PIN SET ON A CURVE IN THE EAST LINE OF GERMANTOWN PARKWAY; THENCE NORTHEASTWARDLY WITH THE EAST LINE OF GERMANTOWN ROAD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7719.44 FEET, DELTA ANGLE 00 DEGREES 43 MINUTES 39 SECONDS, ARC LENGTH 98.03 FEET, CHORD NORTH 16 DEGREES 38 MINUTES 08 SECONDS EAST 98.03 FEET TO POINT ON CURVE (FOUND RIGHT-OF-WAY MONUMENT DISTURBED 0.4' EAST AND 0.8' SOUTH); THENCE NORTHEASTWARDLY WITH THE EAST LINE OF GERMANTOWN ROAD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 932.22 FEET, DELTA ANGLE 17 DEGREES 36 MINUTES 51 SECONDS, ARC LENGTH 286.59 FEET, CHORD NORTH 22 DEGREES 15 MINUTES 06 SECONDS EAST 285.46 FEET TO AN IRON PIN FOUND IN THE WESTWARD PROLONGATION OF THE SOUTH LINE OF SECTION 'A- 1', GERMANTOWN GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 63, PAGE 11; THENCE WITH THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING SEVEN CALLS: SOUTH 77 DEGREES 03 MINUTES 56 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 35 MINUTES 14 SECONDS EAST 201.78 FEET TO AN IRON PIN FOUND; THENCE SOUTH 77 DEGREES 33 MINUTES 59 SECONDS EAST 67.42 FEET TO AN IRON PIN FOUND; THENCE SOUTH 70 DEGREES 27 MINUTES 21 SECONDS EAST 67.33 FEET TO A POINT; THENCE SOUTH 62 DEGREES 22 MINUTES 59 SECONDS EAST 67.33 FEET TO A POINT; THENCE SOUTH 54 DEGREES 37 MINUTES 28 SECONDS EAST 69.47 FEET TO A POINT; THENCE SOUTH 45 DEGREES 08 MINUTES 37 SECONDS EAST 96.12 FEET TO AN IRON PIN FOUND IN THE WEST LINE OF PHASE II, GERMANTOWN GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 68, PAGE 23, THENCE SOUTH 31 DEGREES 57 MINUTES 05 SECONDS WEST WITH SAID WEST LINE A DISTANCE OF 565.81 FEET (CALL-566.02 FEET) TO AN IRON PIN FOUND IN THE NORTH LINE OF PARCEL C, PHASE 5, AVANTI PLANNED DEVELOPMENT AMENDED AS RECORDED IN PLAT BOOK 218, PAGE 32; THENCE NORTH 71 DEGREES 46 MINUTES 19 SECONDS WEST WITH SAID NORTH LINE AND THE NORTH LINE OF AVANTI PLANNED DEVELOPMENT AMENDED AS RECORDED IN PLAT BOOK 212 PAGE 9, AND WITH THE CENTERLINE OF VILLAGE TRAIL A DISTANCE OF 479.30 FEET (CALL-479.11 FEET) TO THE POINT OF BEGINNING AND CONTAINING 285,687 SQUARE FEET OR 6.56 ACRES.

TOGETHER WITH:

Ingress/Egress Easement created under Instrument No. 04187349 in the Register's Office for Shelby County, Tennessee, across the Private Drive (Village Trail) as shown on plats of record in Plat Book 228, Page 27 and Plat Book 238, Page 13.

TOGETHER WITH:

Ingress/Egress easement contained in Declaration of Easements and Covenants Regarding Maintenance of record as Instrument No. 16130532 in the aforesaid Register's Office.

FURTHER DESCRIBED ON SURVEY PREPARED BY CARLSON CONSULTING ENGINEERS, INC. DATED JULY 28, 2021, LAST REVIDED MARCH 7, 2022, UNDER JOB NO. 1427GTOWN AS FOLLOWS:

SITUATED IN THE CITY OF CORDOVA, IN THE 2ND CIVIL DISTRICT OF SHELBY COUNTY AND STATE OF TENNESSEE AND BEING KNOWN AS A PART OF PARCEL OF LAND CONVEYED TO OWS PARTNERS BY DEED RECORDED IN INSTRUMENT 17001001 IN THE SHELBY COUNTY REGISTER Of DEEDS OFFICE SAID PART OF PARCEL ALSO BEING KNOWN AS A PORTION OF AVANTI PLANNED DEVELOPMENT 2ND AMENDMENT RECORDED BY PLAT IN PLAT BOOK 238, PAGE 13 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED 5/8" IRON REBAR SET AT A NORTHWESTERLY CORNER OF LAND CONVEYED TO NFH2, G.P. BY DEED RECORDED IN INSTRUMENT 17001002 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE ALSO BEING KNOWN AS AVANTI PD 2ND AMENDED PH 7 REVISED BY PLAT RECORDED IN PLAT BOOK 272, PAGE 22 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE SAID IRON LYING IN A CURVED EASTERLY RIGHT-OF-WAY OF NORTH GERMANTOWN PARKWAY (WIDTH VARIES);

THENCE ALONG SAID CURVE EASTERLY RIGHT-OF-WAY WITH A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 98.03 FEET, SAID CURVE HAVING A RADIUS OF 7719.44 FEET AND A CHORD WHICH BEARS NORTH 16 DEGREES 29 MINUTES 09 SECONDS EAST, 98.03 FEET TO A CAPPED 5/8" IRON REBAR SET AT A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY WITH THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 586.59 FEET, SAID CURVE HAVING A RADIUS OF 932.22 FEET AND A CHORD WHICH BEARS NORTH 22 DEGREES 20 MINUTES 54 SECONDS EAST, 285.46 FEET TO AN IRON REBAR FOUND AT AN ANGLE POINT THEREIN, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 76 DEGREES 54 MINUTES 42 SECONDS EAST A DISTANCE OF 49.98 FEET TO AN IRON REBAR FOUND AT A SOUTHWESTERLY CORNER OF LOT 14 IN THE GERMANTOWN GLEN SUBDIVISION, SEC A-1 RECORDED BY PLAT IN PLAT BOOK 63, PAGE 11 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 14 SOUTH 86 DEGREES 37 MINUTES 42 SECONDS EAST A DISTANCE OF 125.77 FEET TO AN IRON REBAR FOUND AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 13 IN SAID SUBDIVISION; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 13 SOUTH

86 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 76.68 FEET TO A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 12 SOUTH 77 DEGREES 37 MINUTES 31 SECONDS EAST A DISTANCE OF 67.41 FEET TO AN IRON REBAR FOUND AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 11 IN SAID SUBDMSION; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 11 SOUTH 70 DEGREES 15 MINUTES 50 SECONDS EAST A DISTANCE OF 67.21 FEET TO A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 10 IN SAID SUBDIVISION; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 10 SOUTH 62 DEGREES 27 MINUTES 05 SECONDS EAST A DISTANCE OF 67.33 FEET TO A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 9 IN SAID SUBDIVISION; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 9 SOUTH 55 DEGREES 19 MINUTES 03 SECONDS EAST A DISTANCE OF 69.47 FEET TO A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 8 SOUTH 44 DEGREES 53 MINUTES 230 SECONDS EAST A DISTANCE OF 45.66 FEET TO A CAPPED 5/8" IRON REBAR SET AT AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 44 DEGREES 34 MINUTES 07 SECONDS EAST A DISTANCE OF 50.46 FEET TO A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER ALSO BEING A SOUTHWESTERLY CORNER OF LOT 1 OF THE PHASE I, SECTION B GERMANTOWN GLEN SUBDIVISION RECORDED BY PLAT IN PLAT BOOK 64, PAGE 20 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE AND ALSO BEING A NORTHWESTERLY CORNER OF LOT 8 OF THE PHASE II, SECTION B GERMANTOWN GLEN SUBDIVISION RECORDED BY PLAT IN PLAT BOOK 64, PAGE 19 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG A WESTERLY LINE OF SAID LOT 8 AND THE WESTERLY LINES OF LOTS 9 THROUGH 14 IN SAD PHASE II, SECTION B GERMANTOWN GLEN SUBDIVISION SOUTH 31 DEGREES 59 MINUTES 19 SECONDS WEST A DISTANCE OF 566.02 FEET TO AN IRON REBAR FOUND AT A NORTHWESTERLY CORNER OF LAND CONVEYED TO CYPRESS-PARKWAY COLLECTION LLC BY DEED RECORDED IN INSTRUMENT 07093415 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE AND ALSO KNOWN AS BEING THE FINAL PLAN - PARCEL C - PHASE 5, AVANTI PLANNED DEVELOPMENT AMENDED RECORDED BY PLAT IN PLAT BOOK 272, PAGE 31 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG A NORTHERLY LINE OF LAND SO CONVEYED TO CYPRESS-PARKWAY COLLECTION LLC AND A NORTHERLY LINE OF LAND CONVEYED TO LEE ORGANIZATION 4, LLC BY DEED RECORDED IN INSTRUMENT 11127562 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, ALSO KNOWN AS BEING THE FINAL PLAT - PARCEL C - PHASE 6, AVANTI PLANNED DEVELOPMENT AMENDED RECORDED BY PLAT IN PLAT BOOK 231, PAGE 10 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE NORTH 71 DEGREES 46 MINUTES 22 SECONDS WEST A DISTANCE OF 479.10 FEET TO A MAG NAIL FOUND AT A NORTHWESTERLY CORNER THEREOF LYING IN SAID CURVED EASTERLY RIGHT-OF-WAY OF GERMANTOWN PARKWAY; THENCE ALONG SAID CURVED EASTERLY RIGHT-OF-WAY WITH THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 40.00 FEET, SAID CURVE HAVING A RADIUS OF 7719.44 FEET AND A CHORD WHICH BEARS NORTH 18 DEGREES 02 MINUTES 17 SECONDS EAST, 40.00 FEET TO A CAPPED

5/8" IRON REBAR SET AT A SOUTHWESTERLY CORNER OF LAND SO CONVEYED TO NFH2, G.P.; THENCE ALONG A SOUTHERLY LINE OF LAND SO CONVEYED TO NFH2, G.P. SOUTH 71 DEGREES 48 MINUTES 48 SECONDS EAST A DISTANCE OF 180.46 FEET TO A CAPPED 5/8" IRON REBAR SET AT AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 63 DEGREES 08 MINUTES 42 SECONDS EAST A DISTANCE OF 100.00 FEET TO A CAPPED 5/8" IRON REBAR SET AT AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 71 DEGREES 46 MINUTES 19 SECONDS EAST A DISTANCE OF 6.14 FEET TO A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER THEREOF; THENCE ALONG AN EASTERLY LINE OF LAND SO CONVEYED TO NFH2, G.P. NORTH 17 DEGREES 33 MINUTES 02 SECONDS EAST A DISTANCE OF 155.74 FEET TO A CAPPED 5/8" IRON REBAR SET AT A NORTHEASTERLY CORNER THEREOF; THENCE ALONG A NORTHERLY LINE OF LAND SO CONVEYED TO NFH2, G.P. NORTH 71 DEGREES 55 MINUTES 18 SECONDS WEST A DISTANCE OF 285.73 TO THE POINT OF BEGINNING CONTAINING 285,887 SQ. FT. OR 6.56 ACRES (MORE OR LESS) OF LAND.

EXHIBIT B

1. City of Memphis and County of Shelby taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Outline Plan of record in Plat Book 121, Page 50 (re-recorded in Plat Book 129, Page 77) and Plat Book 166, Page 69 in the Register's Office for Shelby County, Tennessee, as shown on survey dated July 28, 2021 prepared by Carlson Consulting Engineers, Inc. under Job No. 1427GTOWN (the "Survey").

3. Subdivision restrictions, building lines and easements of record in Plat Book 132, Page 41 (re-recorded in Plat Book 228, Page 27), Plat Book 238, Page 13 (re-recorded in Plat Book 263, Page 7), Plat Book 264 Page 27 and Plat Book 294 Page 41, in the aforesaid Register's Office, as shown on said Survey, including:

   5' utility easement along the west;
   proposed public 10' drainage easement;
   35' buffer along the east;
   15' landscape buffer along the east;
   5' utility easement along the east;
   area reserved for stormwater;
   35' buffer along the north; and
   ingress/egress easements

4. Declaration of Ingress-Egress Easement of record as Instrument No. 04187349 in the aforesaid Register's Office, as to Fee and Easement Parcels, as shown on said Survey.

5. Easements of record as Instrument Nos. W6 6714 and DB 3704 in the aforesaid Register's Office, as shown on said Survey, including a 10' sanitary sewer easement along the west.

6. Declaration of Easements and Covenants Regarding Maintenance of record as Instrument No. 16130532 in the aforesaid Register's Office, as shown on said Survey.

7. Deed restrictions prohibiting a dry-cleaning business in Warranty Deed of record as Instrument No. 16130530 (re-recorded under Instrument No. 17001001) in the aforesaid Register's Office.

8. Deed Restrictions and Reservation of Easements of record as Instrument No. BM 8240 in the aforesaid Register's Office, as to the Fee Parcel, as shown on said Survey, as referenced in Instrument No. CK 9954.

9. The following matters shown on said Survey:

20' set-back along the west;
water main along the west;
fiber optic line along the west;
storm sewer along the west;
underground electric lines;
catch basin;
5' set-back line along the south;
manholes, clean outs, grease traps;
downspouts, inlets, hydrants, water meters/spouts;
gas meters/valves;
manholes, meters, pedestals and pullboxes;
10' set-back along the north (into which a deck encroaches along the north);
headwalls;
15' landscape buffer along the north; and
concrete flumes

ENGINEERING • PLANNING

SR CONSULTING, LLC

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

Tel: 901-373-0380
Fax: 901-373-0370
www.SRCE-memphis.com

Date: August 27, 2026

To: Division of Planning & Development

From: Cindy Reaves

Re: Avanti Planned Development 3rd Amendment Phase 7

LETTER OF INTENT

We are submitting a Major Modification for the property at 1470 N. Germantown Parkway to confirm possible new owner, pending approval and closing. There is a condition on the Planned Development we agreed to that required City Council approval of the proposed new ownership. The condition reads "The vehicle wash establishment shall be held in the name of GX11 Memphis 1470 OPS, LLC. Any proposed change of ownership shall be reported to the Division of Planning & Development and the new proposed owner shall be approved by the City Council."

We appreciate your support with this request. Please contact me if you have any questions.

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

October 8, 2026

Cindy Reaves, SR Consulting, LLC

Sent via electronic mail to: cindy@srce-memphis.com

Avanti Planned Development, 3rd Amendment, Phase 7
Case Number: MJR 2026-022 (PD 2021-024 CORRES.)
LUCB Decision: Approval with revisions to the outline plan conditions

Dear applicant,

On Thursday, October 8, 2026, the Memphis and Shelby County Land Use Control Board ***approved*** your planned development major modification application to reflect a change of ownership for a car wash of the Avanti Planned Development, subject to the attached outline plan conditions.

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

Respectfully,

Alexis Longstreet

Alexis Longstreet
Planner
Land Use and Development Services
Division of Planning and Development

Cc: File

Letter to Applicant
MJR 2026-022 (PD 2021-014 CORRES.)

Outline Plan Conditions – Revisions
New language is indicated in **bold, underline**; deleted language is indicated in ~~**bold strikethrough**~~.

I. Uses Permitted:

A. Parcel A: Any use permitted by right or administrative site plan approval in the General Office (OG) District with the following uses prohibited:

Group Shelter
Transitional home
Automobile service station
Gasoline sales
General service and repair shop
Lawn, tree or garden service
Restaurant with drive through window
Drive-in restaurant
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

B. Parcel B: Any use permitted by right and by administrative site plan review in the Townhouse Residential (R-TH) District.

C. Parcel C: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
Vehicle wash
Veterinary clinic

D. Parcel D: Uses in accordance with the Planned Commercial (C-P) District with the following uses prohibited.

Group Shelter
Transitional home
General service and repair shop
Lawn, tree or garden service
Pawn Shop
Used goods, secondhand sales
A full or self-service vehicle wash establishment is permitted. The vehicle wash establishment shall be held in the name of ~~GXII Memphis 1470, LLC~~ **Club Car Wash 1470 Germantown, LLC**. Any proposed change of ownership shall be reported to the Division of Planning and Development and the new proposed owner shall be approved by the City Council.
Veterinary clinic
Automobile service station
Gasoline sales

II. Bulk Regulations:

A. A maximum floor area of .25 FAR shall be permitted on the site excluding dedicated rights-of-way.

B. Parcel A: The bulk regulations of the General Office (O-G) District shall apply with the following exceptions:

1. Maximum building height shall be 35 feet, excluding penthouses.
2. All building within 120 feet of the west and south boundary lines shall be designed to provide a residential appearance and shall use the same external building materials in the front and rear.

C. Parcel B: The bulk regulations of the Townhouse Residential (R-Th) District shall apply with the following exceptions:

A maximum of ten (10) dwelling units per acre shall be permitted.

D. Parcels C and D: The bulk regulations of the General Office (O-G) District and Planned Commercial (C-P) District shall apply with the following exceptions:

1. Maximum building height shall be thirty-five (35) feet, excluding penthouses.
2. The commercial land use shall be developed as illustrated on the conceptual plans.

III. Access and Circulation:

A. One right-in-right out only private drive shall be permitted to intersect N. Germantown Parkway north of Club Parkway. No median openings shall be permitted on N Germantown Parkway.

B. Improve Country Village Drive as a commercial collector with curb, gutter, and sidewalk according to the Subdivision Regulations. Allow one road connection to Country Village Drive.

C. Allow one public street access to N. Germantown Parkway dedicated to commercial collector width sixty-eight (68') feet and aligned opposite the intersection of Club Parkway.

D. All private drives to be constructed to meet City Standards and provide a minimum pavement width of 22 feet exclusive of curb and gutter.

E. Internal circulation between all phases/sections/lots is required.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Two (2) right-in, right-out only curb cuts shall be permitted along N. Germantown Parkway.

H. Dedicate eighty (80) feet from the centerline of N. Germantown Parkway and improve in accordance with the Subdivision Regulations.

I. One curb cut for Parcel 'D' shall be permitted along N. Germantown Parkway.

IV. Landscaping and Screening:

A. Landscaping shall be provided along N. Germantown Parkway consistent with the landscaping of the existing office parcel on the south, including landscaped corners at the intersections. Plant materials shall be consistent with or compliment landscaping of the office parcel to the south if allowed by utilities subject to the approval of the Office of Planning and Development.

B. The remainder of the perimeter shall be landscaped as follows:

1. There shall be a 75-foot buffer along the east and southeast boundary lines with all existing vegetation remaining and an additional 15-foot planting screen provided within the buffer.
2. There shall be a thirty-five (35) foot 'Natural Landscape Buffer' in parcel 'D' to include a sightproof wood fence six (6) feet in height along the entire length of the

north and east boundary lines with all existing vegetation remaining.

C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.

D. Existing trees shall be preserved wherever feasible.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

G. Air conditioning, heating, ventilation or other mechanical equipment, including that located on roofs which is visible from an adjacent street or residential lot shall be screened with the use of architectural features of the building or by other means.

H. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

I. Maximum height of light standards shall be twenty-five (25) feet. Lighting shall be directed so as to not glare onto residential property.

J. Refuse containers shall be completely screened from view from adjacent residential property.

K. A detailed landscape and site lighting plan shall be approved by the Office of Planning and Development that the development is in conformance with the approved landscaping and site lighting plan.

V. Signs

A. Parcel A: Signs shall be regulated in accordance with the requirements of the O-G District

B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District

C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District

D. All signs shall be set back a minimum of 15 feet from the street right-of-way.

E. Portable signs are prohibited.

F. Parcel D: Signs shall be regulated in accordance with the requirements of the O-G and C-P District.

VI. Drainage:

A. Drainage Improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

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

D. All drainage plans shall be submitted to the City Engineer for review and approval.

E. All drainage emanating on-site shall be private. Easement shall not be accepted.

F. In addition to providing necessary site drainage improvements, a pro-rata of the required downstream improvements will be assessed based on the portion of the project site to the total basin area.

G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, screening, signs, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

VIII. Site Plan Review by the Office of Planning and Development

A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development prior to approval of any final plan.

B. The site plan shall illustrate the location and dimensions of building footprints, parking lots, private drives, building elevations, landscaping and screening plans.

C. The site plan shall be reviewed and based upon the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations
2. Adequacy of public facilities (streets, sewers, drainage, etc.)
3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.
4. Consistency between buildings in regard to building elevations and materials.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan conditions

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas.

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

E. The number of parking spaces

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

G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

H. Building illustrations are required by condition II.B.2.

I. 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

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning **COMMITTEE:** **10/20/2026**
DATE

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

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

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 4628 Summer Ave, known as case number SUP 2026-013

CASE NUMBER: SUP 2026-013

LOCATION: 4628 Summer Ave

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

OWNER/APPLICANT: Justin Barnes – Club Car Wash

REPRESENTATIVE: Savanah Stoeger - Kimley-Horn

REQUEST: Special use permit to allow a car wash

AREA: +/-35,719 square feet

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

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

PRIOR ACTION ON ITEM:
(2) APPROVAL - (1) APPROVED (2) DENIED
10/08/2026 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]	10/12/26	STAFF PLANNER
		DEPUTY ADMINISTRATOR
[signature]	10/12/26	ADMINISTRATOR
[signature]	10/12/26	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

SUP 2026-013

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 4628 SUMMER AVE, KNOWN AS CASE NUMBER SUP 2026-013.

- This item is a resolution with conditions for a special use permit to allow a car wash; and

- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on ***Thursday, October 08, 2026***, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 2026-013
LOCATION:	4628 Summer Ave
COUNCIL DISTRICT(S):	District 2 and Super District 9 – Positions 1, 2, and 3
OWNER/APPLICANT:	Justin Barnes – Club Car Wash
REPRESENTATIVE:	Savanah Stoeger - Kimley-Horn
REQUEST:	Special use permit to allow a car wash
EXISTING ZONING:	Commercial Mixed Use – 1 (CMU-1) District
AREA:	+/-35,719 square feet

The following spoke in support: Savanah Stoeger, Lew Wardlaw

The following spoke in opposition: None

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

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

Respectfully,

Mahsan Ostadnia

Planner II
Land Use & Development Services
Cc: Committee Members
File

SUP 2026-013
CONDITIONS

1. The applicant shall limit the hours of operation to 7:30 a.m. to 7:30 p.m.

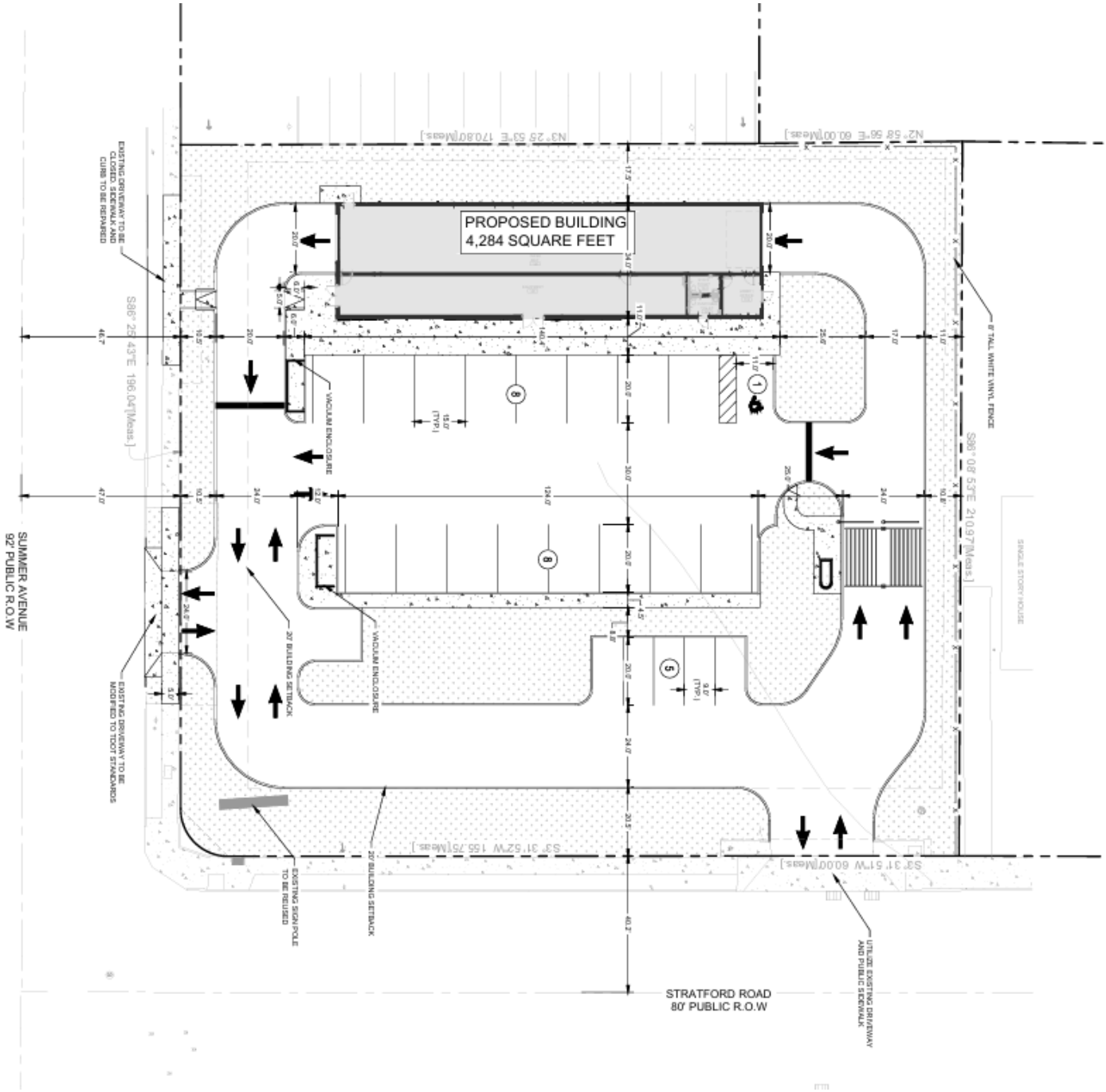
2. All detached signs shall be of the monument style.

3. Vehicular access to Summer Avenue is prohibited.

4. The principal car wash building shall be oriented with its longer building façade facing Summer Avenue and shall occupy the majority of the Summer Avenue street frontage, subject to administrative review and approval by the Division of Planning and Development.

