

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

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

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 10/6/2026

DATE

PUBLIC SESSION: 10/20/2026

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 1288 Sycamore View Rd, known as case number SUP 26-20

CASE NUMBER: SUP 26-20

LOCATION: 1288 Sycamore View Rd

COUNCIL DISTRICTS: District 1 and Super District 9

OWNER/APPLICANT: DSH Real Estate LLC

REPRESENTATIVE: David Gean Bray, The Bray Firm

REQUEST: To allow a behavioral health and residential treatment facility

AREA: +/-1.03 acres

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

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

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
09/10/2026 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
<u>Nabanita Nisa</u>	<u>9/15/26</u>	PLANNER II
		DEPUTY ADMINISTRATOR
<u>[Signature]</u>	<u>9/16/26</u>	ADMINISTRATOR
<u>[Signature]</u>	<u>9/17/26</u>	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 26-20

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 1288 SYCAMORE VIEW RD, KNOWN AS CASE NUMBER SUP 26-20

- This item is a resolution with conditions for a special use permit to allow a behavioral health and residential treatment facility; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

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

CASE NUMBER:	SUP 26-20
LOCATION:	1288 Sycamore View Rd
COUNCIL DISTRICT(S):	District 1 and Super District 9
OWNER/APPLICANT:	DSH Real Estate LLC
REPRESENTATIVE:	David Gean Bray, The Bray Firm
REQUEST:	To allow a behavioral health and residential treatment facility
EXISTING ZONING:	Commercial Mixed Use – 2 (CMU-2)
AREA:	+/-1.03 acres

The following spoke in support: David Bray, David Hamilton & Landon Clay

The following spoke in opposition: Spincer Tarver, Brett Berry & E R Bean

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

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

Respectfully,



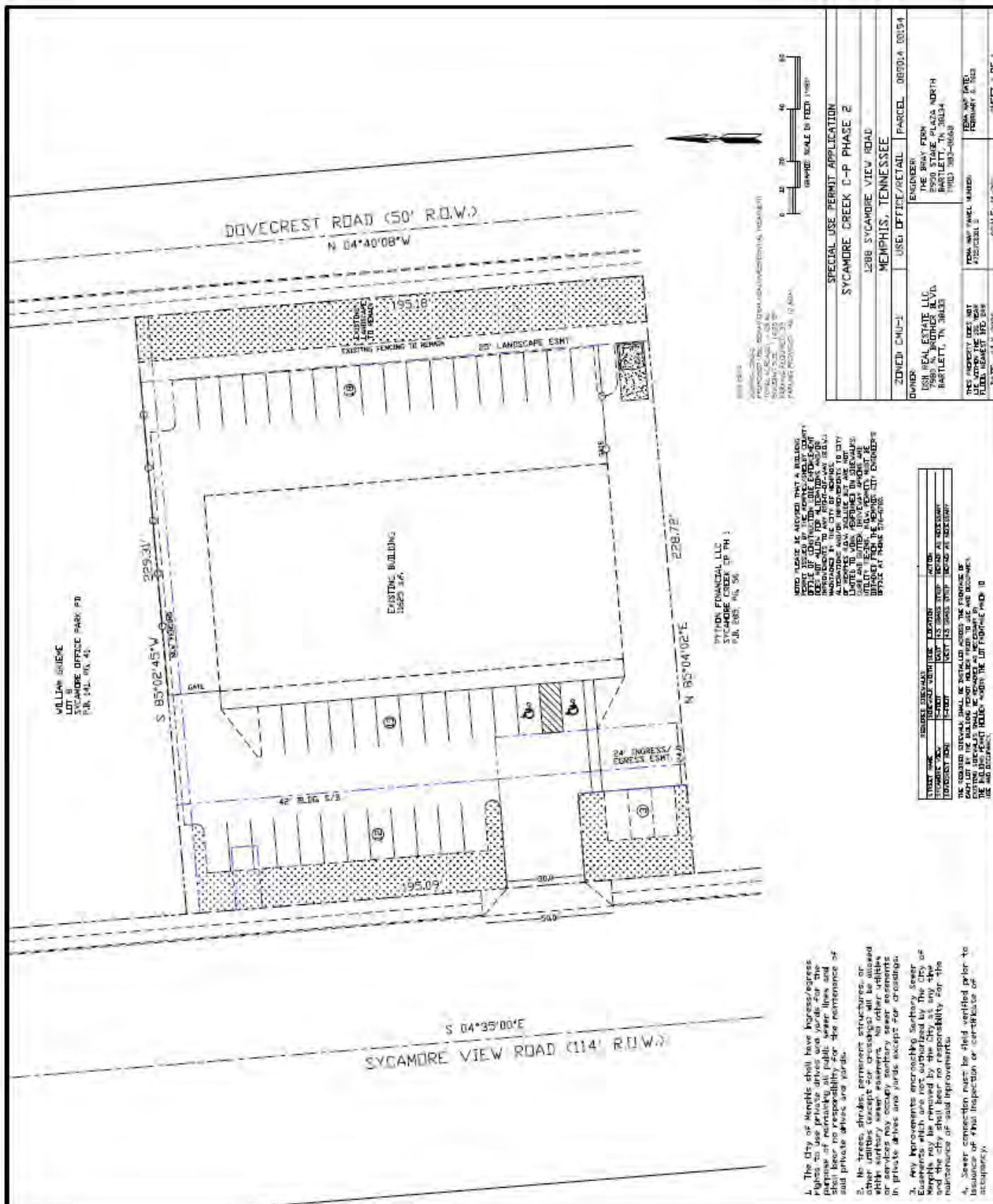
Nabanita Nira
Planner II
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SUP 26-20
CONDITIONS