5. The applicant shall submit an Administrative Site Plan Review (ASPR) application that includes a site plan, landscape plan, building elevations, lighting plan, and photometric plan subject to administrative review and approval by the Division of Planning and Development.

SITE PLAN


PROPOSED BUILDING
4,284 SQUARE FEET
SUMMER AVENUE
92' PUBLIC R.O.W
STRATFORD ROAD
80' PUBLIC R.O.W
EXISTING DRIVEWAY TO BE CLOSED. SIDEWALK AND CURB TO BE REPAIRED
8' TALL WHITE VINYL FENCE
VACUUM ENCLOSURE
20' BUILDING SETBACK
EXISTING DRIVEWAY TO BE MODIFIED TO TDOT STANDARDS
EXISTING SIGN POLE TO BE REUSED
UTILIZE EXISTING DRIVEWAY AND PUBLIC SIDEWALK
SINGLE STORY HOUSE

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 4628 SUMMER AVE, KNOWN AS CASE NUMBER SUP 2026-013

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

WHEREAS, the Club Car Wash filed an application with the Memphis and Shelby County Division of Planning and Development to allow a car wash; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on October 08, 2026, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

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

CONDITIONS

1. The applicant shall limit the hours of operation to 7:30 a.m. to 7:30 p.m.

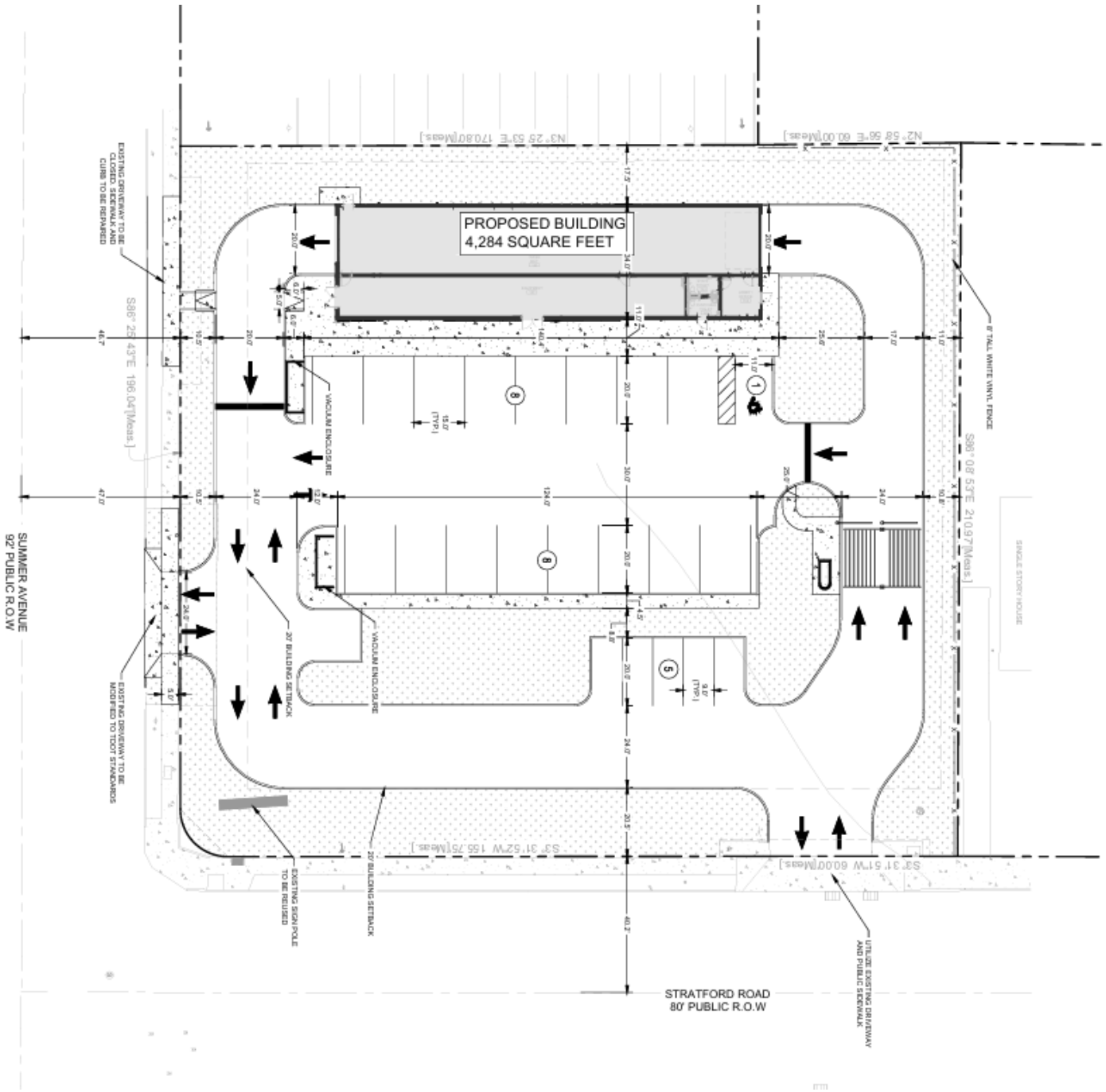
2. All detached signs shall be of the monument style.

3. Vehicular access to Summer Avenue is prohibited.

4. The principal car wash building shall be oriented with its longer building façade facing Summer Avenue and shall occupy the majority of the Summer Avenue street frontage, subject to administrative review and approval by the Division of Planning and Development.

5. The applicant shall submit an Administrative Site Plan Review (ASPR) application that includes a site plan, landscape plan, building elevations, lighting plan, and photometric plan subject to administrative review and approval by the Division of Planning and Development.

SITE PLAN


PROPOSED BUILDING
4,284 SQUARE FEET
SUMMER AVENUE
92' PUBLIC R.O.W
STRATFORD ROAD
80' PUBLIC R.O.W
EXISTING DRIVEWAY TO BE CLOSED. SIDEWALK AND CURB TO BE REPAIRED
EXISTING DRIVEWAY TO BE MODIFIED TO TDOT STANDARDS
VACUUM ENCLOSURE
20' BUILDING SETBACK
EXISTING SIGN POLE TO BE REUSED
UTILIZE EXISTING DRIVEWAY AND PUBLIC SIDEWALK
8' TALL WHITE VINYL FENCE
SINGLE STORY HOUSE

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: 1 **L.U.C.B. MEETING:** October 08, 2026

CASE NUMBER: SUP 2026-013

LOCATION: 4628 Summer Ave

COUNCIL DISTRICT: District 2 and Super District 9

OWNER/APPLICANT: Justin Barnes – Club Car Wash

REPRESENTATIVE: Savanah Stoeger - Kimley-Horn

REQUEST: Special use permit to allow a car wash

EXISTING ZONING: Commercial Mixed Use – 1 (CMU-1) District

CONCLUSIONS

1. The applicant is requesting approval of a Special Use Permit to allow a car wash within the CMU-1 Commercial Mixed Use zoning district. The subject property was rezoned by the Memphis City Council through Ordinance No. 5773, adopted on February 2, 2021, from CMU-3 to CMU-1, reflecting the City's intent to reduce the intensity of development and encourage land uses that are more compatible with the surrounding area. While the property is located along the Summer Avenue commercial corridor, it directly abuts an established single-family residential neighborhood to the north.
2. The submitted site plan includes a one-story car wash building, customer parking, vacuum stations, internal drive aisles, sidewalks, landscaping, and architectural enhancements. However, the proposed layout does not adequately address the land use concerns associated with a vehicle-oriented use along this corridor. Unlike development patterns that provide a stronger street presence through building orientation, the proposed car wash places the building away from the street frontage and dedicates a substantial portion of the site to circulation, queuing, and vacuum operations rather than pedestrian-oriented commercial activity.
3. There are four existing car wash facilities located within the approximately five-mile segment of Summer Avenue between North Parkway and North White Station Road, indicating that this commercial corridor is already served by multiple similar uses.
4. The proposed car wash would also be located in close proximity to existing single-family residences, directly abutting a residential property line at the northwest corner of the property, the nearest single-family home principal structure (duplex) being approximately 145 feet from the principal car wash building, and approximately 185 feet from the nearest outdoor vacuum station. Given the inherently noisy nature of car wash operations and outdoor vacuum stations, the limited separation between the proposed use and adjacent residences is incompatible with the surrounding residential neighborhood.
5. The granting of this special use permit will cause substantial detriment to the public good, it will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), it will be injurious to the neighborhood and the general welfare, and it will not be in harmony with the purpose and intent of the UDC.

CONSISTENCY WITH MEMPHIS 3.0

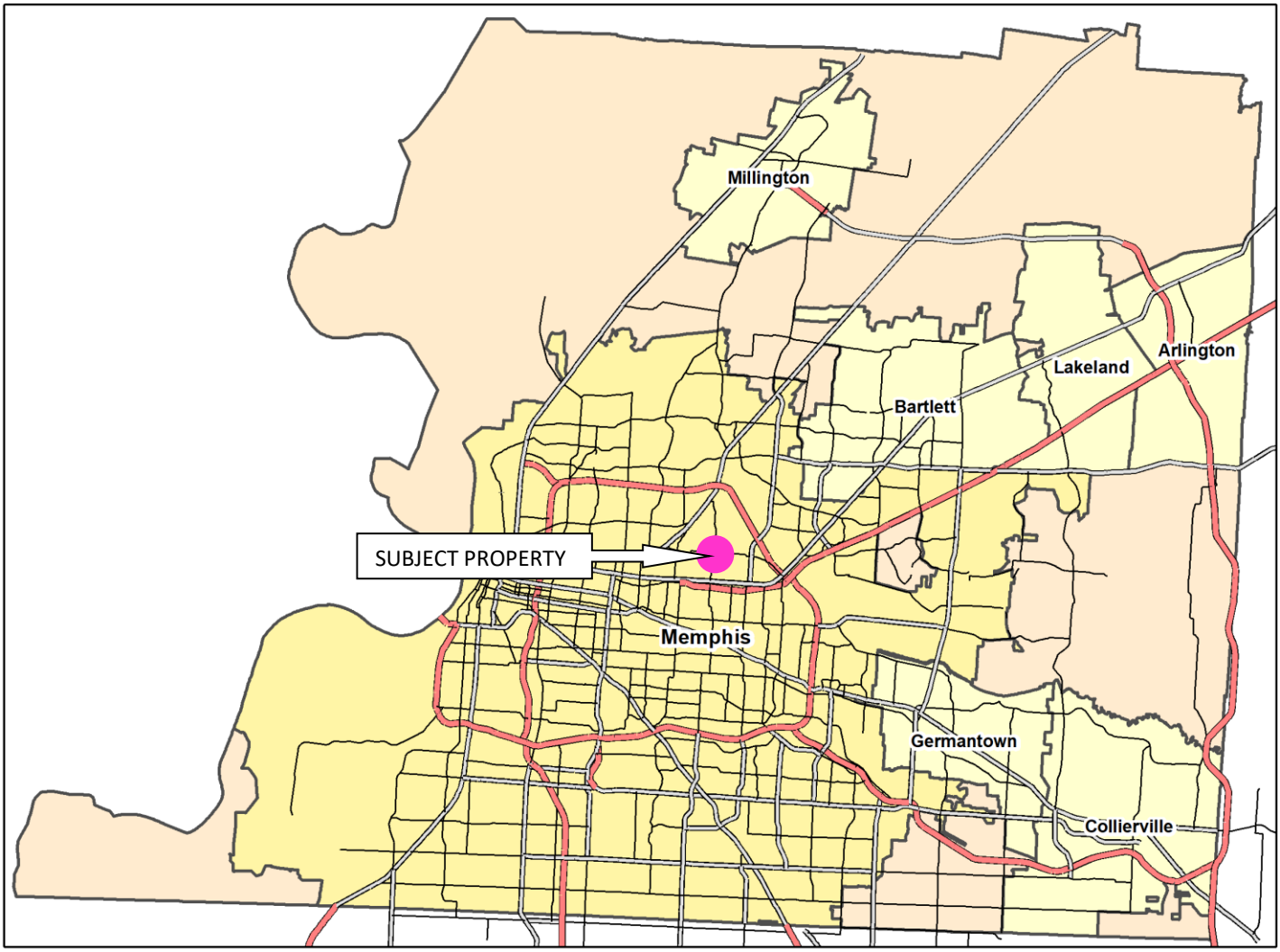
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 20-22 of this report.

RECOMMENDATION:

Rejection

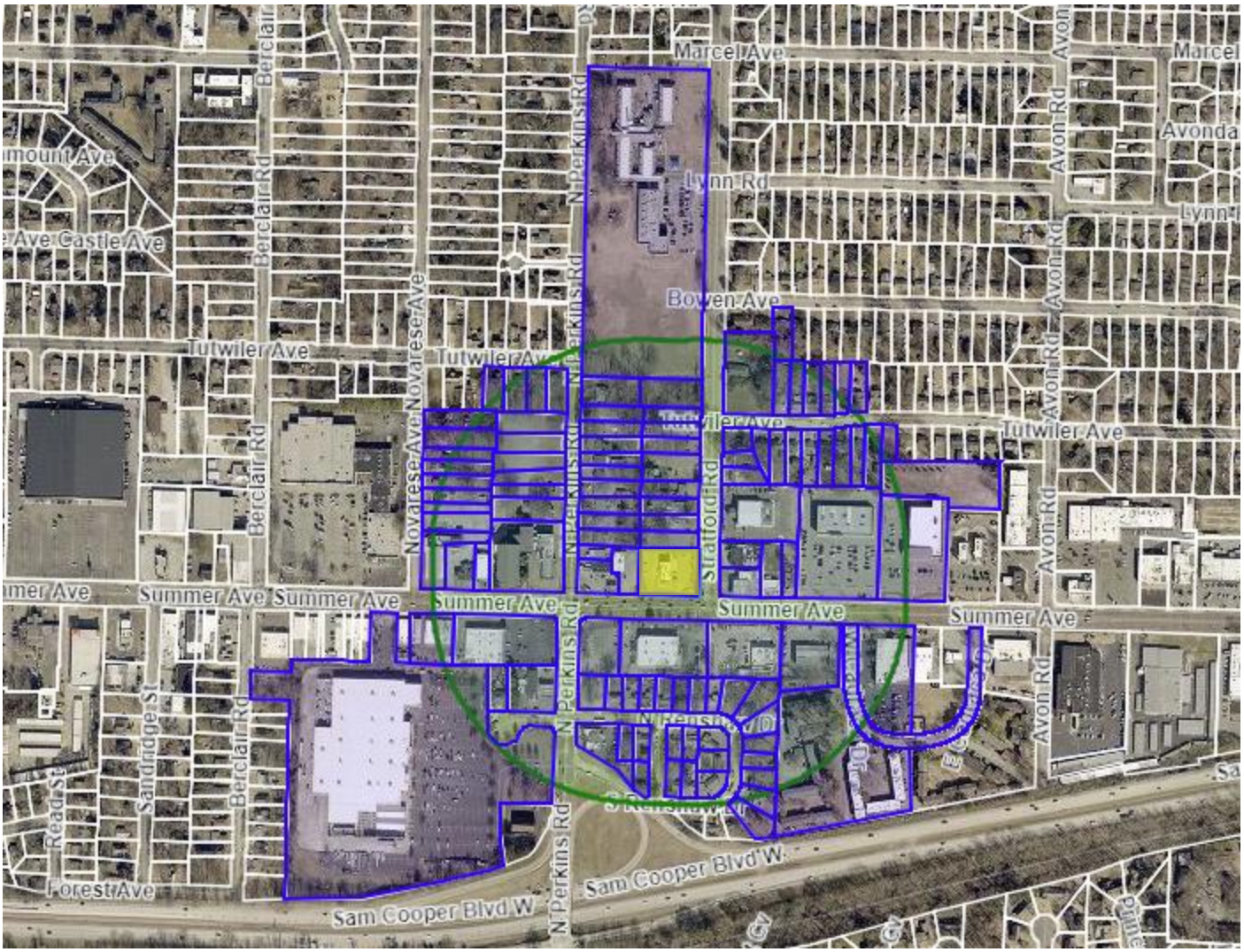
Staff Writer: ***Mahsan Ostadnia*** **E-mail:** ***mahsan.ostadnia@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 95 notices were mailed on July 10, 2026, see page 34 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see pages 38-40 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

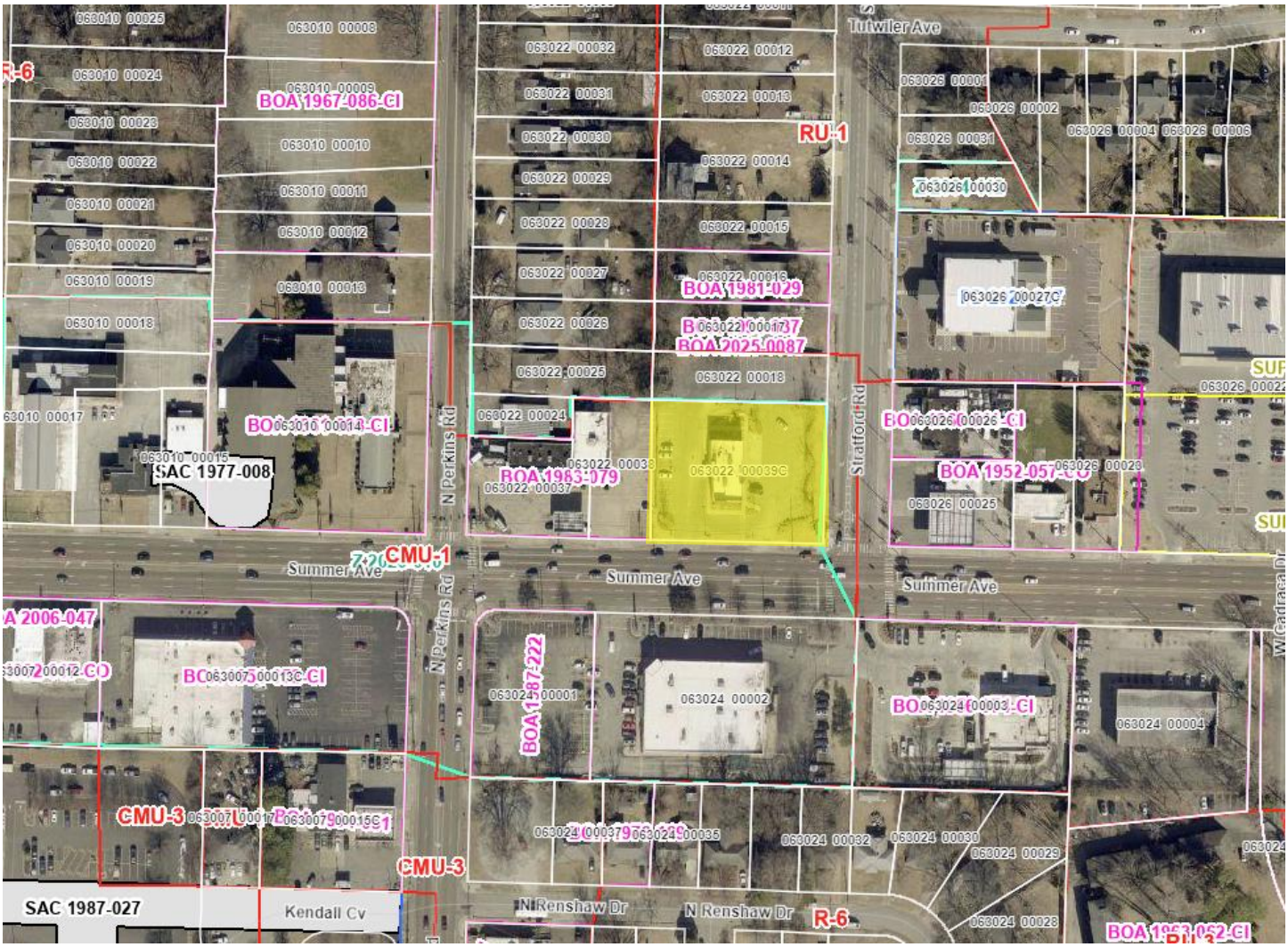
The meeting was held at 5:00 PM on Monday, August 03, 2026, at the Believing Church, 4798 Summer Avenue, Memphis, TN 38122. See pages 36-37 for the neighborhood meeting summary.

AERIAL



Subject property outlined in yellow.

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP



Subject property indicated by a yellow star.

SITE PHOTOS



View of subject property from Summer Avenue.



View of subject property from Summer Avenue – Stratford Road.



View of subject property from Stratford Road.

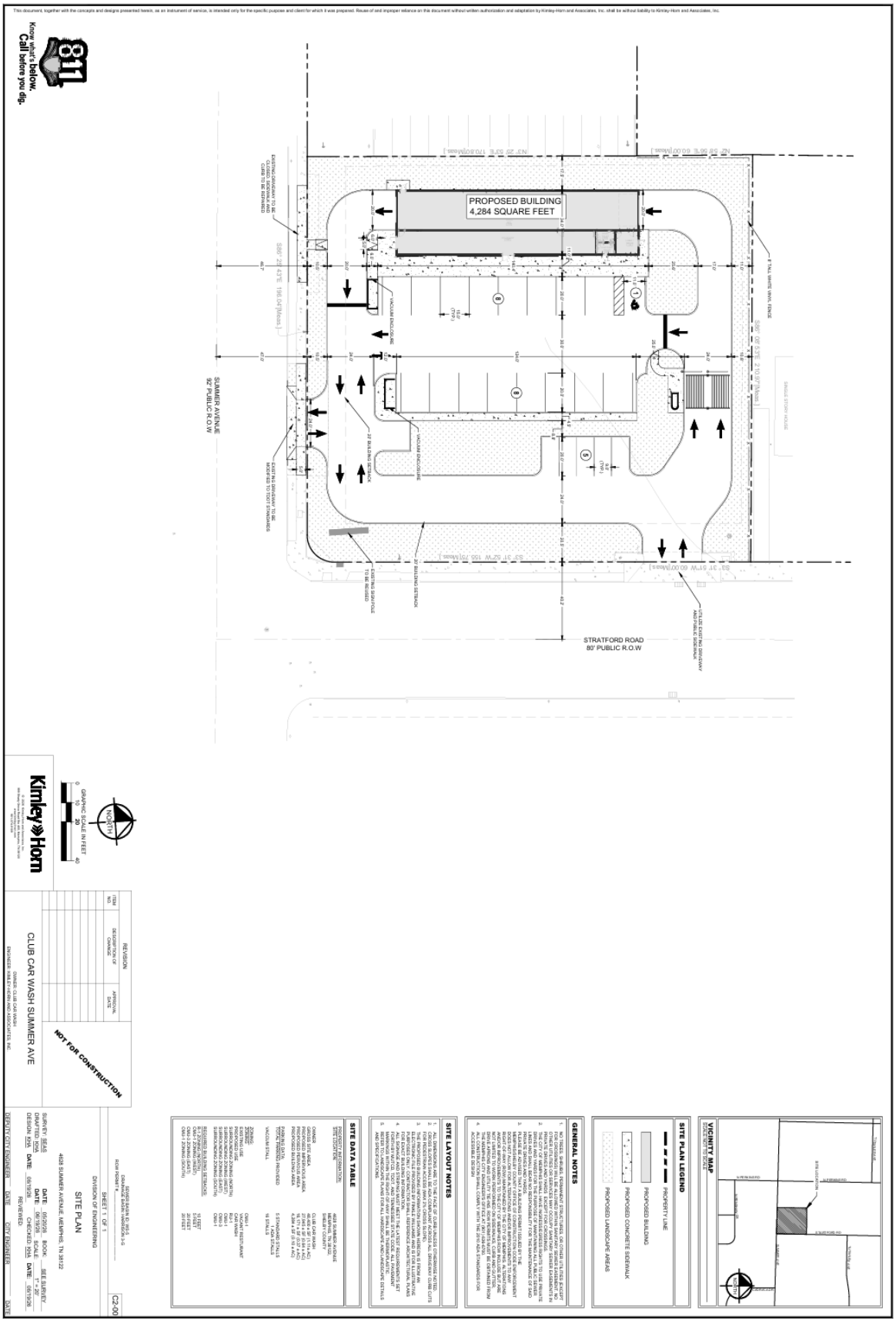


View of subject property from above.

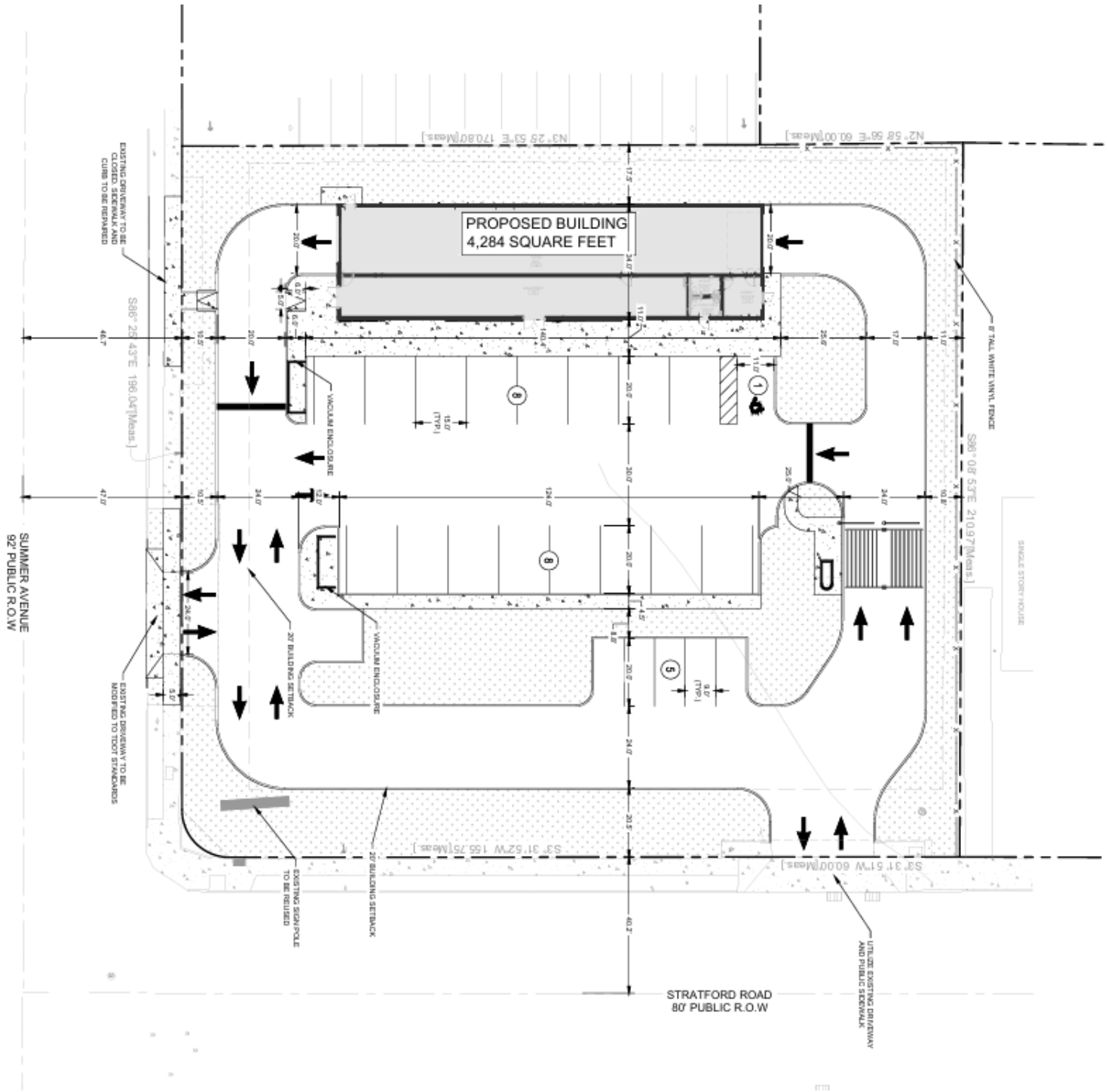


View of subject property from above.

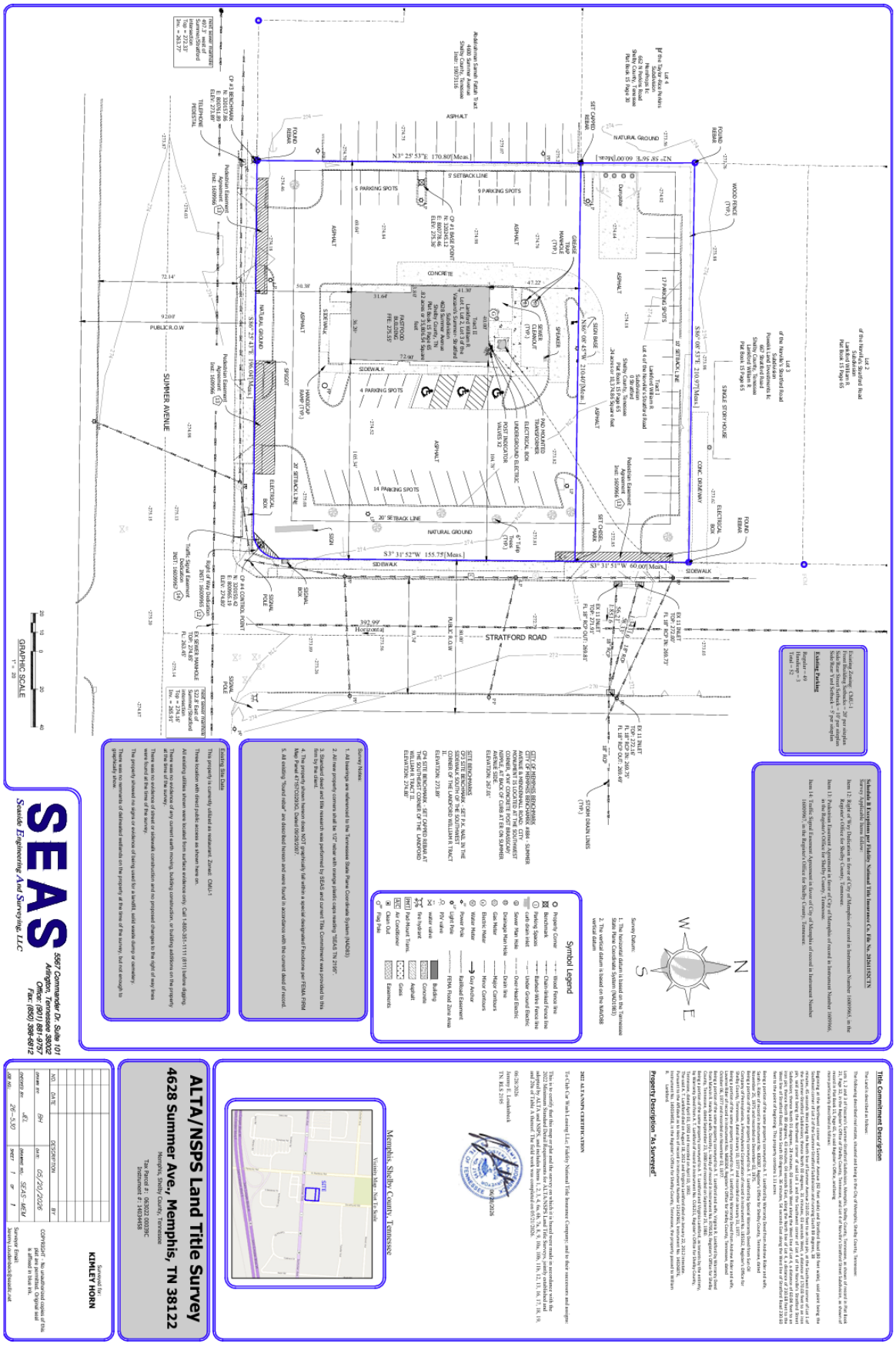
SITE PLAN


PROPOSED BUILDING
4,284 SQUARE FEET
SUMMER AVENUE
92' PUBLIC R.O.W
STRATFORD ROAD
80' PUBLIC R.O.W
SITE PLAN LEGEND
PROPERTY LINE
PROPOSED BUILDING
PROPOSED CONCRETE SIDEWALK
PROPOSED LANDSCAPE AREAS
GENERAL NOTES
SITE LAYOUT NOTES
SITE DATA TABLE
CLUB CAR WASH SUMMER AVE
NOT FOR CONSTRUCTION
SITE PLAN
4828 SUMMER AVENUE, MEMPHIS, TN 38122
Kimley»Horn

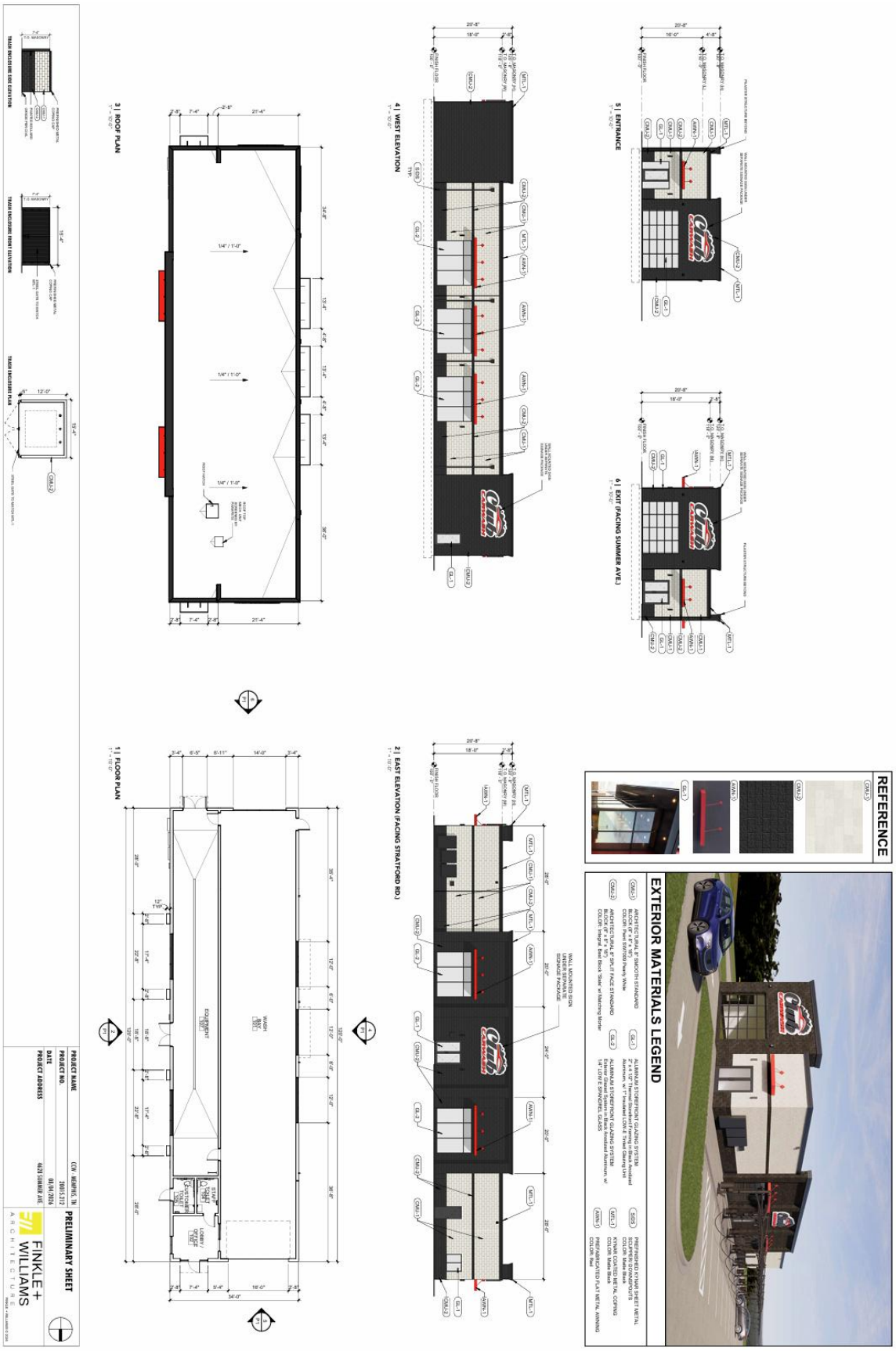
SITE PLAN – MAGNIFIED



SURVEY


ALTA/NSPS Land Title Survey
4628 Summer Ave., Memphis, TN 38122
Memphis, Shelby County, Tennessee
Tax Parcel #: 063022 00039C
Instrument #: 16034458
SEAS
5567 Commander Dr. Suite 101
Arlington, Tennessee 38002
Office: (901) 881-9757
Fax: (850) 398-6812
Scottsdale Engineering And Surveying, LLC
KIMLEY HORN
Surveyed For:
Vicinity Map - Not To Scale
Memphis, Shelby County, Tennessee
Title Commitment Description
Schedule B Exceptions per Fidelity National Title Insurance Co. File No. 2026115527N
Survey Applicable Items follow:
Existing Parking
Symbol Legend
Survey Notes
Existing Site Data
Property Description "As Surveyed"
2021 ALTA/NSPS CERTIFICATION
STRATFORD ROAD
SUMMER AVENUE
PUBLIC R.O.W
GRAPHIC SCALE
1" = 20'
NATURAL GROUND
CONCRETE
ASPHALT
SIDEWALK
SET CAPPED REBAR
FOUND REBAR
WOOD FENCE (TYP.)
STORM DRAIN LINES (TYP.)
SINGLE STORY HOUSE
FASTFOOD BUILDING FFE: 275.59
PAD MOUNTED TRANSFORMER
UNDERGROUND ELECTRIC
ELECTRICAL BOX
SIGNAL POLE
SIGNAL BOX
SIGN
SPIGOT
HANDICAP RAMP (TYP.)
SPEAKER
CLEANOUT
GREASE TRAP MANHOLE (TYP.)
DUMPSTER
CONC. DRIVEWAY
5' SETBACK LINE
9' SETBACK LINE
20' SETBACK LINE
5 PARKING SPOTS
9 PARKING SPOTS
17 PARKING SPOTS
4 PARKING SPOTS
14 PARKING SPOTS
Lot 2 of the Hendley Stanford Road Subdivision Lake And William R. Plat Book 15 Page 65
Lot 3 of the Hendley Stanford Road Subdivision Pounds Land Division 660' Stanford Road Shelby County, Tennessee Lake And William R. Plat Book 15 Page 65
Lot 4 of the Hendley Stanford Road Subdivision Lake And William R. Plat Book 15 Page 65
Multi-purpose Simple Estate Tract 4680 Summer Avenue Shelby County, TN Inst. 20021116
Pedestrian Easement Agreement Inst. 16009966
Pedestrian Easement Agreement Inst. 16009965
Traffic Signal Easement Agreement Inst. 16009965
Right of Way Dedication Agreement Inst. 16009965
Vicinity Map
Memphis, Shelby County, Tennessee
SITE
Survey Date:
1. The horizontal datum is based on the Tennessee State Plane Coordinate System (NAD83)
2. The vertical datum is based on the NAVD88
Surveyor's Certificate
Surveyor Email:
COPYRIGHT © - Non-unauthorized reuse of this plat are prohibited. Original seal is affixed in blue ink.

ELEVATIONS


REFERENCE
EXTERIOR MATERIALS LEGEND
1 | FLOOR PLAN
2 | EAST ELEVATION (FACING STRATFORD RD.)
3 | ROOF PLAN
4 | WEST ELEVATION
5 | ENTRANCE
6 | EXIT (FACING SUMMER AVE.)
TRASH ENCLOSURE SIDE ELEVATION
TRASH ENCLOSURE FRONT ELEVATION
TRASH ENCLOSURE PLAN
PRELIMINARY SHEET
FINKLE+ WILLIAMS
ARCHITECTURE

CASE REVIEW

Request

The request is a special use permit to allow a car wash.

Approval Criteria

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

9.6.9 Approval Criteria

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

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

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

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

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

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

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

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

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

Site Details

Address:
4628 Summer Ave

Parcel ID:
063022 00039C

Area:
+/-35,719 square feet

Description:
The subject property is known as Lot 1-3 of Vaccaros Summer-Stratford Subdivision with a zoning of Commercial Mixed Use – 1 and the surrounding land uses are a mixture of single-family, multi-family, and commercial lots. Additionally, this lot has two street frontages.

Site Zoning History
On February 02, 2021, the Council of the City of Memphis adopted Ordinance Number 5773 to make changes in the zoning district. See pages 23-25 of this report for the adopted ordinance.

Site Plan Review
The site plan shows the redevelopment of an approximately 1.11-acre (48,400-square-foot) property located at 4628 Summer Avenue. The property is currently developed with a vacant restaurant building and is zoned CMU-1 (Commercial Mixed Use). The site is located at the northwest corner of Summer Avenue and Stratford Road and has frontage along both public streets. The survey identifies existing pedestrian easements, traffic signal easements, utilities, and rights-of-way affecting the property.

The site plan shows the construction of a new 4,284-square-foot one-story car wash building. The proposed development includes a wash tunnel, customer parking, 16 vacuum stalls, one ADA parking space, internal drive aisles, sidewalks, vacuum enclosure structures, lighting, utility improvements, and associated site infrastructure. Vehicular circulation is designed as a one-way pattern through the site, with customer vehicles entering from Stratford Road, proceeding through the wash tunnel and vacuum area, and exiting onto Summer Avenue. The existing driveway on Summer Avenue will be closed and the curb and sidewalk restored. The existing sign base along Summer Avenue is proposed to remain and be reused for an updated sign.

The site plan provides perimeter landscape areas surrounding the development, including landscape strips adjacent to Summer Avenue, Stratford Road, and the northern property line. A 6-foot-tall white vinyl fence is proposed along the northern property line to provide screening between the commercial development and the residential property. An increased landscape buffer between the proposed car wash and the adjacent residential properties in accordance is required.

Analysis
The applicant is requesting approval of a Special Use Permit to allow a car wash within the CMU-1 Commercial Mixed Use zoning district. The subject property was rezoned by the Memphis City Council through Ordinance No. 5773, adopted on February 2, 2021, from CMU-3 to CMU-1, reflecting the City's intent to reduce the intensity of development and encourage land uses that are more compatible with the surrounding area. While the property is located along the Summer Avenue commercial corridor, it directly abuts an established single-family residential neighborhood to the north.

The submitted site plan includes a one-story car wash building, customer parking, vacuum stations, internal drive aisles, sidewalks, landscaping, and architectural enhancements. However, the proposed layout does not adequately address the land use concerns associated with a vehicle-oriented use along this corridor. Unlike development patterns that provide a stronger street presence through building orientation, the proposed car wash places the building away from the street frontage and dedicates a substantial portion of the site to circulation, queuing, and vacuum operations rather than pedestrian-oriented commercial activity.

There are four existing car wash facilities located within the approximately five-mile segment of Summer Avenue between North Parkway and North White Station Road, indicating that this commercial corridor is already served by multiple similar uses. The existing facilities are located at the following addresses:

- Sunshine Car Wash, 3053 Summer Avenue, Memphis, TN 38112
- Magic Hand Car Wash, 3872 Summer Avenue, Memphis, TN 38122
- Take 5 Car Wash, 4349 Summer Avenue, Memphis, TN 38122
- Jumbo Car Wash, 4952 Summer Avenue, Memphis, TN 38122

The proposed car wash would also be located in close proximity to existing single-family residences, directly abutting a residential property line at the northwest corner of the property, the nearest single-family home principal structure (duplex) being approximately 145 feet from the principal car wash building, and approximately 185 feet from the nearest outdoor vacuum station. Given the inherently noisy nature of car wash operations and outdoor vacuum stations, the limited separation between the proposed use and adjacent residences is incompatible with the surrounding residential neighborhood.

The granting of this special use permit will cause substantial detriment to the public good, it will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), it will be injurious to the neighborhood and the general welfare, and it will not be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

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

Conditions

1. The applicant shall limit the hours of operation to 7:30 a.m. to 7:30 p.m.

2. All detached signs shall be of the monument style.

3. Vehicular access to Summer Avenue is prohibited.

4. The principal car wash building shall be oriented with its longer building façade facing Summer Avenue and shall occupy the majority of the Summer Avenue street frontage, subject to administrative review and approval by the Division of Planning and Development.

5. The applicant shall submit an Administrative Site Plan Review (ASPR) application that includes a site plan, landscape plan, building elevations, lighting plan, and photometric plan subject to administrative review and approval by the Division of Planning and Development.

DEPARTMENTAL COMMENTS

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

City Engineer: See pages 17-18.

County Engineer: No comments received.

City Fire Division: See page 19.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See pages 20-22.

City Engineer
Basin/Lot/CD: White Station/ 7-A/0.8239 acres/District 5

Sewer:

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

2. A sanitary sewer service connection plan is required to be submitted (via 901 portal) to the City Land Development Office for review and approval.

3. All required design plans and potential traffic control plan must be prepared in accordance with the City's Standard Requirements and must be stamped by a Professional Engineer registered in the State of Tennessee.

4. A Sewer Development fee may be required per the City of Memphis Sewer Use Ordinance

Roads:

1. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.

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

Traffic Control Provisions:

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

4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan; the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and

Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

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

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

8. Will require engineering ASPR.

Drainage:

1. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

2. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

3. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

4. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building

site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

Site Plan Notes:

1. The minimum sign setback from the street right-of-way shall be 15 feet.

City Fire Division

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

2. Fire apparatus access shall comply with section 503.

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

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

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

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

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

Office of Comprehensive Planning

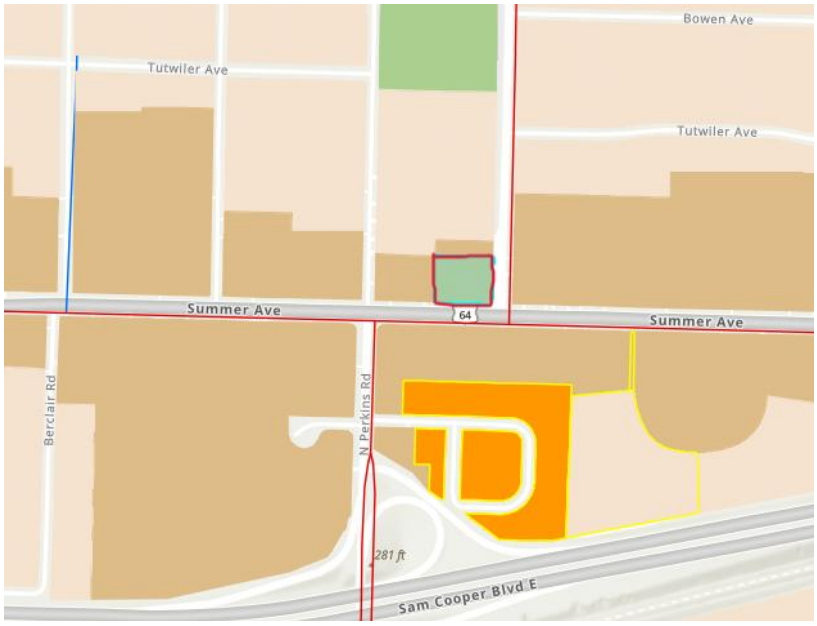
This summary is being produced in response to the following application to support the Land Use and Development Services Department in their recommendation: SUP 2026-013

Site Address/Location: 4628 Summer Ave.
Overlay District/Historic District/Flood Zone: Not in an Overlay District, Historic District, or Flood Zone
Future Land Use Designation: Low Intensity Commercial and Services (CSL)
Street Type: Parkway, Highway

Applicant is requesting a special use approval for a vehicle car wash. The site currently has a restaurant that is permanently closed. The owner is looking to revitalize the site into a car wash for the surrounding community and existing daily traffic to utilize.

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

1. **Future Land Use Planning Map**



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

2. **Land Use Description/Intent**

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



"CSL" Form & Location Characteristics
Commercial and services uses, 1-4 stories height

"CSL" Zoning Notes

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

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: CMU-1

Adjacent Land Use and Zoning: CMU-1, CMU-3, RU-1

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 will allow a proposed car wash.*

Degree of Change Map



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

3. **Degree of Change Description**
   N/A
4. **Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities**
   N/A
5. **Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations**
   N/A

Consistency Analysis Summary

Applicant is requesting a special use approval for a vehicle car wash. The site currently has a restaurant that is permanently closed. The owner is looking to revitalize the site into a car wash for the surrounding community and existing daily traffic to utilize.

The proposed Planned Development is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning of Low Intensity Commercial and Service (CSL). CSL is compatible with the proposed use, which supports Corridors or centers of neighborhood serving commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, and social service institutions that are primarily visited by personal vehicle.

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

ZONING ORDINANCE #5773 (Z 2020-010)

COPY

ORDINANCE NO: 5773

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE.

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 20-10**; and

WHEREAS, the Memphis and Shelby County Land Use Control Board reviewed this proposal on 10 December 2020 and has filed its recommendation, and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

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

WHEREAS, the provisions of the Code of Ordinances of the City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances of the City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as articulated in the attached table.