1. Final Plat shall be rerecorded to reflect the approval of the SUP.

SITE PLAN



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 1288 SYCAMORE VIEW RD, KNOWN AS CASE NUMBER SUP 26-20

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

WHEREAS, the DSH Real Estate LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow a behavioral health and residential treatment facility; 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 September 10, 2026, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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.

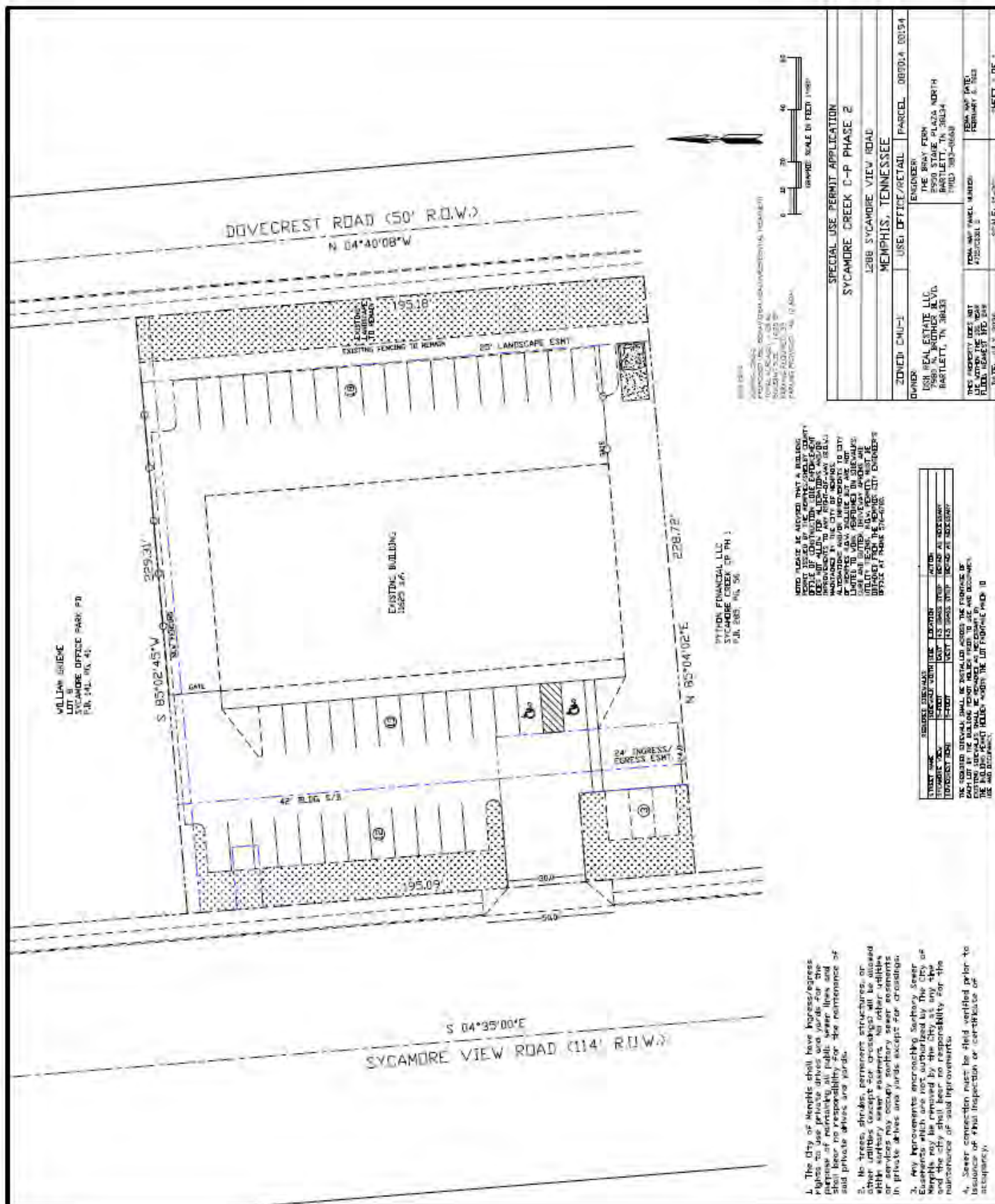
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by 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. Final Plat shall be rerecorded to reflect the approval of the SUP.

SITE PLAN



ATTEST:

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

AGENDA ITEM: 13 **L.U.C.B. MEETING:** September 10, 2026

CASE NUMBER: SUP 2026-020

LOCATION: 1288 Sycamore View Rd

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: DSH Real Estate LLC

REPRESENTATIVE: David Gean Bray, The Bray Firm

REQUEST: Special use permit to allow a behavioral health and residential treatment facility

EXISTING ZONING: Commercial Mixed Use – 2 (CMU-2)

CONCLUSIONS

1. The applicant is requesting to allow a behavioral health and residential treatment facility in CMU-2 zoning district.
2. The subject property has an existing office building. The applicant is proposing to convert the building to be a behavioral health and residential treatment facility.
3. Two letters of opposition were received, see pages 34-39 of this report. The main concerns are the proposed facility's compatibility with surrounding commercial uses, potential safety and security impacts, traffic and parking effects, and the suitability of the proposed location.
4. This is a re-use of existing building. The surrounding land uses are office, commercial and industrial, see page 7 of this report. The applicant proposes to have additional fence on north and south side of building.
5. The landscaping exists on the site and shows on proposed landscaping plan does not match the requirements of the recorded final plat. All required trees and shrubs must be restored, including replacement of the missing shrub and tree along the street frontage. Additionally, the parking area that exists on southwest corner of the site but was not shown on the final plat must be accurately reflected on the final plat at rerecording. Only the rear-yard modifications are acceptable; all other deficiencies must be corrected to comply with the approved plat.
6. This proposal is consistent with the Memphis 3.0 General Plan, see analysis on pages 18-21 of this report.
7. The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