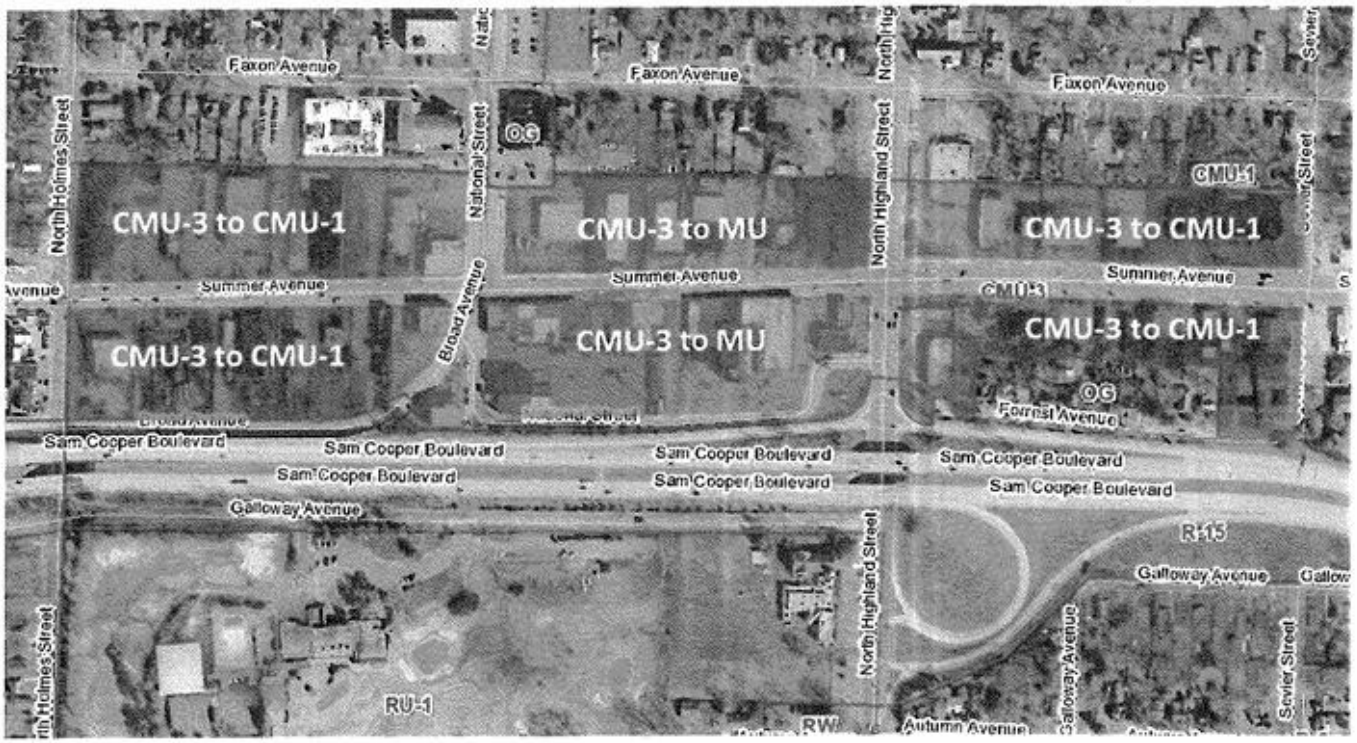
SECTION 2:

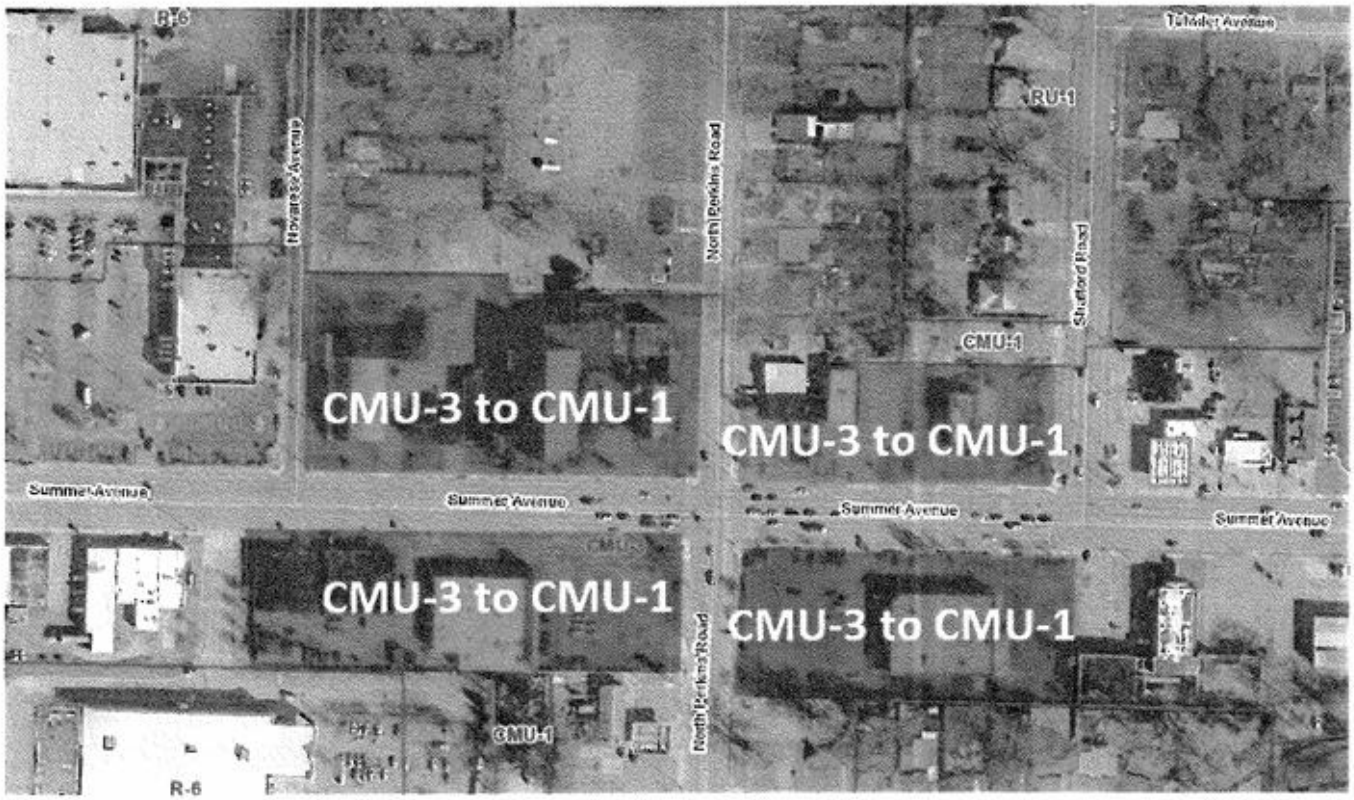
THAT, the Zoning Administrator of the Division of Planning and Development be, and hereby is, directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and hereby are, amended and changed so as to show the aforementioned amendment of said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chair of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

MAPS OF THE ZONING CHANGES





Summer Report Label	Parcel ID	Current Zoning	Proposed Zoning	Property Address	Owner Name	Owner Address	City State Zip	Future Land Use	Shape Area (sq ft)
1	038036 00030C	CMU-3	CMU-1	3300 SUMMER AVE	NEW TYLER A M E CH	3300 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	39865.29465
2	038036 00029	CMU-3	CMU-1	0 SUMMER AVE	NEW TYLER A M E CH	3300 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	16394.26684
3	038036 00038	CMU-3	CMU-1	3320 SUMMER AVE	MID-STATE AUTOMOTIVE DISTRIBUTORAS INC	P O BOX 06116	CHICAGO, IL 60606	Anchor Neighborhood - Mix of Building Types	51315.88083
4	038064 00029	CMU-3	CMU-1	3522 SUMMER AVE	DABIT STEVE AND DIANA DABIT AND RAJI J DABIT AND BARBARA A DABIT (RS)	3276 WOODLAND TRCE E	SOUTHAVEN, MS 38672	Anchor Neighborhood - Mix of Building Types	19226.65074
5	044038 00006	CMU-3	CMU-1	3329 SUMMER AVE	MOORMAN FRANK E TESTAMENTARY TRUST	5815 MICHAELSON DR	OLIVE BRANCH, MS 38654	Anchor Neighborhood - Mix of Building Types	14169.13544
6	044038 00008C	CMU-3	CMU-1	3337 SUMMER AVE	HOPE WORKS INC	1930 UNION AVE	MEMPHIS, TN 38104	Anchor Neighborhood - Mix of Building Types	47905.96437
7	044040 00009	CMU-3	MU	3445 SUMMER AVE	WOFFORD GEORGE W II	3838 POPLAR AVE	MEMPHIS, TN 38111	Anchor - Urban Main Street	43887.88404
8	044088 00001	CMU-3	MU	0 N HIGHLAND ST	BERUK PROPERTIES INC	6846 POPLAR AVE 3D2 STE	MEMPHIS, TN 38117	Anchor - Urban Main Street	7120.483042
9	044088 00003	CMU-3	MU	3515 SUMMER AVE	TRANSITIONS HALFWAY MINISTRIES INC	3629 HIGHLAND PARK PL	MEMPHIS, TN 38111	Anchor - Urban Main Street	6872.599908
10	044088 00005C	CMU-3	CMU-1	3531 SUMMER AVE	MCGHEE JOSEPH E & GALE H	2429 LACOSTA DR	BARTLETT, TN 38134	Anchor Neighborhood - Mix of Building Types	21287.85033
11	044088 00030C	CMU-3	MU	630 N HIGHLAND ST	LOVEJOY HIGHLAND LLC	6000 WALDEN DR 101 STE	KNOXVILLE, TN 37919	Anchor - Urban Main Street	29079.95109
12	044040 00036	CMU-3	MU	614 NATIONAL ST	CALPIOK HOLDINGS LLC	614 NATIONAL ST	MEMPHIS, TN 38122	Anchor - Urban Main Street	15714.02817
13	044040 00034C	CMU-3	MU	610 NATIONAL ST	GRIFFIN WILLIAM N JR (TR)	6480 QUAIL HOLLOW RD 100 STE	MEMPHIS, TN 38120	Anchor - Urban Main Street	22177.27635
14	038064 00001C	CMU-3/RU-1	MU/RU-1	3502 SUMMER AVE	WADLINGTON EMMIE L	PO BOX 1150	DEERFIELD, IL 60015	Anchor - Urban Main Street	80831.81959
15	044038 00004C	CMU-3	CMU-1	3315 SUMMER AVE	FRANKS WILLIAM C	3321 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	41459.6967
16	038036 00033	CMU-3	CMU-1	0 N HOLMES ST	NEW TYLER A M E CH	3300 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	5405.697727
17	038036 00037	CMU-3	CMU-1	3316 SUMMER AVE	HUA JUNWEI AND PEILI CHEN AND SIMON SU YUAN HUA (RS)	5248 COSBRONE CV	MEMPHIS, TN 38117	Anchor Neighborhood - Mix of Building Types	27889.78621
18	038036 00032C	CMU-3	CMU-1	3362 SUMMER AVE	MONTESI ERNEST J AND PATRICIA M VEGLIO AND MARIA M BARLOW	PO BOX 722	ELLENDALE, TN 38029	Anchor Neighborhood - Mix of Building Types	83922.83815
19	038037 00025C	CMU-3	MU	3430 SUMMER AVE	THIRTY FOUR THIRTY SUMMER LLC	3880 ROUNDTREE RD 4 UNIT	JEFFERSON,MO 21755	Anchor - Urban Main Street	37336.5078
20	038037 00023C	CMU-3	MU	3432 SUMMER AVE	BIMBROUGH FAMILY TRUST (CO-TRS) (1/3%) AND	1445 DONLON ST 20 STE	VENTURA,CA 93003	Anchor - Urban Main Street	25068.28937
21	038036 00031	CMU-3	MU	3376 SUMMER AVE	IRBY BOBBY JR	3836 SUMMER AVE	MEMPHIS, TN 38122	Anchor - Urban Main Street	20251.35383
22	038037 00021C	CMU-3	MU	3440 SUMMER AVE	BURIED TREASURES LLC	PO BOX 22690	MEMPHIS, TN 38122	Anchor - Urban Main Street	45804.45816
23	038064 00030C	CMU-3/CMU-1	CMU-1	3562 SUMMER AVE	GREGORY REALTY GP	PO BOX 382366	GERMANTOWN, TN 38183	Anchor Neighborhood - Mix of Building Types	95308.85565
24	038037 00020	CMU-3	MU	3464 E SUMMER AVE	HARBERT JOHN L	2985 EVELYN AVE	MEMPHIS, TN 38104	Anchor - Urban Main Street	22586.77527
25	038037 00019	CMU-3	MU	3476 SUMMER AVE	JACKSON AVE LLC	2909 S PERKINS RD	MEMPHIS, TN 38118	Anchor - Urban Main Street	21801.59309
26	038037 00018	CMU-3	MU	657 E N HIGHLAND	JACKSON AVE LLC	2909 S PERKINS RD	MEMPHIS, TN 38118	Anchor - Urban Main Street	15715.46582
27	038064 00028	CMU-3	CMU-1	3530 SUMMER AVE	UNDER JAMES S	6318 MARSEY WOODS CV	MEMPHIS, TN 38120	Anchor Neighborhood - Mix of Building Types	11032.72324
28	038036 00018C	CMU-3	MU	3380 SUMMER AVE	MIGLIARA LAWRENCE	3264 WINBROOK DR	MEMPHIS, TN 38116	Anchor - Urban Main Street	26509.71961
29	038064 00027	CMU-3	CMU-1	3540 SUMMER AVE	GRABER BLAIR S	3540 SUMMER AVE 208 STE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	28139.51453
30	038064 00026	CMU-3	CMU-1	3550 SUMMER AVE	CK DESIGNS LLC	3550 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	20358.19455
31	044038 00002C	CMU-3	CMU-1	3297 SUMMER AVE	GREENBERG GLATT CHILDREN LLC	15563 MANCHESTER RD	BALLWIN MO 63011	Anchor Neighborhood - Mix of Building Types	96345.09606
32	044038 00003	CMU-3	CMU-1	3307 SUMMER AVE	HUYNH HIEN TIEN	3307 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	13452.11371
33	044038 00009	CMU-3	CMU-1	3347 SUMMER AVE	BROCK MARGARET L	10029 ROSEMARK RD	ATOKA TN 38004	Anchor Neighborhood - Mix of Building Types	7461.158257
34	044038 00010	CMU-3	CMU-1	3353 SUMMER AVE	TPB REAL ESTATE LLC	5840 FAIRWOOD LN	MEMPHIS TN 38120	Anchor Neighborhood - Mix of Building Types	28441.50714
35	044038 00011	CMU-3	CMU-1	3365 SUMMER AVE	IGLESIA PENTECOSTAL RIOS DE AGUA VIVA	3861 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	25492.67916
36	044038 00012	CMU-3	MU	3375 SUMMER AVE	MOTHANNA INC	4650 SUMMER AVE	MEMPHIS, TN 38122	Anchor - Urban Main Street	28872.11562
37	044040 00001C	CMU-3	MU	3399 SUMMER AVE	GRIFFIN WILLIAM N JR (TR)	6480 QUAIL HOLLOW RD 100 STE	MEMPHIS, TN 38120	Anchor - Urban Main Street	85830.03997

Summer Report Label	Parcel ID	Current Zoning	Proposed Zoning	Property Address	Owner Name	Owner Address	City State Zip	Future Land Use	Shape Area (sq ft)
38	044040 00040	CMU-3	MU	3437 SUMMER AVE	GATLIN L E JR	4017 WASHINGTON RD 353 PMB	CANONSBURG, PA 15317	Anchor - Urban Main Street	3421.580222
39	044040 00037	CMU-3	MU	3459 SUMMER AVE	KIM YOUNG HOON & IN JA	3459 SUMMER AVE	MEMPHIS, TN 38122	Anchor - Urban Main Street	50870.83336
40	044040 00011	CMU-3	MU	3487 SUMMER AVE	PIRANHA INC	2400 AIRWAYS BLVD	MEMPHIS, TN 38114	Anchor - Urban Main Street	18953.04703
41	044088 00002	CMU-3	MU	3509 SUMMER AVE	PIERCEY VIRGINIA A J AND EDITH L F JONES	189 PERSON RD	OAKLAND, TN 38060	Anchor - Urban Main Street	6896.80949
42	044088 00004	CMU-3	MU	3519 SUMMER AVE	MCGHEE JOSEPH E & GALE H	2429 LACOSTA DR	BARTLETT, TN 38134	Anchor Neighborhood - Mix of Building Types	7155.711769
43	044088 00008	CMU-3/OG	CMU-1/OG	3543 SUMMER AVE	ALLAD AUTO INC	3543 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	23161.56521
44	044088 00009C	CMU-3/OG	CMU-1/OG	3551 SUMMER AVE	FLORES EDGAR	3551 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	22069.95296
45	044088 00011	CMU-3	CMU-1	3559 SUMMER AVE	PEAK PROPERTIES LLC	1778 KIRBY PKWY 143 STE	GERMANTOWN TN 38138	Anchor Neighborhood - Mix of Building Types	14767.16099
46	044088 00012	CMU-3	CMU-1	3569 SUMMER AVE	RKA INVESTMENTS LLC null	556 WILLIAMSBURG LN	MEMPHIS TN 38117	Anchor Neighborhood - Mix of Building Types	14468.08083
47	044088 00031	CMU-3	CMU-1	3579 SUMMER AVE	THOMAS JANETTE S A AND ERROL THOMAS	3579 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	8515.460813
48	044088 00032	CMU-3	CMU-1	3589 SUMMER AVE	GUPTA MANJU AND HEMANT GUPTA AND RAGINI GUPTA (RS)	6245 RIVER GROVE CV	MEMPHIS, TN 38120	Anchor Neighborhood - Mix of Building Types	20753.64946
49	044039 00018C	CMU-3	MU	0 NATIONAL ST	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS, TN 38103	Anchor - Urban Main Street	16629.85014
50	044088 00029	CMU-3	MU	3514 FORREST AVE	TRANSITIONS HALFWAY MINISTRIES	3515 SUMMER AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	6998.052117
51	044040 00038	CMU-3	MU	611 N HIGHLAND ST	BOYLE TRUST & INVESTMENT CO	PO BOX 17880	MEMPHIS, TN 38187	Anchor - Urban Main Street	15337.45349
52	044088 00017	CMU-3	CMU-1	3580 FORREST AVE	NELSON MATT	3580 FORREST AVE	MEMPHIS, TN 38122	Anchor Neighborhood - Mix of Building Types	8220.059248
53	044088 00016	CMU-3	CMU-1	3584 FORREST ST	FOLK LAKESHA W	2407 WHITNEY AVE	MEMPHIS, TN 38127	Anchor Neighborhood - Mix of Building Types	8379.816189
54	038037 00034	CMU-3	MU	3400 SUMMER AVE	MCGARRY JOHN T LIVING TRUST	1611 E 53RD ST	CHICAGO, IL 60615	Anchor - Urban Main Street	45307.98416
55	044040 00039	CMU-3	MU	3437 SUMMER AVE	MIGLIARA LAWRENCE JR	3264 WINBROOK	MEMPHIS, TN 38116	Anchor - Urban Main Street	17694.33523
56	038036 00009C	CMU-3/RU-1	MU/RU-1	3353 FAXON AVE	COLLEGIATE SCHOOL OF MEMPHIS (THE)	3353 FAXON AVE	MEMPHIS, TN 38122	Anchor - Urban Main Street	116465.9113
57	044088 00014C	CMU-3	CMU-1	3590 FORREST AVE	GUS PROPERTIES INC	2020 QUAIL CREEK CV	MEMPHIS, TN 38119	Anchor Neighborhood - Mix of Building Types	17144.08073
58	063010 00014	CMU-3	CMU-1	4566 SUMMER AVE	BERCLAIR BAPTIST CHURCH	4584 SUMMER AVE	MEMPHIS, TN 38122- 4134	Low Intensity Commercial & Services	67813.9
59	063024 00002	CMU-3	CMU-1	4625 SUMMER AVE	TERMINAL-PLAZA ASSOCIATES	201 FILBERT ST STE 401	SAN FRANCISCO CA 94133- 3238	Low Intensity Commercial & Services	69060.5
60	063010 00018	CMU-3	CMU-1	0 NOVARESE ST	BERCLAIR CHURCH OF CHRIST	666 NOVARESE ST	MEMPHIS, TN 38122	Primarily Single-Unit Neighborhood	16270.6
61	063010 00017	CMU-3	CMU-1	666 NOVARESE ST	BERCLAIR CHURCH OF CHRIST	4536 SUMMER AVE	MEMPHIS, TN 38122	Low Intensity Commercial & Services	25845.7
62	063010 00016	CMU-3	CMU-1	4550 SUMMER AVE	MARTIN HILDA I LIVING TRUST	475 N HIGHLAND ST APT 8G	MEMPHIS, TN 38122	Low Intensity Commercial & Services	17736.9
63	063010 00015	CMU-3	CMU-1	4556 SUMMER AVE	BAIXA LLC	333 E 34TH ST # 15K	NEW YORK, NY 10016	Low Intensity Commercial & Services	9417.6
64	063022 00038	CMU-3	CMU-1	4600 SUMMER AVE	ABDELRAHMAN SAMEH FATTAH	4600 SUMMER AVE	MEMPHIS, TN 38122- 4130	Low Intensity Commercial & Services	19823.7
65	063022 00039C	CMU-3	CMU-1	4618 SUMMER AVE	LANKFORD WILLIAM R	P O BOX 7971	MADISON WI 53707	Low Intensity Commercial & Services	55856.7
66	063022 00037	CMU-3	CMU-1	4590 SUMMER AVE	ABELRAHMAN SAMEH FATTOH AND ABELRAHMAN F	4590 SUMMER AVE	MEMPHIS, TN 38122	Low Intensity Commercial & Services	17837.2
67	063007 00011	CMU-3	CMU-1	4527 SUMMER AVE	SILLS JUDITH A	3866 POPLAR AVE	MEMPHIS, TN 38111	Low Intensity Commercial & Services	9050.6
68	063007 00012	CMU-3	CMU-1	4531 SUMMER AVE	SILLS JUDITH A	3866 POPLAR AVE	MEMPHIS, TN 38111	Low Intensity Commercial & Services	28225.4
69	063024 00001	CMU-3	CMU-1	4597 SUMMER AVE	TERMINAL-PLAZA ASSOCIATES	201 FILBERT ST STE 401	SAN FRANCISCO, CA 94133- 3238	Low Intensity Commercial & Services	29568.4
70	063007 00013C	CMU-3	CMU-1	4569 SUMMER AVE	FSC FMC-FD MEMPHIS TN LLC	1901 MAIN ST	LAKE COMO, NJ 7719	Low Intensity Commercial & Services	66269.7

NOISE STUDY ANALYSIS

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AcoustiControl is a Certified 100% Woman Owned Business

Club Car Wash Noise Study and Acoustic Modeling

4628 Summer Avenue / Memphis Tennessee 38122
Client: Club Car Wash Operating, LLC

Proposal: H1986

Report Date: September 23, 2026

Definition of Acoustic Terms

Decibel: (also referred to as dB, dBA, dBC)
A decibel is a measurement of sound. The higher the decibel number, the louder the sound.

Outdoor Background Noise Level (sometimes referred to as Ambient Noise):
The amount of sound generated by lawnmowers, road traffic, construction, industrial noise, human and animal sources, outdoor mechanical equipment, train whistles, airplane noise, etc.

Sound Pressure Level (LAeq)
A-Weighted equivalent sound pressure level in dB (decibels measured over a period of time)

Sound Level A - Weighted (dBA)
The A–weighted is the most common single-number measure of loudness. This standard scale in decibels measures the human response to noise and correlates with judgments of loudness from broadband noise characteristic of the environment. A-weighting accounts for the frequency of the sound, which correlates with how people perceive noise. The A-weighting was used in the noise assessment due to its prevalence in environmental noise assessments and the large body of evidence linking A-weighted sound levels to people's sensitivity to noise. Table 1 lists some common noises and their levels, recorded in dBA.

Adjacent Residential Property Line(s):
The adjacent residential property line(s) that separate the proposed car wash property to be

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located at 4628 Summer Ave from the residential properties adjacent to the proposed car wash.

Examples of Human Responses to Changes in Noise Levels:

Individual perception of sound power varies; studies show that changes of less than 3 dBA are barely perceptible to most people.

However, a 10 dBA change is reported by people as either a doubling (halving) of noise by a normal human ear. This means that a 10 dBA reduction in noise is actually perceived by the listener as a reduction by ½. Table 2 outlines the average ability of a listener to detect changes in noise levels. (All tables and figures may be found in the Appendix.)

As the Club Car Wash is located in the City of Memphis, the City of Memphis has requested a sound study that meets the following:

Sound Study:

A sound study was conducted on August 22, 2026 at the location of the proposed Club Car Wash is to be located at 4628 Summer Avenue.

A: Background Noise Measurement Results at 4628 Summer Avenue & Adjacent Properties

1. Proposed Car Wash South Property Line 72 dBA
2. Proposed Car Wash North Property Line 65 dBA
3. 647 and 645 Stratford West Property Line 64 dBA
4. Phone Express South Property Line 71 dBA
5. Walgreens Store South Property Line 70 dBA
6. Grizzy Mart South Property Line 73 dBA
7. 658 N. Perkins East Property Line 65 dBA

The main noise source for all of these readings is traffic noise generated from Highway 79.

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B: 8 Hour Noise Study at Proposed Car Wash Site 4628 Summer Avenue.

Hour	Sound Pressure Level (dBA)
8:00 am to 9:00 am	71
9:00 am to 10:00 am	72
10:00 am to 11:00 am	73
11:00 am to 12:00 pm	72
12:00 pm to 1:00 pm	70
1:00 pm to 2:00 pm	72
2:00 pm to 3:00 pm	71
3:00 pm to 4:00 pm	73

The eight-hour noise study shows an average noise level of 72 dBA during daytime hours.

C: Computer Modeling

Based on the results of the noise study, AcoustiControl built a computer model in SoundPLAN Noise Topography Software to predict noise generated from the operation of the proposed Club Car Wash to be located at 4628 Summer Avenue and the predicted noise level at the property adjacent to the car wash.

a. Using SoundPLAN computer noise topography software, AcoustiControl built an acoustical model of the 4628 Summer Avenue property and the adjacent surrounding properties.

b. Car wash noise sources and the noise levels were measured at an existing Club Car Wash located at 1100 Quartz Canyon Drive, Wentzville, Missouri. These noise sources are as follows:
   i. Car Wash Entrance
   ii. Car Wash Exit
   iii. Main Vacuum

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iv. Vacuum Wands

c. Included within the SoundPLAN computer model of the Club car wash and surrounding residential properties will be the following features:

i. Height, shape, and location of the car wash.

ii. Height, shape, and location of the nearby residential and industrial buildings.

iii. Topographical features such as vegetation and land contour of the area.

D: Noise Generated by the Proposed Club Car Wash

The Club Car Wash noise simulation, as shown in Figure 1, includes the results of the SoundPLAN simulation of the noise generated by the Club Car Wash and its acoustical impact on the adjacent properties.

The results show that at the property lines of the proposed car wash location, the calculated sound pressure level ranges from 50 to 60 dBA.

E: Noise Mitigation

It is recommended that an 8-foot-high fence be installed at the entrance of the proposed Club Car Wash to minimize the acoustical impact at the adjacent residential property lines.

As a result of this noise mitigation strategy, noise generated by the operation of the proposed car wash will be below the current noise level generated from traffic on Highway 79.

F: Results

Thus, the operation of the Club Car Wash will not raise the current background noise level at the locations of any adjacent properties.

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Sincerely yours,

Jim Holtrop, INCE ASA ASHRAE

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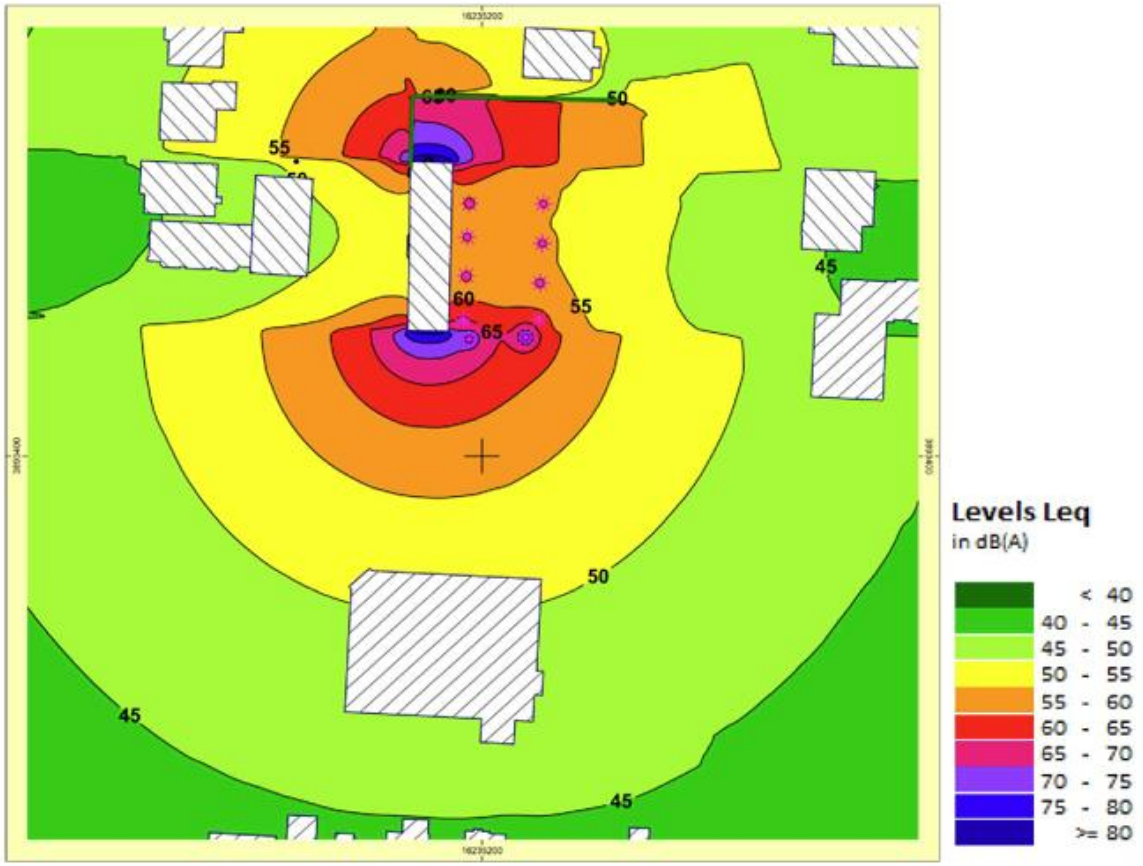
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Appendix

Figure 1: Car Wash Projected Sound Pressure Levels (dBA)

- The 8 asterisks represent the vacuum wands.
- The asterisk to the north of the vacuum wands represents the two central vacuums.
- The Green Line is the installation of the proposed 8 foot high fence.

Figure 2: Legend of Sound Pressure Levels Are Listed Below to the Right of The Graph



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Table 1: Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concert (Rear Seats) On	110
Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night Typical	40-50
Rural Area at Night	30-40

Note: A change in 3 dB(A) is just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL.

Source: Cowan, James P. Handbook of Environmental, Acoustics. Van Nostrand Reinhold, New York, 1994.

Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

ACOUSTICONTROL

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Table 2: Average Ability of a Person to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3 Decibels	Barely perceptible
5 Decibels	Readily noticeable
10 Decibels	A doubling or halving of the loudness of sound
20 Decibels	A dramatic change
40 Decibels	Difference between a faintly audible sound and a very loud sound

Source: Bolt Beranek and Neuman, Inc., *Fundamentals and Abatement of Highway Traffic Noise*, Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

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

CASE NUMBER: SUP 2026-013
ADDRESS: 4628 Summer Ave
REQUEST: Special use permit to allow a car wash
APPLICANT: Club Car Wash—Justin Barnes

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:
Mahsan Ostadnia
mahsan.ostadnia@memphistn.gov
(901) 636-7181

MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT

VICINITY MAP

95 Notices Mailed 07/10/2026

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

NEIGHBORHOOD MEETING NOTICE

Kimley»Horn

July 22, 2026

You are invited to a neighborhood meeting to discuss questions you may have about a Special Use Permit Application filed with the Memphis and Shelby County Division of Planning and Development. The site is located at 4628 Summer Avenue, Memphis, TN 38122. On behalf of our client, we are requesting to allow Club Car Wash to operate a car wash on the subject property.

NEIGHBORHOOD MEETING NOTICE

Subject:	Club Car Wash Special Use Permit – Car Wash (SUP 2026-013)
Date:	Monday, August 3, 2026
Time:	5:00 – 6:00 p.m.
Place:	Believing Church 4798 Summer Ave, Memphis, TN 38122

This Special Use Permit Application will also be heard at the Land Use Control Board meeting:

Date:	Thursday, August 13, 2026
Time:	9:00 a.m.
Place:	City Council Chambers, Memphis City Hall 125 N Main St Memphis, TN 38103

I am available by phone or email should you have any questions concerning the neighborhood meeting or application. You can reach me at 901-245-4661 and my email address is savanah.stoeger@kimley-horn.com.

Thank you,

Savanah Stoeger

kimley-horn.com | 999 Shady Grove Road Ste 400, Memphis, TN 38120 | 901 374 9109

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-013

Meeting Information

Location: Believing Church

Address: 4798 Summer Ave Memphis, TN 38122

Date: 08/03/2026

Time: 5:00 pm

Attendance

Attended on behalf of the applicant:	*Role* (Applicant, Engineer, Architect, etc.)
Jarmon Peregoy	Engineer
Spencer High	Engineer Analyst

Number of Invitations Mailed: 205

Approx. Neighborhood Attendees: 0

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.

No invitees attended, and no concerns or comments were raised.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-013

Attachments

Also included in this submission are the following:

- [x] Mailed Invitation
- [x] 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:

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

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

Spencer High
Print Name

Signature

08/04/26
Date

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

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

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Spencer High *, being duly sworn, depose and say that at* 12:05 *am/pm on the* 30 *day of* July *, 20* 26 *, I posted* 2 *Public Notice Sign(s) pertaining to Case No.* SUP 2026-013 *at* 4628 Summer Avenue, Memphis, TN, 38122 *, providing notice of a Public Hearing before the (check one):*

___√___Land Use Control Board
_____Board of Adjustment
_____Memphis City Council
_____Shelby County Board of Commissioners

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

Spencer High — 7/30/2026

Owner, Applicant or Representative — *Date*

Subscribed and sworn to before me this 30 *day of* July *, 20* 26 *.*

Notary Public

My commission expires: 04/04/2027

KEVIN MAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 04, 2027


Hardee's
AVAILABLE
901.869.2720
MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT
PUBLIC NOTICE
AN APPLICATION HAS BEEN FILED FOR A
SPECIAL USE PERMIT
ON THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD.
CASE NO:
SUP 2026-013
INFORMATION:
636-6619


MEMPHIS AND SHELBY COUNTY
DIVISION OF PLANNING AND DEVELOPMENT
CITY HALL, 125 N. MAIN STREET, SUITE 468; MEMPHIS, TN 38103-2084; (901) 636-6619
PUBLIC NOTICE
AN APPLICATION HAS BEEN FILED FOR A
SPECIAL USE PERMIT
ON THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD.
CASE NO: SUP 2026-013
INFORMATION: 636-6619
DEFACING, TAMPERING WITH OR REMOVAL OF THIS SIGN BY ANYONE OTHER THAN THE PROPERTY OWNER OR HIS AGENT IS PROHIBITED BY CITY OF MEMPHIS & SHELBY COUNTY ORDINANCES

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Processing

Opened Date: July 2, 2026

Record Number: SUP 2026-013

Expiration Date:

Record Name: Club Car Wash Summer Ave

Description of Work: The parcel zoning is CMU-1 which requires a special use approval for a vehicle car wash. The site currently has a restaurant that is permanently closed. The owner is looking to revitalize the site into a car wash for the surrounding community and existing daily traffic to utilize .

Parent Record Number:

Address:
4628 SUMMER AVE, MEMPHIS 38122

Owner Information

Primary	Owner Name
Y	LANKFORD WILLIAM R

Owner Address | **Owner Phone**

0 P O BOX 7971, MADISON, WI 53707

Parcel Information
063022 00039C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chloe Christion
Date of Meeting	06/29/2026
Pre-application Meeting Type	Phone

GENERAL PROJECT INFORMATION

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

GENERAL PROJECT INFORMATION

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

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	This Project will not have adverse effects on the adjacent properties. The car wash will not increase vehicular traffic, but rather, it will receive customers in which are already traveling on Summer Avenue. The site was previously a fast-food chain restaurant that is permanently closed.
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	The site will not negatively affect the local properties. Development and construction of this property will be in accordance with applicable district regulations.
UDC Sub-Section 9.6.9C	This site will be served adequately by essential public facilities and services. This site was previously a restaurant in which the existing public infrastructure will adequately serve the new development.
UDC Sub-Section 9.6.9D	This site does not consist of any significant natural, scenic, or historic features of importance. The site currently has a permanently closed restaurant occupying the property.
UDC Sub-Section 9.6.9E	This project complies with all additional standards imposed upon it.
UDC Sub-Section 9.6.9F	The request of this project does not adversely affect any plans to be considered, nor does it violate the character of existing standards for development of the adjacent properties.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CMU-3
State Route	1
Lot	1-3
Subdivision	VACCAROS SUMMER-STRATFORD SUBD
Planned Development District	-

GIS INFORMATION

Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

AREA INFORMATION

Name:	CCW Summer Ave
Size (Acres):	1.06
Existing Use of Property:	Vacant Restaurant
Requested Use of Property:	Car Wash

Contact Information

Name
JUSTIN BARNES

Contact Type
APPLICANT

Address

Phone
-

Name
SAVANAH STOEGER

Contact Type
REPRESENTATIVE

Address

Phone
(504)315-9797

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1743135	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	07/02/2026
1743317	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	07/06/2026
1743317	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	07/06/2026

Total Fee Invoiced: $513.00 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$513.00	Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

of the property located at 4628 Summer Ave.

and further identified by Assessor's Parcel Number 063022 00039C,

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

Subscribed and sworn to (or affirmed) before me this 25 day of June in the year of 2026

WENDY S. MAGEE
Notary Public - Notary Seal
STATE OF MISSOURI
Randolph County
My Commission Expires: Apr. 10, 2028
Commission # 15448833

Signature of Notary Public

My Commission Expires
4-10-2028

LETTER OF INTENT

Kimley»Horn

July 2, 2026

Mr. Brett Ragsdale, AIA
Memphis / Shelby County Division of Planning and Development
City Hall, 125 North Main Street, Suite 477
Memphis, Tennessee 38103

RE: Special Use Permit – 4628 Summer Avenue

Dear Mr. Ragsdale:

On behalf of Club Car Wash Operating, LLC, we are pleased to submit the attached supporting documents and application for a Special Use Permit to allow a vehicle wash establishment use within the CMU-1 zoning on the property located at 4628 Summer Avenue, Memphis, TN, 38122 and identified as parcel number 06022 0039C.

The site currently has a restaurant that is permanently closed. The project will remove this old restaurant and construct a drive-thru car wash with an adjacent vacuum area. The site is currently zoned CMU-1 which requires Special Use Approval to install a vehicle wash establishment.

Kimley-Horn is excited to work with Club Car Wash Operating, LLC on this project. Please do not hesitate to contact our office with any questions

Sincerely,
KIMLEY-HORN AND ASSOCIATES

kimley-horn.com | 6750 Poplar Avenue, Suite 600, Memphis, TN 38138 | 901 374 9109

LETTERS RECEIVED

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

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

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Address:

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Owner Information

Primary	Owner Name
Y	LANKFORD WILLIAM R

Owner Address **Owner Phone**

0 P O BOX 7971, MADISON, WI 53707

Parcel Information

063022 00039C

Data Fields

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

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MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

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☒ 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 4628 Summer Ave.

and further identified by Assessor's Parcel Number 063022 00039C,

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Subscribed and sworn to (or affirmed) before me this 25 day of June in the year of 2024

WENDY S. MAGEE
Notary Public - Notary Seal
STATE OF MISSOURI
Randolph County
My Commission Expires: Apr. 10, 2028
Commission # 15448833

Signature of Notary Public

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4-10-2028

July 2, 2026

Mr. Brett Ragsdale, AIA
Memphis / Shelby County Division of Planning and Development
City Hall, 125 North Main Street, Suite 477
Memphis, Tennessee 38103

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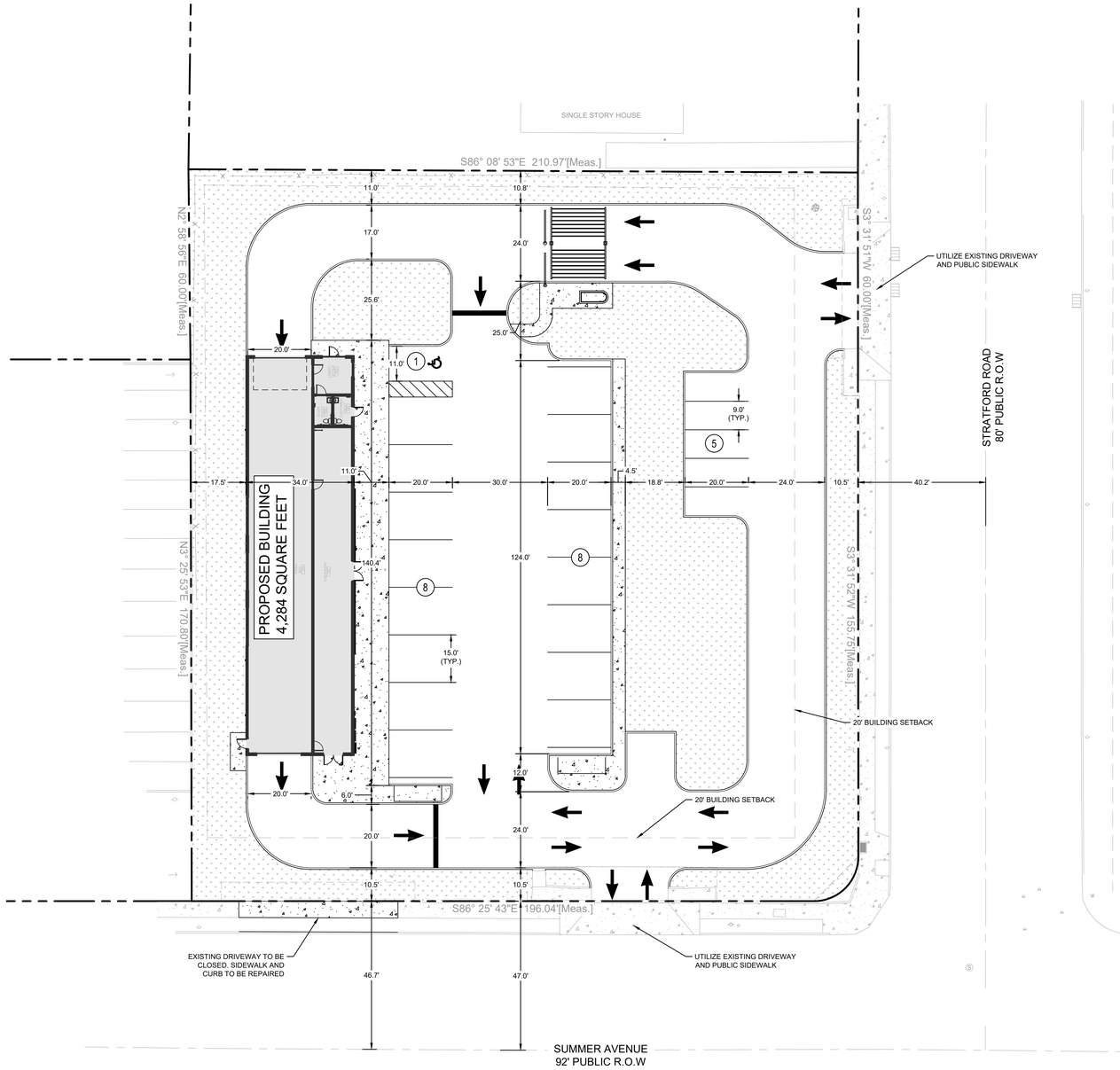
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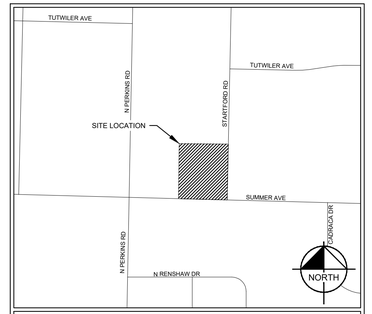
Kimley-Horn is excited to work with Club Car Wash Operating, LLC on this project. Please do not hesitate to contact our office with any questions

Sincerely,
KIMLEY-HORN AND ASSOCIATES


063022 00025
063022 00017
063022 00025
063022 00018
063010 00014
063022 00024
063022 00028
063022 00039C
063022 00037
063026 00025
063026 00024
063026 00025
N Perkins Rd
Summer Ave
Summer Ave
Summer Ave
Stratford Rd
063007 00013C
063024 00001
063024 00002
063024 00003

Image 1





VICINITY MAP
SCALE:NOT TO SCALE

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREAS

GENERAL NOTES

1. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
2. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
3. PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CROSS SLOPES SHALL BE ADA COMPLIANT ACROSS ALL DRIVEWAY CURB CUTS FOR PEDESTRIAN ACCESS (MAX 2% CROSS SLOPE).
3. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY FINKLE WILLIAMS AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, TDOT, AND TENNESSEE STATE CODE. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. REFER TO LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	4628 SUMMER AVENUE MEMPHIS, TN 38122, SHELBY COUNTY
OWNER	CLUB CAR WASH
GROSS SITE AREA	48,400 ± SF (1.11± AC)
PROPOSED IMPERVIOUS AREA	28,127 ± SF (0.64 ± AC)
PROPOSED PERVIOUS AREA	15,989 ± SF (0.37 ± AC)
PROPOSED BUILDING AREA	4,284 ± SF (0.10 ± AC)
PARKING DATA:	
TOTAL PARKING PROVIDED	5 STANDARD STALLS 1 ADA STALLS
VACCUM STALL	16 STALLS
ZONING:	
ZONING	CMU-1
EXISTING USE	VACANT RESTURANT
PROPOSED USE	CAR WASH
SURROUNDING ZONING (NORTH)	RU-1
SURROUNDING ZONING (WEST)	CMU-1
SURROUNDING ZONING (EAST)	CMU-3
SURROUNDING ZONING (SOUTH)	CMU-1
REQUIRED BUILDING SETBACKS:	
R-1 ZONING (NORTH)	10 FEET
CMU-1 ZONING (WEST)	5 FEET
CMU-3 ZONING (EAST)	20 FEET
CMU-1 ZONING (SOUTH)	20 FEET

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn

© 2026 Kimley-Horn and Associates, Inc.
6750 Poplar Avenue, Suite 600, Memphis, TN 38138
www.kimley-horn.com
901-374-9109

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

NOT FOR CONSTRUCTION

CLUB CAR WASH SUMMER AVE

OWNER: CLUB CAR WASH
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

SEWER BASIN ID: WS-5
DRAINAGE BASIN: HARRISON 3-G
ROW PERMIT #

C2-00

SHEET 1 OF 1

DIVISION OF ENGINEERING

SITE PLAN

4628 SUMMER AVENUE, MEMPHIS, TN 38122

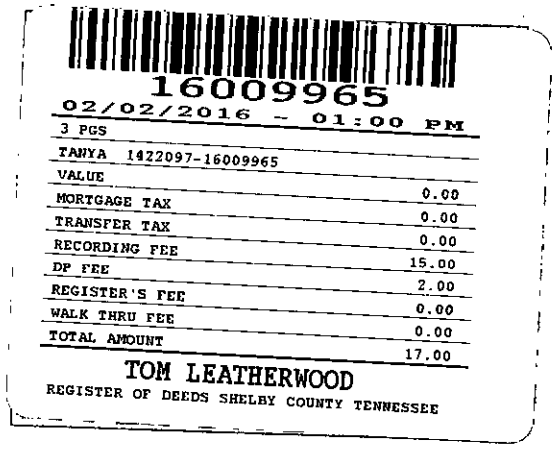
SURVEY: XXX DATE: XXX BOOK: SEE SURVEY
DRAFTED: KHA DATE: XXX SCALE: N/A
DESIGN: KHA DATE: 06/19/26 CHECKED: KHA DATE: 06/19/26
REVIEWED:

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

Tom Leatherwood

Shelby County Register / Archives

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



16009965

02/02/2016 - 01:00 PM

3 PGS	
TANYA 1422097-16009965	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
DP FEE	15.00
REGISTER'S FEE	2.00
WALK THRU FEE	0.00
TOTAL AMOUNT	0.00
	17.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov
Join us on Facebook

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 16009965

This Instrument was prepared by: City of Memphis Real Estate Office 125 N. Main Street Suite 568 Memphis, TN 38103

PLAT 1 OF 1 **PROJECT NO.**

4628 SUMMER AVENUE
RIGHT OF WAY - DEDICATION

This Indenture, made this 15th day of December, 20 15 between ***WILLIAM R. LANKFORD***, hereinafter called the "Grantor", and the ***CITY OF MEMPHIS***, a municipal corporation organized under the laws of the State of Tennessee, of the County of Shelby and State of Tennessee, hereinafter called the "Grantee".

WITNESSETH: That the said Grantor for and in consideration of ONE AND 00/100 ($ 1.00) DOLLAR and other valuable considerations to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, hereby dedicates and conveys unto the said Grantee, and its successors and assigns forever, a portion of a certain tract of land, situated and being in the County of Shelby, State of Tennessee, more particularly described as follows, and shown in "Exhibit A" , to-wit:

SUMMER AVENUE – RIGHT OF WAY DEDICATION
PLAT 1 OF 1, SHEET 2 OF 2: WILLIAM R. LANKFORD
LOT 2 - VACCARO'S SUMMER-STRATFORD SUBDIVISION - PLAT BOOK 21, PAGE 32
LEGAL DESCRIPTION

A part of Lot 2, Vaccaro's Summer-Stratford Subdivision as shown on Plat of Record in Plat Book 21, Page 32, in the Register's Office of Shelby County, Tennessee, being more particularly described as follows;

*BEGINNING at a nail found at the intersection of the North Right-of-Way line of Summer Avenue per Plat Book 21, Page 32 and the West Right-of-Way line of Stratford Road; Thence along said North Right-of-Way line North 86°12'54" West, a distance of 14.06 feet to a 1/2" rebar set; Thence leaving said North Right-of-Way line for a distance of 22.06 along a curve to the left having a radius of 14.00', a chord length of 19.84' and a chord bearing of North 48°39'13" East to a 1/2" rebar set on the said West Right-of-Way of Stratford Road; thence along said West Right-of-Way South 03°31'19" West a distance of 14.06 feet to the **POINT of BEGINNING**, having an area of 42.5 square feet or 0.001 acres, more or less.*

TO HAVE AND TO HOLD, the aforesaid land, with all the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said land, and the said Grantor for itself/its successors and assigns do covenant and agree to and with the said Grantee and its successors and assigns forever that they are lawfully seized in fee of the before granted premises; that the same are free from all encumbrances; Grantor warrants that it has good right to convey the same to the Grantee as aforesaid; and that the before granted lands and premises it will warrant and forever defend against all lawful claims whatsoever.

For the above consideration and the further consideration of the construction and maintenance of improving, widening and grading of the street adjoining this property, or the use of the above described property for any public purpose whatever, the grantor does waive any and all claims for damage to the remainder of the property, of which the above described is a part, which damages may result from the use to which the property is put.

IN WITNESS WHEREOF, the said Grantor herein has caused this instrument to be executed the day and year above written

PROPERTY OWNERS

William R Lankford
WILLIAM R. LANKFORD

********* THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK *********

STATE OF TENNESSEE

(STATE OF TENNESSEE
COUNTY OF SHELBY)

On this 2nd day of December, 2015, before me, Audriena Bennett the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **WILLIAM R. LANKFORD**, and known to be the person described herein and who having the authority executed the foregoing instrument, and acknowledged that he executed the same for the purposes contained herein as his free act and deed.

WITNESS my hand and Notarial Seal at Memphis, in ~~the County aforesaid~~, on this day and year first above written.

AUDRIENA BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires June 25, 2017

Notary Public

My Commission Expires:
June 25, 2017

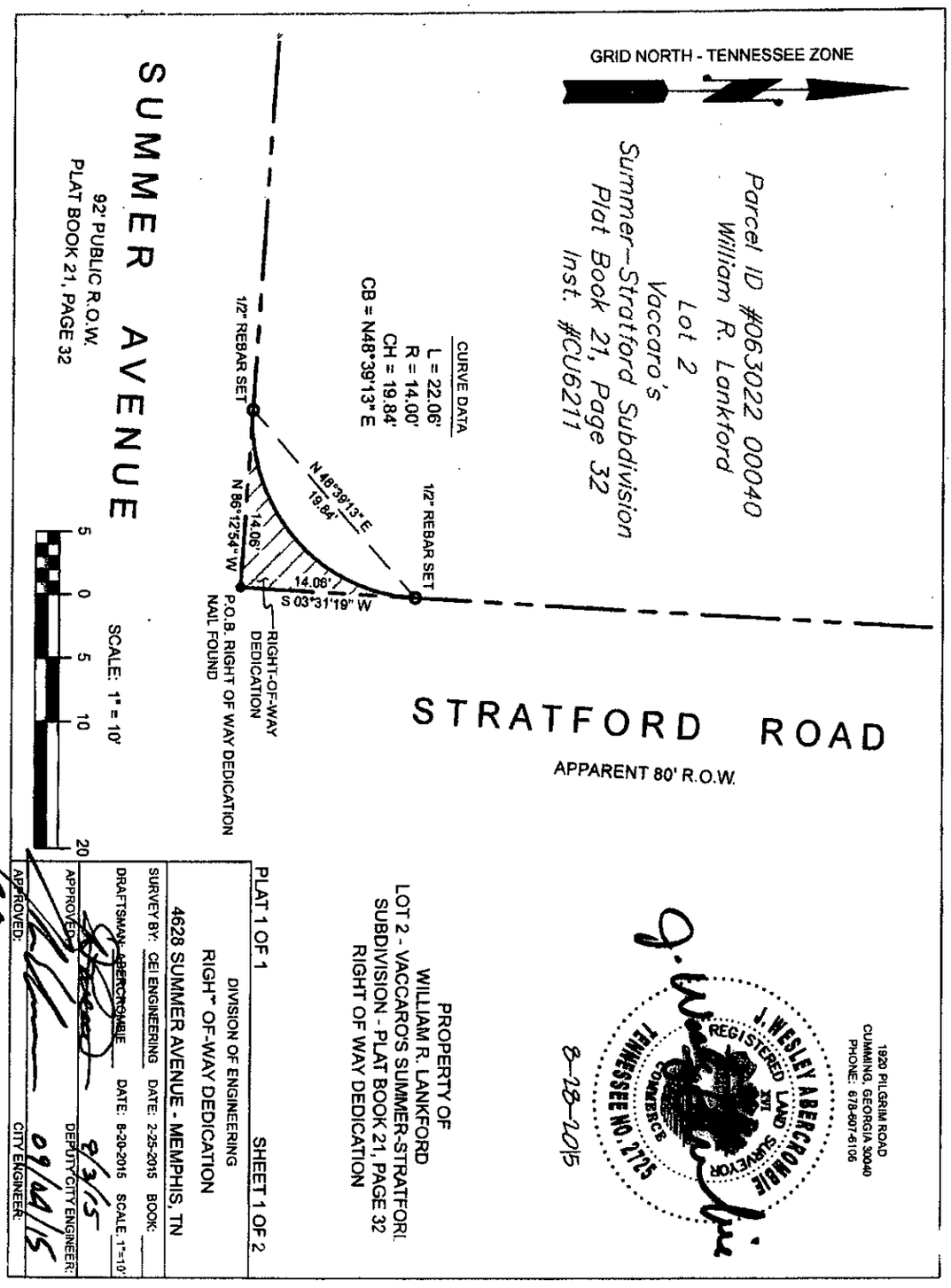
Property Owner: **City of Memphis Real Estate Department**
125 N. Main, Room 568
Memphis, Tennessee 38103

Mail Tax Bills to: **City of Memphis Real Estate Department**
125 N. Main, Room 568
Memphis, Tennessee 38103

Ward 063, Block 022, Parcel 00040 (partial- ROW acquisition)

******* THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK *******

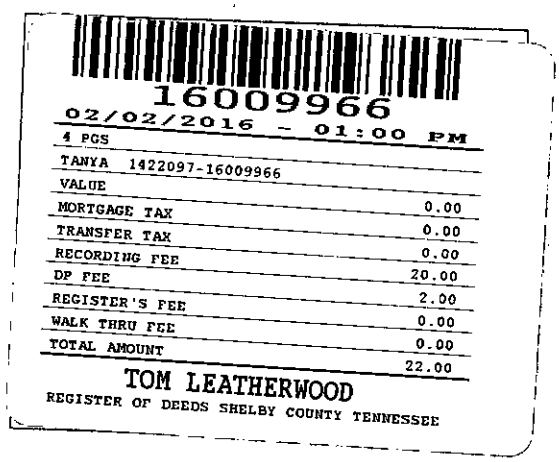
EXHIBIT A


GRID NORTH - TENNESSEE ZONE
Parcel ID #063022 00040
William R. Lankford
Lot 2
Vaccaro's
Summer-Stratford Subdivision
Plat Book 21, Page 32
Inst. #CU6211
CURVE DATA
L = 22.06'
R = 14.00'
CH = 19.84'
CB = N48°39'13" E
1/2" REBAR SET
1/2" REBAR SET
N 48°39'13" E
19.84'
14.06'
N 86°12'54" W
14.06'
S 03°31'19" W
P.O.B. RIGHT OF WAY DEDICATION
NAIL FOUND
RIGHT-OF-WAY
DEDICATION
STRATFORD ROAD
APPARENT 80' R.O.W.
SUMMER AVENUE
92' PUBLIC R.O.W.
PLAT BOOK 21, PAGE 32
SCALE: 1" = 10'
5 0 5 10 20
PROPERTY OF
WILLIAM R. LANKFORD
LOT 2 - VACCARO'S SUMMER-STRATFORD
SUBDIVISION - PLAT BOOK 21, PAGE 32
RIGHT OF WAY DEDICATION
J. WESLEY ABERCROMBIE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2125
8-28-2015
1920 PILGRIM ROAD
CUMMING, GEORGIA 30040
PHONE: 678-607-6106
PLAT 1 OF 1
SHEET 1 OF 2
DIVISION OF ENGINEERING
RIGHT OF-WAY DEDICATION
4628 SUMMER AVENUE - MEMPHIS, TN
SURVEY BY: CEI ENGINEERING DATE: 2-25-2015 BOOK:
DRAFTSMAN: ABERCROMBIE DATE: 8-20-2015 SCALE: 1"=10'
APPROVED: 8/31/15
DEPUTY CITY ENGINEER:
APPROVED: 9/14/15
CITY ENGINEER:

Tom Leatherwood

Shelby County Register / Archives

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



16009966

02/02/2016 - 01:00 PM

4 PGS	
TANYA 1422097-16009966	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
DP FEE	20.00
REGISTER'S FEE	2.00
WALK THRU FEE	0.00
TOTAL AMOUNT	0.00
	22.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov
Join us on Facebook

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 16009966

This Instrument was prepared by: City of Memphis Real Estate Office 125 N. Main Street Suite 568 Memphis, TN 38103

4628 SUMMER AVENUE
PEDESTRIAN EASEMENT AGREEMENT

KNOWN BY ALL MEN PRESENT, That on this the 15th day of December, 2015, for and in consideration of the sum of "ten dollars ($10.00)", cash in hand paid to **WILLIAM R. LANKFORD**, hereinafter termed "Grantor", by the **CITY OF MEMPHIS**, a Municipal Corporation of the State of Tennessee, hereinafter termed "Grantee", and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; the said Grantor has this day bargained and sold, and does hereby grant and convey unto the Grantee, and unto its successors and assigns three pedestrian easements over, under, across and upon the below described lands belonging to said Grantor. Being the same tracts of land conveyed to Grantor by Warranty Deeds of Record as described in the Register's Office of Shelby County, Tennessee, in the Register's Official Record Book under Instruments # R79530, #K82087, #M68304, and #CU6211, such easements being more particularly described as follows and shown in "Exhibit A" – to wit:

SUMMER AVENUE AND STRATFORD ROAD – PEDESTRIAN EASEMENTS
PLAT 1 OF 1, SHEET 2 OF 2: WILLIAM R. LANKFORD
LOT 2 – VACCARO'S SUMMER –STRATFORD SUBDIVISION – PLAT BOOK 21, PAGE 32

Legal Description – Pedestrian Easement No. 1

A part of Lot 1, Vaccaro's Summer-Stratford Subdivision as shown on Plat of Record in Plat Book 21, Page 32, in the Register's Office of Shelby County, Tennessee, being more particularly described as follows;

COMMENCE at a nail found at the intersection of the North Right-of-Way line of Summer Avenue per Plat Book 21, Page 32 and the West Right-of-Way line of Stratford Road; thence along said North Right-of-Way line North 86^0 12'54" West, a distance of 139.77 feet to the POINT OF BEGINNING; thence continue along said North Right-of-Way line North 86^0 12'54" West, a distance of 61.02 feet to a point; thence leaving said North Right-of-Way line North 4^0 03'27" East, a distance of 6.00 feet to a point; thence South 86^0 12'54" East, a distance of 61.02 feet to a point; thence South 4^0 03'27" West, a distance of 6.00 feet to the POINT OF BEGINNING, having an area of 366.1 square feet or 0.008 acres, more or less.

Legal Description – Pedestrian Easement No. 2

A part of Lot 2, Vaccaro's Summer-Stratford Subdivision as shown on Plat of Record in Plat Book 21, Page 32, in the Register's Office of Shelby County, Tennessee, being more particularly described as follows;

COMMENCE at a nail found at the intersection of the North Right-of-Way line of Summer Avenue per Plat Book 21, Page 32 and the West Right-of-Way line of Stratford Road; thence along said North Right-of-Way line North 86^0 12'54" West, a distance of 44.54 feet to the POINT OF BEGINNING; thence continue along said North Right-of-Way line North 86^0 12'54" West, a distance of 59.82 feet to a point; thence leaving said North Right-of-Way line North 3^0 32'02" East, a distance of 10.62 feet to a point; thence South 86^0 12'54" East, a distance of 52.97 feet to a point; thence South 4^0 03'39" West, a distance of 6.00 feet to the POINT OF BEGINNING, having an area of 381.4 square feet or 0.009 acres, more or less.

Legal Description – Pedestrian Easement No. 3

A part of Lot 3, Vaccaro's Summer-Stratford Subdivision, Plat of Record in Plat Book 21, Page 32, and a part of Lot 4, Norville's Stratford Street Subdivision, Plat Book 15, Page 65 as recorded in the Register's Office of Shelby County, Tennessee, being more particularly described as follows;

COMMENCE at a nail found at the intersection of the North Right-of-Way line of Summer Avenue per Plat Book 21, Page 32 and the West Right-of-Way line of Stratford Road; thence along said West Right-of-Way line North 3^0 31'19" East, a distance of 159.51 feet to the POINT OF BEGINNING; thence leaving said Right-of-Way line North 86^0 33'42" West, a distance of 5.00 feet to a point; thence North 3^0 31'19" East, a distance of 61.97 feet to a point; thence South 86^0 33'19" East, a distance of 5.00 feet to a point on the West Right-of-Way line of Stratford Road; thence along said Right-of-Way line South 3^0 31'19" West, a distance of 61.97 feet to the POINT OF BEGINNING, having an area of 309.9 square feet or 0.007 acres, more or less.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, but only for the purpose of ingress/ egress and entry thereon, it being the purpose of this conveyance to grant unto the Grantee, the full right and authority, to enter upon the aforementioned parcels of land for Pedestrian traffic after the Grantor has completed the construction of the sidewalks in the designated areas in Exhibit A.

This conveyance is subject to acceptance by said Grantee, such acceptance being expressly acknowledged herein by the approval of the proper City Officials as evidenced by their signatures herein below.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed the day and year first above written.

CITY OF MEMPHIS

A C WHARTON, JR., Mayor

PROPERTY OWNER

WILLIAM R. LANKFORD

APPROVED:

City Attorney

City Engineer

Director of Public Works

Director of General Services

Real Estate Manager

Right of Way Agent

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public within and for said State and County duly commissioned and qualified personally appeared **WILLIAM R. LANKFORD,** with whom I am personally acquainted, and who, upon his oath, acknowledges himself to be the named bargainor, and that they as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Memphis, Shelby County, Tennessee, this the 2nd day of December, 2015.

My Commission Expires:

June 25, 2017

AUDRIENA BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

My Commission Expires June 25, 2017

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public within and for said State and County duly commissioned and qualified personally appeared **A C WHARTON, JR.** , Mayor of the City of Memphis, with whom I am personally acquainted, and who, upon his oath, acknowledges himself to be the Mayor of the City of Memphis, the within named bargainor, a Municipal Corporation of the State of Tennessee, and that he as such Mayor of said City, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Mayor of said City.

Witness my hand and seal at office in Memphis, Shelby County, Tennessee, this the 15th day of December, 2015.

My Commission Expires:

May 16, 2017

Notary Public

JYTONNE R HUSSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MAY 16, 2017

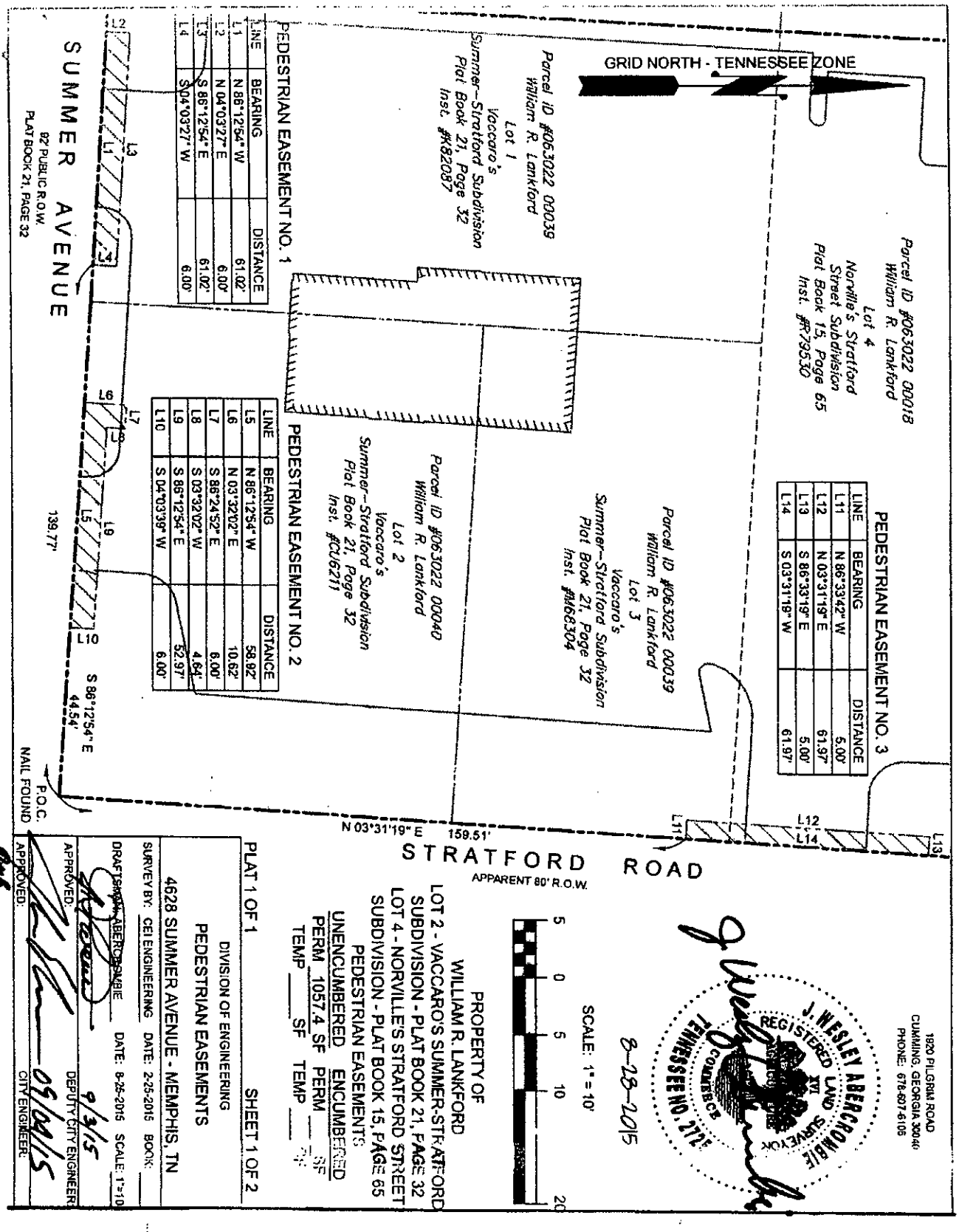
Property Address:
4628 Summer Avenue
Memphis, TN 38122

Property Owner's:
City of Memphis Real Estate Dept.
125 N. Main, Room 568
Memphis, Tennessee 38103

Mail Tax Bills to:
City of Memphis Real Estate Dept.
125 N. Main, Room 568
Memphis, Tennessee 38103

Ward: 063022 00018, 063022 00039
063022 00040
(A Portion Lying Under)

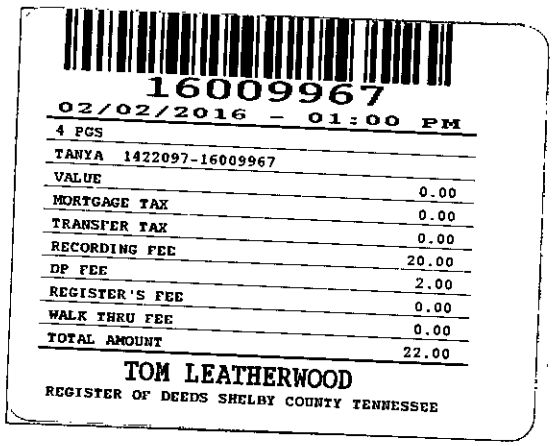
EXHIBIT A – PEDESTRIAN EASEMENT AREA



Tom Leatherwood

Shelby County Register / Archives

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



16009967

02/02/2016 - 01:00 PM

4 PGS	
TANYA 1422097-16009967	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	22.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov
Join us on Facebook

This Instrument was prepared by:

City of Memphis
Real Estate Office
125 N. Main Street, Suite 568
Memphis, TN 38103

4628 SUMMER AVENUE
TRAFFIC SIGNAL EASEMENT AGREEMENT

KNOWN BY ALL MEN PRESENT, That on this the 15th day of December, 2015, for and in consideration of the sum of "ten dollars ($10.00)", cash in hand paid to the **WILLIAM R. LANKFORD**, hereinafter termed "Grantor", by the **CITY OF MEMPHIS**, a Municipal Corporation of the State of Tennessee, hereinafter termed "Grantee", and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; the said Grantor has this day bargained and sold, and does hereby grant and convey unto the Grantee, and unto its successors and assigns a traffic easement over, under, across and upon the below described lands belonging to said Grantor. Being the same tracts of land inherited by Grantor per the Affidavit of Heirship described in the Register's Office of Shelby County, Tennessee, as Instrument #14034458, such easement being more particularly described as follows and shown in "Exhibit A" – to wit:

SUMMER AVENUE - TRAFFIC SIGNAL EASEMENT
PLAT 1 OF 1, SHEET 2 OF 2
WILLIAM R. LANKFORD
LOT 2 - VACCARO'S SUMMER-STRATFORD SUBDIVISION - PLAT BOOK 21, PAGE 32
LEGAL DESCRIPTION

A part of Lot 2, Vaccaro's Summer-Stratford Subdivision as shown on Plat of Record in Plat Book 21, Page 32,in the Register's Office of Shelby County, Tennessee, being more particularly described as follows;

BEGINNING at a nail found at the intersection of the North Right-of-Way line of Summer Avenue per Plat Book 21, Page 32 and the West Right-of-Way line of Stratford Road; Thence along said North Right-of-Way line North 86^{0}12'54" West, a distance of 14.06 feet to a 1/2" rebar set; Thence leaving said North Right-of-Way line North 48^{0}39'13" East a distance of 19.84 feet to a point on the West Right-of-Way line of Stratford Road; Thence a distance of 22.06 along a curve to the right having a radius of 14.00', a chord length of 19.84' and a chord bearing of South 48^{0}39'13" West to the ***POINT of BEGINNING****, having an area of 56.4 square feet or 0.001 acres, more or less.*

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, it being the purpose of this conveyance to grant unto the Grantee, the full right and authority, to enter upon the aforementioned parcel of land for vehicle traffic. Grantee is not responsible for the maintenance or upkeep of said easement area.

This conveyance is subject to acceptance by said Grantee, such acceptance being expressly acknowledged herein by the approval of the proper City Officials as evidenced by their signatures herein below.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed the day and year first above written.

CITY OF MEMPHIS

A C WHARTON, JR. - Mayor

PROPERTY OWNER

WILLIAM R. LANKFORD

APPROVED:

City Attorney

City Engineer

Director of Public Works

Director of General Services

Real Estate Manager

Right of Way Agent

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public within and for said State and County duly commissioned and qualified personally appeared **WILLIAM R. LANKFORD,** with whom I am personally acquainted, and who, upon his oath, acknowledges himself to be the named bargainor, and that they as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Memphis, Shelby County, Tennessee, this the 2nd day of December ,20 15 .

My Commission Expires:

June 25, 2017

Notary Public

AUDRIENA BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires June 25, 2017

****

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public within and for said State and County duly commissioned and qualified personally appeared **A C WHARTON, JR.** , Mayor of the City of Memphis, with whom I am personally acquainted, and who, upon his oath, acknowledges himself to be the Mayor of the City of Memphis, the within named bargainor, a Municipal Corporation of the State of Tennessee, and that he as such Mayor of said City, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Mayor of said City.

Witness my hand and seal at office in Memphis, Shelby County, Tennessee, this the 15th day of December ,2015.

My Commission Expires:

May 16, 2017

Notary Public

LYTONNE R HUBSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MAY 16, 2017

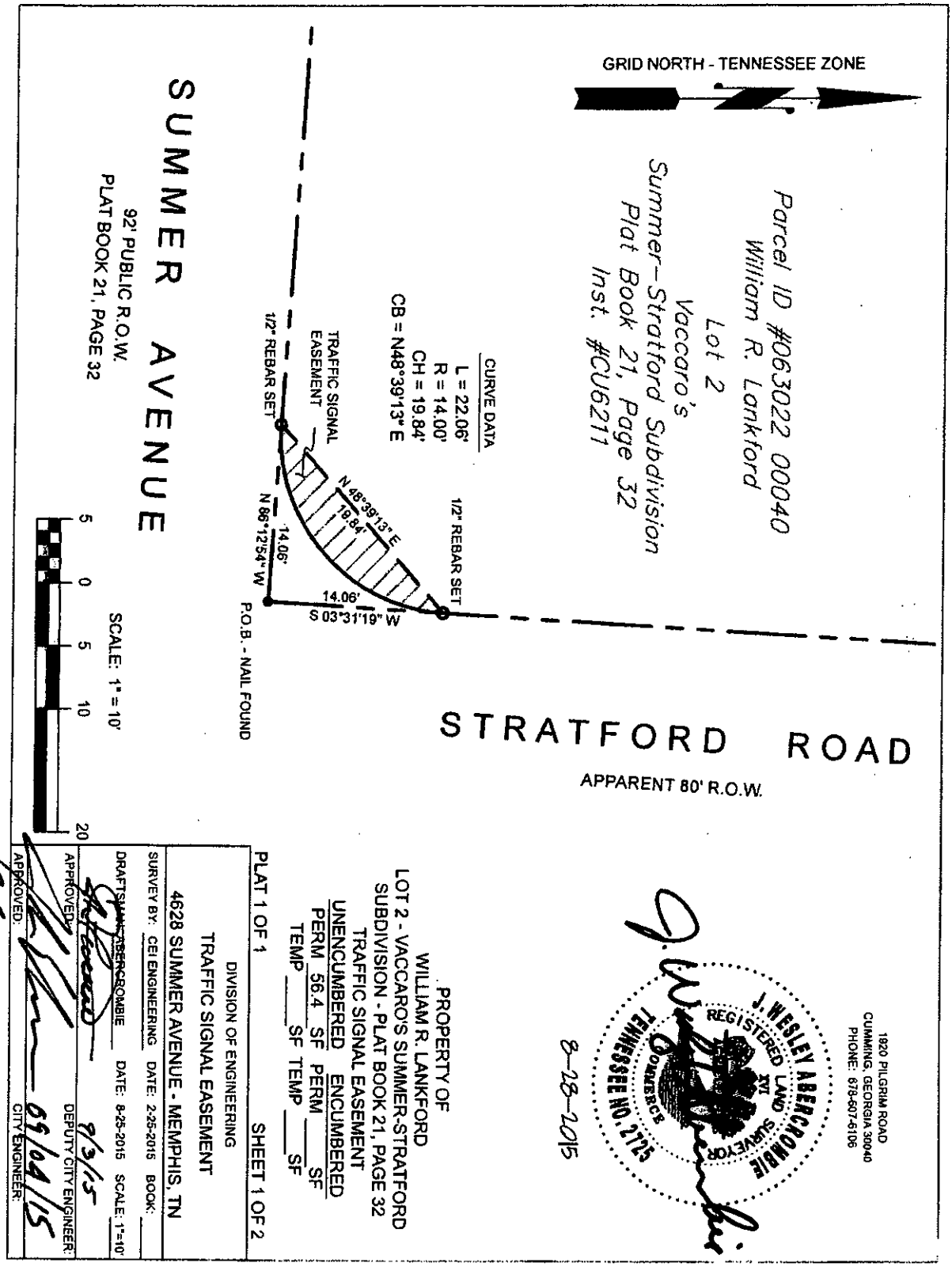
Property Address:
4628 Summer Avenue
Memphis, TN 38122

Property Owner's:
City of Memphis Real Estate Dept.
125 N. Main, Room 568
Memphis, Tennessee 38103

Mail Tax Bills to:
City of Memphis Real Estate Dept.
125 N. Main, Room 568
Memphis, Tennessee 38103

Ward: 063022 00040
(A Portion Lying Under)

EXHIBIT A – TRAFFIC EASEMENT AREA



Tom Leatherwood

Shelby County Register / Archives

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

14034458

04/02/2014 - 12:15 PM

2 PGS	
LYNDAL 1199574-14034458	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	2.00
TOTAL AMOUNT	14.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov
Join us on Facebook

This Instrument prepared by: William R Lankford (Correction) 2228 Kingsrow Pkwy Cordova TN 38016

AFFIDAVIT AS TO HEIRS
(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee
COUNTY OF Shelby

On this 12 day of March, 2014, before me personally appeared Kenneth Hall, to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 65 Hickory Woods Eads, TN 38028 and is familiar with the family history of (AKA) A.T. / **Audron Talmadge Lankford**, deceased, who was the owner of the following property:

4628 Summer Ave Memphis, TN 38122
4620 Summer Ave Memphis, TN 38122
663 Stratford Rd Memphis, TN 38122
655 Stratford Rd Memphis, TN 38122
3718 Summer Av Memphis, TN 38122
4564 Given Cv. Memphis, TN 38122

* A.T. LANKFORD AND AUDRON TALMADGE LANKFORD ARE ONE AND the Same

And that said decedent died on the **18th** day of **August**, 20 **12**, and that the place of residence and homestead, at the time of death, was as follows:

4564 Given Cv. Memphis TN 38122

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

		NAME	ADDRESS
1.	a. Surviving Spouse		
	b. Children: **William Russell Lankford**	**2228 Kingsrow Parkway Cordova TN 38016**	
	Carol Lynn LANKFORD (DECEASED) 12-31-1984		
	NO ISSUES		
	c. Children of deceased children		
	d. Adopted children		
	e. Children of deceased adopted children		
	(if none above, go to 2)		
2.	Parent(s)		
	(if none above, go to 3)		
3.	a. Brother(s)/sister(s)		
	b. Children of deceased brother(s)/sister(s)		

4. a. Paternal grandparent(s)

   b. Children of deceased paternal grandparent(s)
   i.e. aunt(s)/uncle(s)

   c. Children of deceased paternal aunt(s)/uncle(s)
   i.e. cousins

   d. Maternal grandparent(s)

   e. Children of deceased maternal grandparent(s)
   i.e. aunt(s)/uncle(s)

   f. Children of deceased maternal aunt(s)/uncle(s)
   i.e. cousins

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors:

And said deceased **X** left a will / _ did not leave a will.

And that the debts against said estate **X** have been paid / _ have not been paid.

Kenneth H. Hall

Signature

STATE OF Tennessee
COUNTY OF Shelby

Sworn and subscribed before me this 12 day of March, 2014.

Jacob Klink

Notary Public

My Commission Expires: June 25, 2017

JACOB KLINK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires June 25, 2017

Tom Leatherwood

Shelby County Register / Archives

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

14026876

03/13/2014 - 10:36 AM

2 PGS	
LYNDAL 1193054-14026876	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	2.00
TOTAL AMOUNT	14.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov
Join us on Facebook

This Instrument prepared by: William R Lankford 2228 Kingsrow Pkwy Cordova TN 38016

AFFIDAVIT AS TO HEIRS
(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee
COUNTY OF Shelby

On this 12 day of March, 20 14, before me personally appeared Kenneth Hall, to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 165 Hickory Woods Eads, TN 38028 and is familiar with the family history of **Audron Talmadge Lankford**, deceased, who was the owner of the following property:

4628 Summer Ave Memphis, TN 38122
4620 Summer Ave Memphis, TN 38122
663 Stratford Rd Memphis, TN 38122
655 Stratford Rd Memphis, TN 38122
3718 Summer Av Memphis, TN 38122
4564 Given Cv. Memphis, TN 38122

And that said decedent died on the **18th** day of **August**, 20 **12**, and that the place of residence and homestead, at the time of death, was as follows:
4564 Given Cv. Memphis TN 38122

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

NAME ADDRESS

1. a. Surviving Spouse

   b. Children: **William Russell Lankford 2228 Kingsrow Parkway Cordova TN 38016**

   c. Children of deceased children

   d. Adopted children

   e. Children of deceased adopted children

   (if none above, go to 2)

2. Parent(s)

   (if none above, go to 3)

3. a. Brother(s)/sister(s)

   b. Children of deceased brother(s)/sister(s)

4. a. Paternal grandparent(s)

   b. Children of deceased paternal grandparent(s)
   i.e. aunt(s)/uncle(s)

   c. Children of deceased paternal aunt(s)/uncle(s)
   i.e. cousins

   d. Maternal grandparent(s)

   e. Children of deceased maternal grandparent(s)
   i.e. aunt(s)/uncle(s)

   f. Children of deceased maternal aunt(s)/uncle(s)
   i.e. cousins

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors:

And said deceased **X** left a will / _ did not leave a will.

And that the debts against said estate **X** have been paid / _ have not been paid.

Kenneth L. Hall

Signature

STATE OF Tennessee
COUNTY OF Shelby

Sworn and subscribed before me this 12 day of March, 2014.

Jacob Klink

Notary Public

My Commission Expires: June 25, 2017

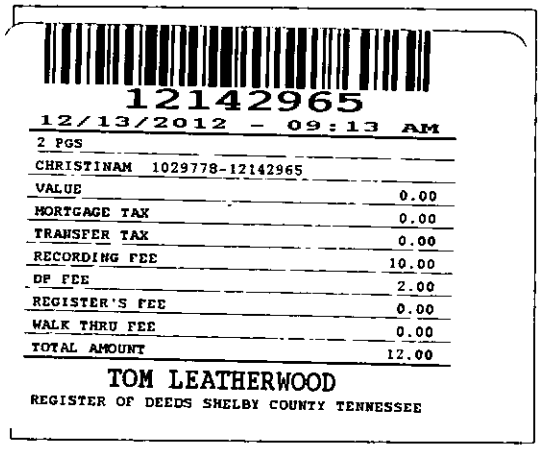
JACOB KLINK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires June 25, 2017

Tom Leatherwood

Shelby County Register

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



12142965

12/13/2012 - 09:13 AM

2 PGS	
CHRISTINAM 1029778-12142965	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	12.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W 165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov

AFFIDAVIT AS TO HEIRS

STATE OF TENNESSEE:
COUNTY OF SHELBY:

My name is William R. Lankford. I am the undersigned Affiant. I am personally familiar with the family history of Audron Talmadge Lankford, deceased, who was the owner of the following described separate pieces of real property in the City of Memphis, County of Shelby, Tennessee to wit:

1. Lot 2, Vaccaro's Summer-Stratford Subdivision, as shown on plat of record in Plat Book 21, page 32, as shown in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   This property is commonly known as: 4628 Summer Avenue, Memphis, Tennessee 38122

2. West 60 feet of Lot 17, Block 21, Highland Heights Subdivision, as shown on plat of record in Plat Book 4, pages 118-119, as shown in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   This property is commonly known as: 3718 Summer Avenue, Memphis, Tennessee 38122

3. Lot 4, Norville's Stratford Road Subdivision, as shown on plat of record in Plat Book 15, page 65, as shown in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   This property is commonly known as: 663 Stratford Road, Memphis, Tennessee 38122

4. Lot 1, Vaccaro's Summer Stratford Subdivision, as shown on plat of record in Plat Book 21, page 32, as shown in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   This property is commonly known as: 4620 Summer Avenue, Memphis, Tennessee 38122

5. Lot 3, Vaccaro's Summer-Stratford Subdivision, as shown on plat of record in Plat Book 21, Page 32, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description,

   This property is commonly known as: 655 Stratford Road, Memphis, Tennessee 38122

6. Lot 26, Berclair Vista Subdivision, as shown on plat of record in Plat Book 21, Page 2, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description.

This property is commonly known as: 4564 Given Cove, Memphis, Tennessee 38122

Said decedent, Audron Talmadge Lankford, died on August 18, 2012. At said time, said decedent's place of residence and homestead was: 4564 Given Cove, Memphis, Tennessee 38122.

The deceased left surviving the following persons as heirs or as otherwise interested in the decedent's estate:

Spouse:	Virginia Sue Rogers Lankford	Died: 01/22/2012
Son:	William R. Lankford	DOB: 12/23/1958
Daughter:	Carol Lynn Lankford	Died: 12/31/1984

Children of Carol Lynn Lankford: None

The decedent did not leave a will.

The debts against said decedents' estate have been paid.

William R Lankford

William R. Lankford

Before me personally known to me appeared William R. Lankford, who after being duly sworn stated the above.

SWORN TO AND SUBSCRIBED before me this the 6th day of November, 2012.

My Commission expires:

4-20-2014

Jennifer Billiard

Notary Public

SHELBY COUNTY TENNESSEE NOTARY PUBLIC JENNIFER BILLIARD STATE OF

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
THE COHN LAW FIRM
William A. Cohn
291 Germantown Bend
Cordova, Tennessee 38018
901-757-5557

Tom Leatherwood

Shelby County Register

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

11079870

08/16/2011 - 03:59 PM

7 PGS	
ALLISONR 867354-11079870	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	13.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	15.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 ~ (901) 379-7500
Website: http://register.shelby.tn.us ~ Email: Tom.Leatherwood@shelbycountytn.gov

[redacted]

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
Harry E. Neblett, Jr. 901-537-1000

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Drive
Suite 800
Memphis, TN 38120

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE #
02043575

1b. [X] This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS.

2. [ ] TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement.

3. [ ] CONTINUATION: Effectiveness of the Financing Statement identified above with respect to security interest(s) of the Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law.

4. [ ] ASSIGNMENT (full or partial): Give name of assignee in item 7a or 7b and address of assignee in item 7c; and also give name of assignor in item 9.

5. AMENDMENT (PARTY INFORMATION): This Amendment affects [ ] Debtor or [ ] Secured Party of record. Check only one of these two boxes.

Also check one of the following three boxes and provide appropriate information in items 6 and/or 7.

[ ] CHANGE name and/or address: Give current record name in item 6a or 6b; also give new name (if name change) in item 7a or 7b and/or new address (if address change) in item 7c. [ ] DELETE name: Give record name to be deleted in item 6a or 6b. [ ] ADD name: Complete item 7a or 7b, and also item 7c; also complete items 7d-7g (if applicable).

6. CURRENT RECORD INFORMATION:

6a. ORGANIZATION'S NAME

OR

6b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

7. CHANGED (NEW) OR ADDED INFORMATION:

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

7d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	7e. TYPE OF ORGANIZATION	7f. JURISDICTION OF ORGANIZATION	7g. ORGANIZATIONAL ID #, if any
				[ ] NONE

8. AMENDMENT (COLLATERAL CHANGE): check only one box.

Describe collateral [ ] deleted or [X] added, or give entire [ ] restated collateral description, or describe collateral [ ] assigned.

UCC Financing Statement 02043575 shall also cover and apply to all of the collateral identified and described therein that is associated with or that otherwise relates to the operation and use of the real estate and real property locations identified and described in Exhibit "A" attached hereto and incorporated herein by reference, with such real estate and real property locations to be added to Exhibit "B" to the original UCC Financing Statement.

This filing constitutes a "Fixture Filing" under the Tennessee Uniform Commercial Code.

Indebtedness tax on $7,500,000.00 previously paid with Instrument Nos. 02043575 and 07098078.
Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor, if this is an Assignment). If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here [ ] and enter name of DEBTOR authorizing this Amendment.

9a. ORGANIZATION'S NAME
Regions Bank

OR

9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

10. OPTIONAL FILER REFERENCE DATA
Shelby County Register Debtor: Mirabile Investment Corporation

FILING OFFICE COPY — NATIONAL UCC FINANCING STATEMENT AMENDMENT (FORM UCC3) (REV. 07/29/98)

EXHIBIT "A" TO UCC-3 FINANCING STATEMENT AMENDMENT

DEBTOR: **Mirabile Investment Corporation**
1900 Whitten Road, Memphis, TN 38133

SECURED PARTY: **Regions Bank**
6200 Poplar Avenue, Memphis, TN 38119

The following real property locations are added to Exhibit "B" to UCC-1 Financing Statement No. 02043575:

3344 Austin Peay Highway, Memphis, Shelby County, Tennessee

Phase 26, Section 5, Community Facilities Center, Broadmoor Park, SC-1, as shown on plat of record in Plat Book 59, Page 67, Register's Office, Shelby County, TN

Tax Parcel No.:	085 017 00066
Owner:	MICA
Title Source:	Instrument No. KC9943

5305 Winchester Road, Memphis, Shelby County, Tennessee

Lot 1, Dr. Joe's Subdivision, as per plat of record in Plat Book 84, Page 28, Register's Office, Shelby County, TN

Tax Parcel No.:	093 417 L00007
Owner:	Desianna Properties
Title Source:	Instrument No. BW7963

2090 Union Avenue, Memphis, Shelby County, Tennessee

Parcel 1:

That part of the east 47 feet of Lot 8 and the west 1.5 feet of Lot 7 of Trimbleton Subdivision as shown on plat of record in Plat Book 2, Page 104, in the Register's Office, Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the present north line of Union Avenue, 99 feet eastwardly from the east line of Florence Street; thence eastwardly with the north line of Union Avenue 48.5 feet; thence northwardly parallel to the east line of Florence Street 147.6 feet to the north line of Lot 7; thence westwardly with the north line of Lots 7 and 8, 48.5 feet; thence southwardly parallel to the east line of Florence Street 148 feet to the point of beginning.

Parcel II:

Lot 13 in Trimbleton Subdivision, as recorded in Plat Book 2, Page 104 in the Register's Office, Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point on the south line of Monroe Avenue 96 feet east from the east line of Florence Avenue; thence southwardly parallel with Florence Avenue, 150 feet; thence eastwardly parallel with Monroe Avenue 50 feet; thence northwardly parallel with Florence Avenue 150 feet to the south line of Monroe Avenue; thence westwardly with the south line of Monroe Avenue 50 feet to the point of beginning.

Parcel III:

Lot 9 and the west 3' of Lot 8, Trimbleton Subdivision, Plat 2-104, beginning in the north line of Union Avenue in the City of Memphis, 50 feet east from the northeast corner of Union Avenue and Florence Street; thence east with the north line of Union Avenue 49 feet; thence north, parallel with Florence Street, 150 feet; thence west parallel with Union Avenue 49 feet; thence south 150 feet to the beginning.

Parcel IV:

Lot No. 12 of Trimbleton Subdivision, beginning on the south side of Monroe Avenue, 50 feet east of the southeast corner of Monroe Avenue and Florence Street, running thence east with south line of Monroe Avenue, 46 feet; thence southwardly parallel with Florence Street 150 feet; thence westwardly parallel with Monroe Avenue, 46 feet; thence northwardly parallel with Florence Avenue (Street), 150 feet to the point of beginning.

Less and except that part of Lot No. 12 of Trimbleton Subdivision conveyed to Overton Square, Inc. in Warranty Deed recorded as Instrument No. U4 6945 in the Register's Office of Shelby County, Tennessee.

Parcel V:

Being part of Lot 12, Trimbleton Subdivision of record in Plat Book 2, Page 104, Shelby County Register's Office, more particularly described as follows:

Beginning at an iron pin in the south line of Monroe Avenue (40' wide) 50.0 feet eastwardly from the intersection of said south line with the east line of Florence Street (40' wide) said point being the northeast corner of Lot 11 and the northwest corner of Lot 12; thence S 85° 13' E along the south line of Monroe Avenue – 25.0 feet to a point in the north line of Lot 12; thence S 03° 30' W parallel with and 25.0 feet east of the west line of Lot 12 – 105.0 feet to a point; thence N 85° 13' W – 25.0 feet to a point in the east line of Lot 11; thence N 03° 30' E along the east line of Lot 11 – 105.0 feet to an iron pin located in the south line of Monroe Avenue, said point being the point of beginning.

Parcel VI:

Lot 10, Trimbleton Subdivision, as shown on plat of record in Plat Book 2, Page 104, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Less and except the property conveyed to City of Memphis in Warranty Deed recorded in Book 4906, Page 36, in the Register's Office of Shelby County, Tennessee.

Tax Parcel Nos.:	017 074 00003C and 017 074 00018
Owner:	Mirabile Properties
Title Source:	Instrument No. U13900, U46947, and 09090778

6869 Winchester Road, Memphis, Shelby County, Tennessee

Being a survey of part of the Tuggle C-P planned commercial as recorded in Plat Book 130, Page 79-B and also being part of the Bennett V. York Developments, Inc. 1.8267 acres described in Instrument Number BJ 2613 and recorded at the Shelby County Register's Office and being more particularly described in a survey by Walter O. Bennett (License #923) of Dickinson & Bennett, Inc. (5658 Rex Road, Memphis, Tennessee 38119), dated September 12, 1990, being Project No. 90114, as follows:

Beginning at an iron pin on the south line of Winchester Road (114' R.O.W.) at the northwest corner of the Mattie E. Jackson property (M4-0881), said point being 1300.20 feet east of the centerline of Ross Road as measured along said south line; thence S 2° 34' 34" E along the west line of said Mattie E. Jackson property 190.94 feet to a chisel mark at an interior corner of said property; thence N 89° 40' 40" W along the north line of said property 189.55 feet to an iron pin; thence N 0° 17' 27" E a distance of 190.60 feet to an iron pin on the south line of said Winchester Road; thence S 89° 42' 36" E along said south line 180.00 feet to the point of beginning. Containing 35,227 square feet more or less.

Tax Parcel No.:	093 500 00368
Owner:	Mirabile Properties
Title Source:	Instrument No. BY0110

1027 Union Avenue, Memphis, Shelby County, Tennessee

Real Estate being situated and located in the City of Memphis, County of Shelby, State of Tennessee:

Being the north part of Disposition Parcel 1, Block 7, Medical Center Urban Renewal Area III, Project No. Tennessee R-75, more particularly described as follows:

Beginning at a point in the west line of Camilla Street (68 feet wide) 27.30 feet southwardly from the tangent intersection of said west line with the south line of Union Avenue (104 feet wide), said point of beginning have the coordinates Y=296, 172.38, and X=796, 242.31; thence on a Tennessee Lambert Grid Bearing of South 3 degrees, 49 minutes, 14 seconds West along the west lines of Camilla Street 207.78 feet; thence North 86 degrees, 10 minutes, 46 seconds West a distance of 155.25 feet to a point in the east line of an alley; thence North 3 degrees, 47 minutes, 30 seconds East along the east line of said alley 249.80 feet to a point in the south line of Union Avenue; thence South 80 degrees, 46 minutes, 20 seconds East along the south line of Union Avenue 128.77 feet to the beginning of a curve; thence southwardly by a curve to the right having a radius of 30 feet, an arc distance of 44.29 feet to the point of beginning.

Being the same property conveyed by Instrument No. BE 5491 in the Register's Office of Shelby County, Tennessee.

Tax Parcel No.:	018 028 00005C
Owner:	Desianna Properties
Title Source:	Instrument No. BE5491

4628 Summer Avenue, Memphis, Shelby County, Tennessee

Lots 2 and 3, Vaccaro's Summer-Stratford Subdivision, as shown on plat of record in Plat Book 21, Page 32, Register's Office, Shelby County, TN

Tax Parcel No.:	063 022 00040 and 063 022 00039
Owner:	A. T. Lankford and Virginia Lankford
Title Source:	Instrument Nos. CU6211 and M68304

4711 Millbranch, Memphis, Shelby County, Tennessee

Lots 2 and 3, Frances Manley's Shelby-Millbranch Subdivision (Revised Plan) as shown on plat of record in Plat Book 38, Page 12, Register's Office, Shelby County, TN

Tax Parcel No.:	079 061 00067C and 079 061 00062C
Owner:	F & L Associates
Title Source:	Instrument No. K15574

6646 Poplar Avenue, Memphis, Shelby County, Tennessee

Second Revision, Phase Three, Poplar Ridge Center, Memphis, Tennessee, as recorded in Plat Book 161, Page 50, in the Shelby County Register's Office, and more particularly described as follows:

Beginning at a point in the north line of Poplar Avenue (106' R.O.W.) a distance of 541.51' westwardly from the west line of Kirby Parkway; thence N 79° 25' 03" W along said R.O.W. line a distance of 150.00'; thence N 1° 19' 58" W a distance of 237.56' to a point; thence S 82° 09' 19" E a distance of 208.81' to a point; thence S 10° 34' 57" W a distance of 912.42' to a point of curvature; thence along a curve to the right (RAD = 50.00') a distance of 46.37' to the point of beginning.

Together with a perpetual non-exclusive easement for the privilege of passage of both pedestrian and vehicular traffic for the purpose of ingress and egress from Poplar Avenue over the following property:

Beginning at a point in the north line of U.S. Highway No. 72 (also known as Poplar Avenue) a distance of 541.51 feet westwardly as measured along the north line of said highway from its tangent intersection with the west line of Kirby Parkway; thence northwardly along a curve to the left having a radius of 50.00 feet, a distance of 46.36 feet to a point of tangency; thence North 10 deg. 34 min. 57 sec. East, 192.42 feet to a point of curvature; thence northwardly along a curve to the left having a radius of 10.00 feet, a distance of 16.19 feet to a point of tangency; thence South 82 deg. 09 min. 16 sec. East, 34.66 feet to a point; thence North 88 deg. 40 min. 02 sec. East, 14.10 feet to a point of curvature; thence westwardly and southwardly along a curve having a radius of 10.00 feet, a distance of 13.63 feet to a point of tangency; thence South 10 deg. 34 min. 57 sec. West, 197.19 feet to a point of curvature; thence to the right along a curve having a radius of 80.00 feet, a distance of 41.89 feet to an intersection with the north line of U.S. Highway No. 72; thence North 79 deg. 25 min. 03 sec. West, along the north line of said highway 39.28 feet to the point of beginning.

Tax Parcel No.:	080 008 00227
Owner:	Desianna Properties
Title Source:	Instrument No. GT 3618

1360 Sycamore View, Memphis, Shelby County, Tennessee

Lot 2, B.P.B.K. Subdivision, being part of a 0.9731 acre tract as recorded in Instrument No. CA 3819, in the Shelby County Register's Office and more particularly described as follows:

BEGINNING at a point in the east line of Sycamore View Road a distance of 275.84' southwardly from the south line of Macon Road; thence along a curve to the left (Radius – 1489.40') a distance of 81.83' to a point being the southwest corner of Lot 2; thence S 82 deg. 41 min. 44 sec. E a distance of 67.50' to a point; thence N 86 deg. 58 min. 57 sec. E a distance of 171.49 feet to a point in the west line of Dovecrest Road; thence South along said west line a distance of 106.01' to a point; thence N 84 deg. 06 min. 34 sec. W a distance of 233.47' to the point of beginning.

LESS AND EXCEPT any portion of the property used for public right of way; and

BEGINNING at a point in the east line of Sycamore View Road a distance of 339.07' southwardly from the south line of Macon Road; thence along a curve to the left (radius = 1489.40') a distance of 63.23' to a point being the southwest corner or Lot 2, B.P.B.K. Subdivision; thence S 84 deg. 06 min. 34 sec. E a distance of 233.47' to a point in the west line of Dovecrest Road; thence South along said West line a distance of 17.35' to a point; thence S 87 deg. 12 min. 29 sec. W a distance of 181.23' to a point; thence S 75 deg. 16 min. 15 sec. W a distance of 51.37 feet to the point of beginning containing .1916 acres, more or less.

TOGETHER WITH all right, title and interest in and to the Non-Exclusive Easement of record in Instrument No. GG 7106, in said Register's Office and being more particularly described as follows:

BEGINNING at a point in the east line of Sycamore View Road a distance of 194.01' southwardly from the south line of Macon Road; thence S 82 deg. 41 min. 44 sec. E a distance of 67.50' to a point; thence N 86 deg. 58 min. 57 sec. E a distance of 98.13' to a point; thence N 03 deg. 08 min. 01 sec. W a distance of 13.08' to a point; thence S 86 deg. 55 min. 33 sec. W a distance of 86.76' to a point; thence N 51 deg. 03 min. 02 sec. W a distance of 78.63' to a point; thence S 73 deg. 12 min. 10 sec. W a distance of 23.03' to a point in the east line of Sycamore View Road; thence southwardly along said east line along a curve to the right (radius = 1489) a distance of 48.10' to the point of beginning.

Tax Parcel No.:	089 014 00196C
Owner:	MICA
Title Source:	Instrument No. GM 9499

1250 W. Poplar Avenue, Collierville, Shelby County, Tennessee

Part of Lot 26, Bray Station Meadows unrecorded subdivision:

Beginning at a point on the northerly line of U.S. Highway #72 (70 feet to the centerline) a distance of 243.37 feet southeastwardly, as measured along said northerly R.O.W. line, from its tangent intersection with the present easterly line of Bray Station (30 ft. R.O.W.), said point also being 195.00 feet northwestwardly from the southeasterly corner of Parcel 1; thence North 0 deg. 29 min. 25 sec. West along a line parallel to the westerly line of Parcel I a distance of 242.00 feet to a point; thence South 89 deg. 45 min. 40 sec. East along a line parallel with said northerly R.O.W. line a distance of 195.00 feet to a point; thence South 0 deg. 29 min. 25 sec. East along the westerly line of Parcel I a distance of 242.00 feet to a point in said northerly R.O.W. line; thence North 89 deg. 45 min. 40 sec. West along said northerly R.O.W. line a distance of 195.00 feet to the point of beginning, containing 1.083 acres.

Tax Parcel No.:	C0244 A00242
Owner:	Mirabile Properties
Title Source:	Instrument No. X8 3599

1430 East Brooks Road, Memphis, Shelby County, Tennessee

Part of Lot 1 and Lot 2, Section A, Coughlin's Road Subdivision, as recorded in Plat Book 54, Page 15, in the Register's Office of Shelby County, Tennessee, and more particularly described as follows:

Commencing at a point in the west line of Coughlin Drive (68' ROW), said point being the southeast corner of Lot 3; thence along the south line of Lot 3 S 84 deg. 56 min. 28 sec. W a distance of 150.00' to the point of beginning; thence S 5 deg. 03 min. 32 sec. E a distance of 237.37' to a point; thence N 66 deg. 44 min. 01 sec. W a distance of 170.31' to a point; thence N 4 deg. 55 min. 51 sec. W a distance of 156.54' to a point; thence N 84 deg. 56 min. 28 sec. E a distance of 149.57' to the point of beginning, containing 29,501 sq. feet or 0.677 acres, more or less.

Tax Parcel No.:	060222 00364
Owner:	GPD
Title Source:	Instrument No. 02197975

8449 Highway 51 N., Millington, Shelby County, Tennessee

Lots 1 and 2, Olive Oil's Popeyes Subdivision, as shown on plat of record in Plat Book 187, Page 14, Register's Office, Shelby County, TN

Tax Parcel No.:	M011500896
Owner:	Mirabile Properties

5965 Apple Tree Drive, Memphis, Shelby County, Tennessee

Parcel I:

Part of Parcel No. 1 of the Ridgeway Square Revised General Plan in Memphis, Tennessee, as recorded in Book 89, Page 11, in the Register's Office of Shelby County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the east line of Hickory Hill Road (114 feet wide) and in the north line of the La-Petite property as recorded by Instrument No. N5 5003 in said Register's Office; thence North 28 degrees 35 minutes 57 seconds East along said east line a distance of 125.00 feet to an iron pin; thence South 61 degrees 24 minutes 03 seconds East a distance of 219.32 feet to an iron pin in the west line of the Grant Parcel; thence South 28 degrees 35 minutes 57 seconds West along said west line a distance of 107.62 feet to an iron pin in the north line of said La-Petite property; thence North 65 degrees 55 minutes 55 seconds West along said north line a distance of 220.00 feet to the Point of Beginning and containing 25,508 square feet or 0.59 acres of land.

Parcel II:

Part of Parcel No. 1 of the Ridgeway Square Revised General Plan in Memphis, Tennessee, as recorded in Book 89, Page 11, in the Register's Office of Shelby County, Tennessee, and more particularly described as follows:

Commencing at an iron pin in the east line of Hickory Hill Road (114 feet wide) and in the north line of the La-Petite property as recorded by Instrument No. N5 5003 in said Register's Office; thence North 28 degrees 35 minutes 57 seconds East along said east line a distance of 125.00 feet to the Point of Beginning for the following described real estate; thence North 28 degrees 35 minutes 57 seconds East along the east line of said Hickory Hill Road a distance of 135.00 feet to a point of curvature; thence eastwardly and along a curve to the right having a radius of 40.00 feet an arc length of 62.83 feet to a point of tangency in the south line of Hickory Meadows Drive; thence South 61 degrees 24 minutes 03 seconds East along said south line a distance of 144.84 feet to an iron pin; thence South 28 degrees 35 minutes 57 seconds West a distance of 175.00 feet to an iron pin; thence North 61 degrees 24 minutes 03 seconds West a distance of 184.84 feet to the Point of Beginning and containing 32,002 square feet or 0.73 acres of land.

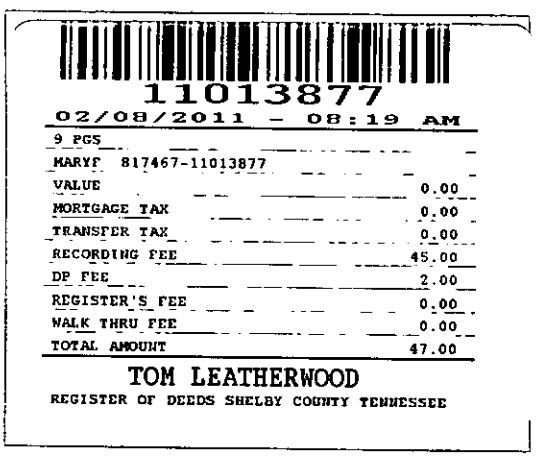
LESS AND EXCEPT from the above described parcels the real property conveyed to Mahmoud R. Ghassemi and wife, Nancy W. Ghassemi by Warranty Deed dated June 9, 1998, and recorded on June 12, 1998, as Instrument No. HM 0670 in the Register's Office of Shelby County, Tennessee.

Tax Parcel No.:	093100 00121
Owner:	Mirabile Properties III
Title Source:	Instrument No.

Tom Leatherwood

Shelby County Register

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



11013877

02/08/2011 - 08:19 AM

9 PGS	
MARYF 817467-11013877	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	45.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	47.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite 165 ~ Memphis, Tennessee 38134 (901) 379-7500
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 11013877

PREPARED BY AND RETURN TO:
Harris Shelton Hanover Walsh, PLLC
999 S. Shady Grove Road, Suite 300
Memphis, TN 38120

ASSIGNMENT, CONSENT TO ASSIGNMENT AND GROUND LEASE ESTOPPEL

THIS ASSIGNMENT, CONSENT TO ASSIGNMENT AND GROUND LEASE ESTOPPEL, (this "Agreement") is made and entered into as of the 11th day of January, 2011, by and among A. T. LANKFORD and wife VIRGINIA SUE LANKFORD (the "Ground Lessor"), MIRABILE INVESTMENT CORPORATION, a Tennessee corporation ("MIC"), GPD, a Tennessee general partnership composed of Joseph W. Mirabile and wife Theresa T. Mirabile (the "Ground Lessee") and METROPOLITAN BANK, a Mississippi banking corporation (the "Lender").

WITNESSETH:

WHEREAS, the Ground Lessor holds fee title to certain real estate legally described on Exhibit A attached hereto and incorporated herein by reference (the "Premises"); and

WHEREAS, pursuant to that certain Lease dated as of September 19, 1983, a short form of which is dated April 11, 1983 and recorded at Instrument Number VA 9524 in the Register's Office of Shelby County, Tennessee, the Ground Lessor leased the Premises to Boddie-Noell Enterprises, Inc., whose interest was assigned to Joseph W. Mirabile by that certain Assignment of Lease and Consent to Assignment and Release dated May 19, 1997 and recorded at Instrument Number GU 2606 in said Register's Office; and

WHEREAS, Joseph W. Mirabile assigned his interest to GPD LLC pursuant to that certain Consent to Assignment and Extension of Lease dated July 30, 1997, and whereas by that certain Consent to Assignment dated November 16, 1998, and of record at Instrument Number HY 8915 in said Register's Office, GPD LLC assigned its interest to MIC (the Lease and the various consents referenced above collectively known as the "Ground Lease"); and

WHEREAS, MIC now wishes to assign all of its right, title and interest under the Ground Lease to Ground Lessee, and Ground Lessor consents to such assignment; and

WHEREAS, the Lender intends to make a loan to the Ground Lessee (the "Loan") and the Loan will be evidenced by a promissory note (the "Note"), executed by the Ground Lessee and payable to the Lender; and

WHEREAS, the Note shall be secured by, among other things, that certain Leasehold Deed of Trust, Assignment of Leases and Security Agreement dated of even date with the Note (the "Deed of Trust"), executed by the Ground Lessee in favor of the Lender and encumbering the Ground Lessee's right, title and interest in and to the Premises; and

WHEREAS, the Lender will only make the Loan upon, among other things, execution and delivery of the Agreement.

Return to:
FNTG
Chicago Title | Fidelity National Title | Lawyer's Title
6060 Poplar Avenue, Suite LL37
Memphis, TN 38119

NOW THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. MIC hereby transfers, assigns and conveys to Ground Lessee all of its right, title and interest in, to and under the Ground Lease, and Ground Lessee hereby assumes and agrees to perform all of the terms, conditions, covenants and agreements of the Ground Lease on the part of MIC thereunder to be kept and performed during the term of the Ground Lease and any extension or renewal thereof. Ground Lessor consents to the assignment of the Ground Lease by MIC and the assumption by Ground Lessee of all obligations thereunder.

2. The Ground Lessor hereby acknowledges that neither (i) the execution, delivery and recording of the Deed of Trust nor (ii) the exercise of any rights or remedies thereunder, including the sale or the assignment of the Premises through foreclosure or deed in lieu of foreclosure, will cause a default or a breach of any covenant under the Ground Lease. In no event shall the Lender be liable for the performance of the Ground Lessee's obligations except those maturing during the period while the Lender is in possession of the Premises.

3. The Ground Lessor represents, covenants, warrants and agrees with and to the Lender as follows:

(a) The Ground Lease is in full force and effect and has not been further modified, amended, supplemented or terminated.

(b) All rents and other sums and charges which are due and payable by the Ground Lessee under the Ground Lease through the date hereof have been paid in full.

(c) There is no default on the part of the Ground Lessee under the Ground Lease and no event has occurred or condition exists which with the passage of time or the giving of notice or both would constitute a default on the part of the Ground Lessee under the Ground Lease.

(d) The current use of the Premises by Ground Lessee is in compliance with the terms of the Ground Lease.

(e) The Deed of Trust is permitted under the Ground Lease, and the execution, delivery and recording of the Deed of Trust will not constitute a default under the Ground Lease.

4. As long as the Deed of Trust encumbers the Premises: (i) the Ground Lessor shall not enter into, agree or consent to, or acknowledge or approve, any supplementary amendment to or modification of the Ground Lease without the prior written consent of the Lender; and (ii) no voluntary agreement by the Ground Lessor for the cancellation, surrender and/or termination of the Ground Lease shall be effective without the prior written consent of the Lender.

5. The Ground Lessee acknowledges and agrees that:

(a) There is no default on the part of the Ground Lessor under the Ground Lease, and no event has occurred or condition exists which with the passage of time or giving of notice or both would constitute a default on the part of the Ground Lessor under the Ground Lease.

(b) Any restrictions as to the use of the Premises set forth in the Ground Lease are being fully complied with by the Ground Lessee.

6. In the event of a default by the Ground Lessee under the terms of the Ground Lease, the Ground Lessor shall first give the Lender notice of such default and the right to cure such default, and during the cure period, the Ground Lessor will take no action to enforce its claim arising from such default without the consent of the Lender. The Lender shall have thirty (30) days in addition to the time allowed the Ground Lessee to cure any default which can be cured by the payment of a sum of money, and ninety (90) days in addition to the time the allowed Ground Lessee within which to cure any default which cannot be cured by the payment of money; provided, however, if such cure cannot reasonably be effected by the Lender within such ninety (90) day period it shall be extended, provided the Lender commences such cure within such period and diligently pursues such cure to completion within a reasonable time.

7. In the event the Lender enforces the Deed of Trust and acquires possession of the Premises in any lawful manner, the Ground Lessor agrees: (i) to recognize the Lender and any successor-in-interest as the ground lessee under the Ground Lease; (ii) to recognize that title to all improvements on the Premises must automatically vest in the Lender as a successor ground lessee under the Ground Lease subject to the terms of the Ground Lease; (iii) that the Lender shall have the right to assign such interest to a successor without the Ground Lessor's consent provided that such successor assumes and agrees to be bound by the terms of the Ground Lease; and (iv) the Lender shall only be liable with respect to the Ground Lessee's obligations that accrue while the Lender is in possession of the Premises.

8. All notices, consents, requests, demands and other communications hereunder shall be given to or made upon the respective parties hereto at their respective addresses specified below or, as to any party, such other address as may be designated by it in a written notice to the other parties. All notices, requests, consents and demands hereunder shall be effective when personally delivered or duly deposited in the United States Mail, certified or registered, postage prepaid, addressed as aforesaid:

If to the Ground Lessor:

_____

_____

_____

If to the Ground Lessee:

GPD, a Tennessee general partnership

1900 Whitten Road
Memphis, TN 38133
Attn: Joe Mirabile

If to the Lender:

Metropolitan Bank
1661 Aaron Brenner Drive
Suite 100
Memphis, TN 38120
Attn: Mr. Lynn Carson

9. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

10. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

[signatures on following pages]

COUNTERPART SIGNATURE PAGE
TO
GROUND LEASE ESTOPPEL CERTIFICATE

IN WITNESS WHEREOF, the parties hereto have made and entered into this Agreement as of the day and year first above written.

GROUND LESSOR:

A.T. LANKFORD

VIRGINIA ~~SUE~~ R. LANKFORD

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, A.T. LANKFORD AND VIRGINIA ~~SUE~~ R. LANKFORD, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and seal at office this 11 day of JANUARY, ~~2010~~ 2011.

Notary Public

My commission expires: 5/4/2014

COUNTERPART SIGNATURE PAGE
TO
ASSIGNMENT, CONSENT TO ASSIGNMENT AND GROUND LEASE ESTOPPEL

IN WITNESS WHEREOF, the parties hereto have made and entered into this Agreement as of the day and year first above written.

GROUND LESSEE:

GPD, a Tennessee general partnership

By: Joseph W. Mirabile

Joseph W. Mirabile,
Authorized General Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, JOSEPH W. MIRABILE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized General Partner of GPD, a Tennessee general partnership, the within named bargainor, and that he as such Authorized General Partner, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the partnership by himself as such authorized general partner.

WITNESS my hand and seal at office this 11 day of JANUARY, ~~2010.~~ 2011.

Notary Public

My commission expires: 5/4/2014

COUNTERPART SIGNATURE PAGE TO
ASSIGNMENT, CONSENT TO ASSIGNMENT AND GROUND LEASE ESTOPPEL

IN WITNESS WHEREOF, the parties hereto have made and entered into this Agreement as of the day and year first above written.

MIC:

MIRABILE INVESTMENT CORPORATION, a Tennessee corporation

By: JJ. McNeil
Name: JJ. McNeils
Title: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the _____ of MIRABILE INVESTMENT CORPORATION, a Tennessee corporation, the within named bargainor, and that he as such _____, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office this 11 day of JANUARY, ~~2010~~ 2011

Vivian Vaccaro
Notary Public

My commission expires: 5/4/2014

COUNTERPART SIGNATURE PAGE
TO
ASSIGNMENT, CONSENT TO ASSIGNMENT AND GROUND LEASE ESTOPPEL

IN WITNESS WHEREOF, the parties hereto have made and entered into this Agreement as of the day and year first above written.

LENDER:

METROPOLITAN BANK,
a Mississippi banking corporation

By: _____
Name: W LYNN CARSON
Title: SR MANAGING DIRECTOR

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, W LYNN CARSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the SR MANAGING DIRECTOR of METROPOLITAN BANK, a Mississippi banking corporation, the within named bargainor, and that he as such SR MANAGING DIRECTOR being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office this 11 day of January, 2010.

_____
Notary Public

My commission expires: 3/29/2011

BRAD W. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires March 29 2011

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 11013877

EXHIBIT A

(Legal Description)

Located in the City of Memphis, County of Shelby and State of Tennessee, at the northwest corner of Summer Ave. and Stratford Road, fronting 210.1 feet, more or less, on the north side of Summer Ave. and 230.6 feet on the west side of Stratford Road, and known as:

4620 Summer Ave (used car lot), Lot 1, Vaccaro's Summer - Stratford Subdivision

4628 Summer (Phillips '66'), Lot 2, Vaccaro's Summer - Stratford Subdivision

655 Stratford (old house), Lot 3, Vaccaro's Summer - Stratford Subdivision

663 Stratford - Lot 4, Norville's Stratford Road Subdivision

SHELBY COUNTY, TENNESSEE

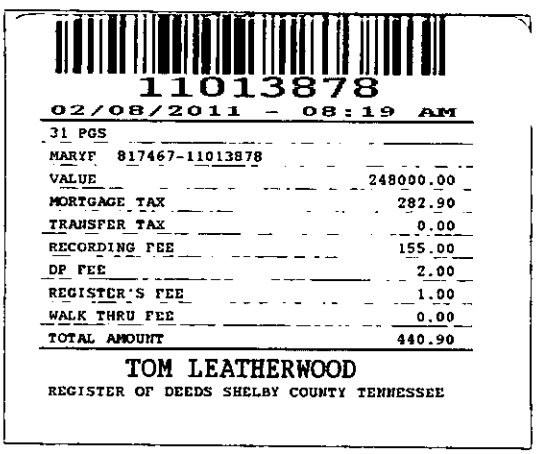
Lots 1, 2 and 3 of Vaccaro's Summer-Stratford Subdivision, Memphis, Shelby County, Tennessee, as shown of record in Plat Book 21, Page 32, in the Register's Office of Shelby County, Tennessee, and Lot 4 of Norville's Stratford Street Subdivision, as shown of record in Plat Book 15, Page 65, in said Register's Office, and being more particularly described as follows:

BEGINNING at the northwest corner of Summer Avenue (82 feet wide) and Stratford Road (80 feet wide), said point being the southeast corner of Lot 2 of the Summer-Stratford Subdivision and running South 89 degrees, 38 minutes, 45 seconds West along the north line of Summer Avenue 210.85 feet to an iron pin, at the southwest corner of Lot 1 of the Summer-Stratford Subdivision; thence North 00 degrees, 31 minutes, 03 seconds West, a distance of 170.03 feet to an iron pin, said point being the northwest corner of said Lot 1 and the southwest corner of Lot 4 of the Norville's Stratford Street Subdivision; thence North 01 degrees, 28 minutes, 00 seconds West along the west line of Lot 4, a distance of 60.84 feet to an iron pin; thence North 89 degrees, 43 minutes, 54 seconds East, along the north line of Lot 4, a distance of 210.58 feet to the west line of Stratford Road; thence South 00 degrees, 36 minutes, 54 seconds East along the west line of Stratford Road 230.60 feet to the point of beginning.

Tom Leatherwood

Shelby County Register

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



11013878

02/08/2011 - 08:19 AM

31 PGS	
MARYF 817467-11013878	
VALUE	248000.00
MORTGAGE TAX	282.90
TRANSFER TAX	0.00
RECORDING FEE	155.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	440.90

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite 165 ~ Memphis, Tennessee 38134 (901) 379-7500
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov

PREPARED BY AND RETURN TO:
Harris Shelton Hanover Walsh, PLLC
999 S. Shady Grove Road, Suite 300
Memphis, TN 38120

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $248,000.00

TENNESSEE LEASEHOLD DEED OF TRUST AND FIXTURE FILING, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

THIS TENNESSEE LEASEHOLD DEED OF TRUST AND FIXTURE FILING, ASSIGNMENT OF RENTS, AND SECURITY AGREEMENT ("Deed of Trust") is made and entered into this 29th day of December, 2010, by and among **GPD, a Tennessee general partnership**, with an address of 1900 Whitten Road, Memphis, Tennessee 38133 (hereinafter referred to as "Grantor"); VIRGINIA B. WILSON, a resident of Shelby County, Tennessee (hereinafter referred to as "Trustee"); and **METROPOLITAN BANK**, a Mississippi banking corporation, whose address is 1661 Aaron Brenner Drive, Suite 100, Memphis, Shelby County, Tennessee 38120 ("Beneficiary"). This Deed of Trust covers property which is or may become so affixed to real property so as to become fixtures, and also constitutes a fixture filing under applicable law.

This Deed of Trust secures obligatory future advances and is for commercial purposes. This notice referencing the obligatory future advances is for purposes of complying with T.C.A. Section 47-28-104(b) and no other inference is to be presumed hereunder.

W I T N E S S E T H:

FOR GOOD AND VALUABLE CONSIDERATION, including the indebtedness herein recited and the trust herein created, the receipt of which is hereby acknowledged, Grantor hereby grants, bargains, sells, transfers, conveys, and assigns unto Trustee, his successors in trust and assigns, forever, all of its right, title and interest under that certain Lease dated as of September 19, 1983, a short form of which is dated April 11, 1983 and recorded at Instrument Number VA9524 in the Register's Office of Shelby County, Tennessee, the ground lessee's interest of which was assigned to Joseph W. Mirabile by that certain Assignment of Lease and Consent to Assignment and Release dated May 19, 1997 and recorded at Instrument Number GU 2606 in said Register's Office and further assigned Grantor pursuant to that certain Consent to Assignment and Extension of Lease dated July 30, 1997, and from Grantor to Mirable Investment Corporation by that certain Consent to Assignment dated November 16, 1998, and of record at Instrument Number HY 8915 in said Register's Office, and as finally assigned back to Grantor by that certain by that certain Assignment, Consent to Assignment and Ground Lease Estoppel dated as of December ___, 2010, recorded in Book ____, Page _____ in said Register's Office (together, the "Ground Lease"), whereby, Grantor leased from the lessor named therein, certain parcels of real property located in the City of Memphis, Shelby County, Tennessee, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

Return to:
FNTG
Chicago Title | Fidelity National Title | Lawyer's Title
6060 Poplar Avenue, Suite LL37
Memphis, TN 38119

TOGETHER with all rents, issues, profits, royalties, income and other benefits derived from the Property (collectively the "rents"), subject to the right, power and authority hereinafter given to Grantor to collect and apply such rents;

TOGETHER with all leasehold estate, right, title and interest of Grantor in and to all leases or subleases covering the Property or any portion thereof now or hereafter existing or entered into, and all right, title, and interest of Grantor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

TOGETHER with all right, title and interest of Grantor, in and to all options to purchase or lease the Property or any portion thereof or interest therein, and any greater estate in the Property owned or hereafter acquired;

TOGETHER with all interest, estate or other claims, both in law and in equity, which Grantor now has or may hereafter acquire in the Property;

TOGETHER with all easements, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments, and appurtenances thereof and thereto;

TOGETHER with all right, title and interest of Grantor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining the Property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with the Property;

TOGETHER with any and all buildings and improvements now or hereafter erected thereon, including, but not limited to, the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings and improvements and owned by Grantor (the "Improvements");

TOGETHER with all right, title and interest in and to all personal property now owned or hereafter acquired by Grantor, or in which Grantor has or acquires any interest, as owner, lessee, or otherwise (the "Personal Property") and now or at any time hereafter located on or at the Property or used or intended to be used in the construction thereof, or for which loan proceeds from the loan referred to hereinbelow have been used, or used connection with the Property, including, but not limited to: all goods, machinery, tools, insurance proceeds and refunds of insurance premiums, equipment (including fire sprinklers and alarm systems; office air conditioning; heating; refrigerating; electronic monitoring; entertainment; recreational; window or structural cleaning rigs; maintenance equipment; equipment for the exclusion of vermin or insects, removal of dust, refuse or garbage and all other equipment of every kind), lobby and all other indoor and outdoor furniture (including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets), wall beds, wall safes, furnishings, appliances (including ice boxes, refrigerators, fans, heaters, stoves, water heaters and incinerators), inventory, rugs, carpets and other floor coverings, draperies and drapery rods and brackets, awnings, window shades, venetian blinds, curtains, lamps, chandeliers and other lighting fixtures and office maintenance and other supplies;

TOGETHER with all building materials, to the extent of Grantor's interest therein, now or hereafter located on the Property, prior to incorporation of said building materials in the improvements on the Property;

TOGETHER with all the estate, interest, right, title, other claim or demand, including without limitation claims or demands with respect to the proceeds of, and refunds of premiums on, insurance in effect with respect thereto, which Grantor now has or may hereafter acquire in or with respect to the Property and the Trust Estate, as hereinafter defined, and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Trust Estate, including without limitation any awards resulting from a change of grade or streets and awards for severance damages.

The entire estate, the Property, the Improvements, the Personal Property, and any other interest hereby conveyed to Trustee, to the fullest extent allowed by applicable law are hereby declared to be permanent accessions to the freehold and part of the Property described herein, and may hereinafter be referred to collectively as the "Trust Estate."

TO HAVE AND TO HOLD said Trust Estate to the Trustee and his successors in trust forever, and Grantor covenants, represents and warrants that Grantor is lawfully seized in fee of the Trust Estate, has a good right to convey it, and the same is unencumbered except for any exceptions permitted by Beneficiary (the "Permitted Exceptions") and contained in a policy of title insurance issued to Beneficiary.

Grantor further covenants and binds itself, its successor and assigns, to warrant and defend the title to the Trust Estate to the Trustee, his successors in trust and assigns, forever against the claims of any and all persons whomsoever.

HOWEVER, this conveyance is made in trust for the following uses and trust, and for no other purposes, to-wit:

a. To secure to Beneficiary the payment of all indebtedness for borrowed money incurred in regard to that certain Loan Promissory Note (the "Note") of even date herewith executed by Grantor and secured hereby, in the amount of Two Hundred Forty Eight Thousand and 00/100 Dollars ($248,000.00) with interest thereon at the rate set forth therein, payable according to the terms and conditions set forth therein to the order of Beneficiary at its offices in Memphis, Tennessee, or at such other place as Beneficiary may designate from time to time, with a maturity date of January 1, 2016. This instrument secures said Note, principal and interest, and any extensions, modifications, and/or renewals and substitutions thereof, and all reasonable attorneys' fees, court costs, and reasonable expenses of whatever kind incident to the collection of said indebtedness and/or the enforcement and/or protection of the lien of this Deed of Trust.

b. To secure the payment of all sums advanced by Beneficiary, after the occurrence of any Event of Default, as hereinafter defined, under the terms of any of the Loan

Documents, as hereinafter defined, to protect the Trust Estate, with interest thereon at the default rate set forth in the Note.

c. To secure the payment of all other indebtedness and obligations, whether now existing or hereafter arising, of Grantor to Beneficiary.

This Deed of Trust shall have priority at all times over any and all mechanics, furnishers and materialmen's liens and Beneficiary does not consent to any contract for labor or materials within the meaning of applicable law. No contract for labor or materials will be let by Grantor except with the express stipulation that any mechanics' or materialmen's liens resulting therefrom shall at all times be subordinate to the lien of this Deed of Trust.

This Deed of Trust, the Notes, the Loan Agreements, and any other instrument given to evidence or further secure the payment and performance of any obligation secured hereby, or which relates to the loans evidenced by the Loan Agreements and Notes, may hereafter be referred to individually as a "Loan Document" or collectively as the "Loan Documents."

As part of the consideration for the indebtedness secured hereby and to protect the security of this Deed of Trust, Grantor covenants and agrees as follows:

ARTICLE I
COVENANTS AND AGREEMENTS OF GRANTOR

Grantor hereby covenants and agrees:

1.01 Payment of Secured Obligations. To pay when due the principal of, and the interest on, the indebtedness evidenced by the Note, charges, fees and all other sums as provided in the Loan Documents, and the principal of, and interest on, any future advances secured by this Deed of Trust.

1.02 Maintenance, Repair, Alterations. To keep the Trust Estate in good condition and repair, ordinary wear and tear excepted; not to remove, demolish or substantially alter (except such alterations as may be required by laws, ordinances or regulations) any of the Trust Estate; subject to any event or effect that, through the exercise of reasonable diligence can neither be anticipated nor controlled (hereinafter referred to as "force majeure") to complete promptly and in good and workmanlike manner any building or improvements which may be constructed on the Property and, subject to Section 1.05(a), promptly restore in like manner any of the Trust Estate which may be damaged or destroyed, and to pay when due all lawful claims for labor performed and materials furnished therefor; to comply with all laws, ordinances, regulations, covenants, franchise agreements, licenses, conditions and restrictions now or hereafter affecting the Trust Estate or any part thereof or requiring any alterations or improvements; not to commit or permit any waste or deterioration of the Trust Estate; to keep and maintain the grounds, sidewalks, roads, parking and landscape areas in good and neat order and repair; to comply with the provisions of the lease concerned if this Deed of Trust is on a leasehold; not to commit, suffer or permit any act to be done to, in or upon the Trust Estate in violation of any law, ordinance or regulation and to operate and maintain any business located on the Property continuously in a first class manner consistent with other similar businesses similarly located.

1.03 Required Insurance. To at all times provide, maintain and keep or cause to be maintained and kept in force the following policies of insurance:

a. Insurance against loss or damage to the Improvements by fire and any of the risks covered by insurance of the type now known as "fire and extended coverage," with an earthquake endorsement, in an amount not less than the full replacement cost of the Improvements including the cost of debris removal (exclusive of the cost of excavations, foundations, and footings below the lowest basement floor), or the most recent available appraisal of the Improvements, or the amount of indebtedness secured hereby, whichever is greater, unless Beneficiary agrees to accept a lesser amount and with a deductible amount acceptable to Beneficiary from the loss payable for any casualty. The policies of insurance carried in accordance with this subparagraph (a) shall contain the "Replacement Cost Endorsement," and the New York standard non-contributory mortgagee clause, its equivalent, or other standard mortgagee clause required in the state where the Property is located;

b. Comprehensive public liability insurance (including coverage for elevators and escalators, if any, on the Trust Estate and, if construction of new Improvements occurs after execution of this Deed of Trust, completed operations coverage for two (2) years after construction of the Improvements has been completed) on an "occurrence basis" against claims for "personal injury" including, without limitation, bodily injury, death or property damage occurring on or about the Trust Estate and the adjoining streets, sidewalks and passageways; such insurance to afford immediate minimum protection to a limit of not less than that reasonably required by Beneficiary with respect to personal injury or death to any one or more persons or damages to property;

c. During the course of any construction or repair of Improvements on the Property, workmen's compensation insurance (including employer's liability insurance, if requested by Beneficiary) for all employees of Grantor engaged on or with respect to the Trust Estate in such amount as is reasonably satisfactory to Beneficiary, or, if such limits are established by law, in such amount;

d. During the course of any construction or repair of Improvements on the Property, builder's completed value risk insurance against "all risks of physical loss," during construction of such Improvements, with deductibles not to exceed $10,000.00, in non-reporting form, covering the total value of work performed and equipment, supplies and materials furnished;

e. Boiler and machinery insurance covering pressure vessels, air tanks, boilers, machinery, pressure piping, heating, air conditioning and elevator equipment and escalator equipment, provided the Improvements contain equipment of such nature, and insurance against loss of occupancy or use arising from breakdown of any of the items referred to in this subparagraph e, in such amounts as are reasonably satisfactory to Beneficiary;

f. Insurance against loss or damage to the Personal Property by fire and other risks covered by insurance of the type now known as "fire and extended coverage" in such amount as is reasonably satisfactory to Beneficiary but in no event less than the full replacement cost of the Personal Property; and