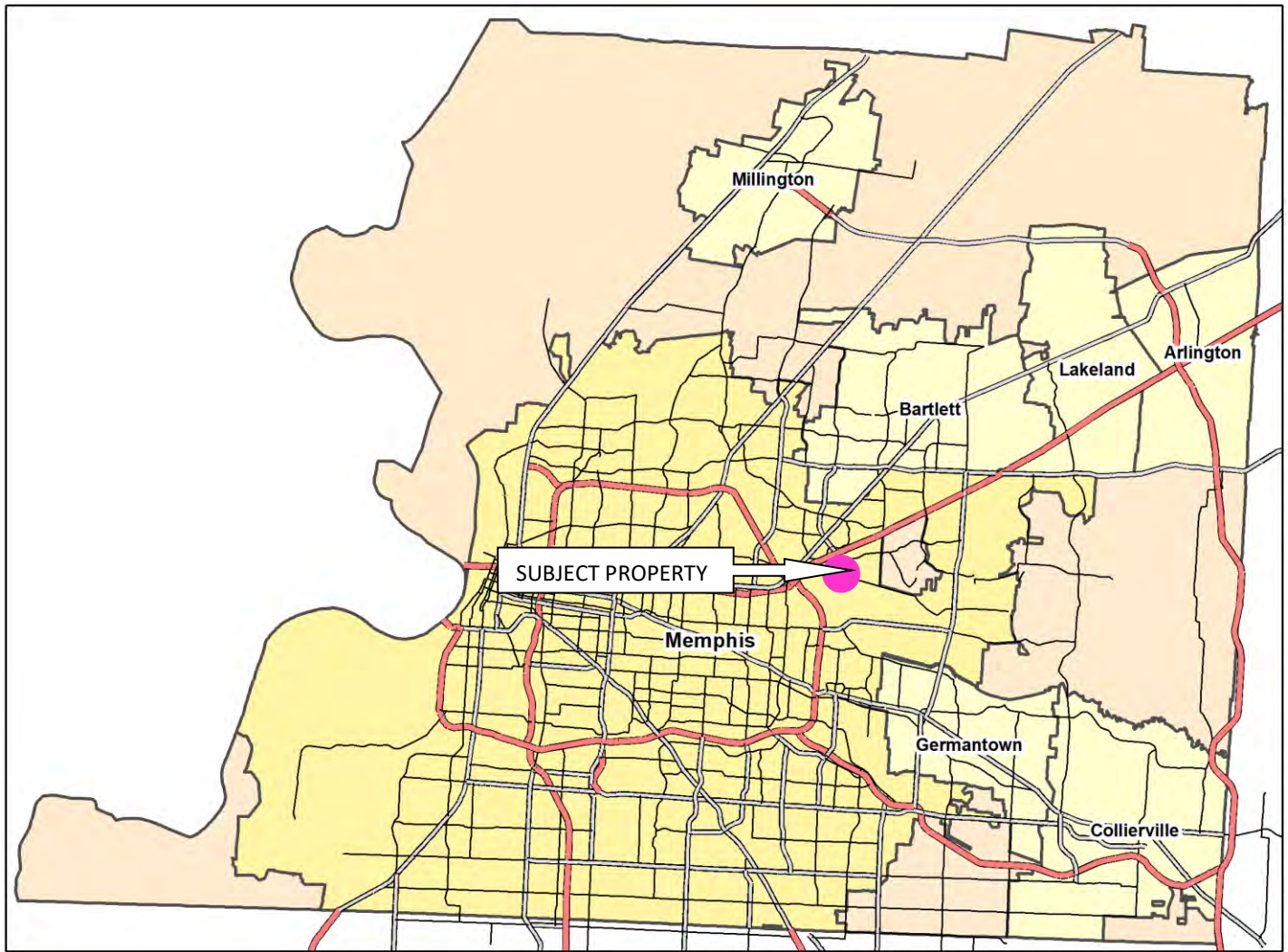
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 18-21 of this report.

RECOMMENDATION:

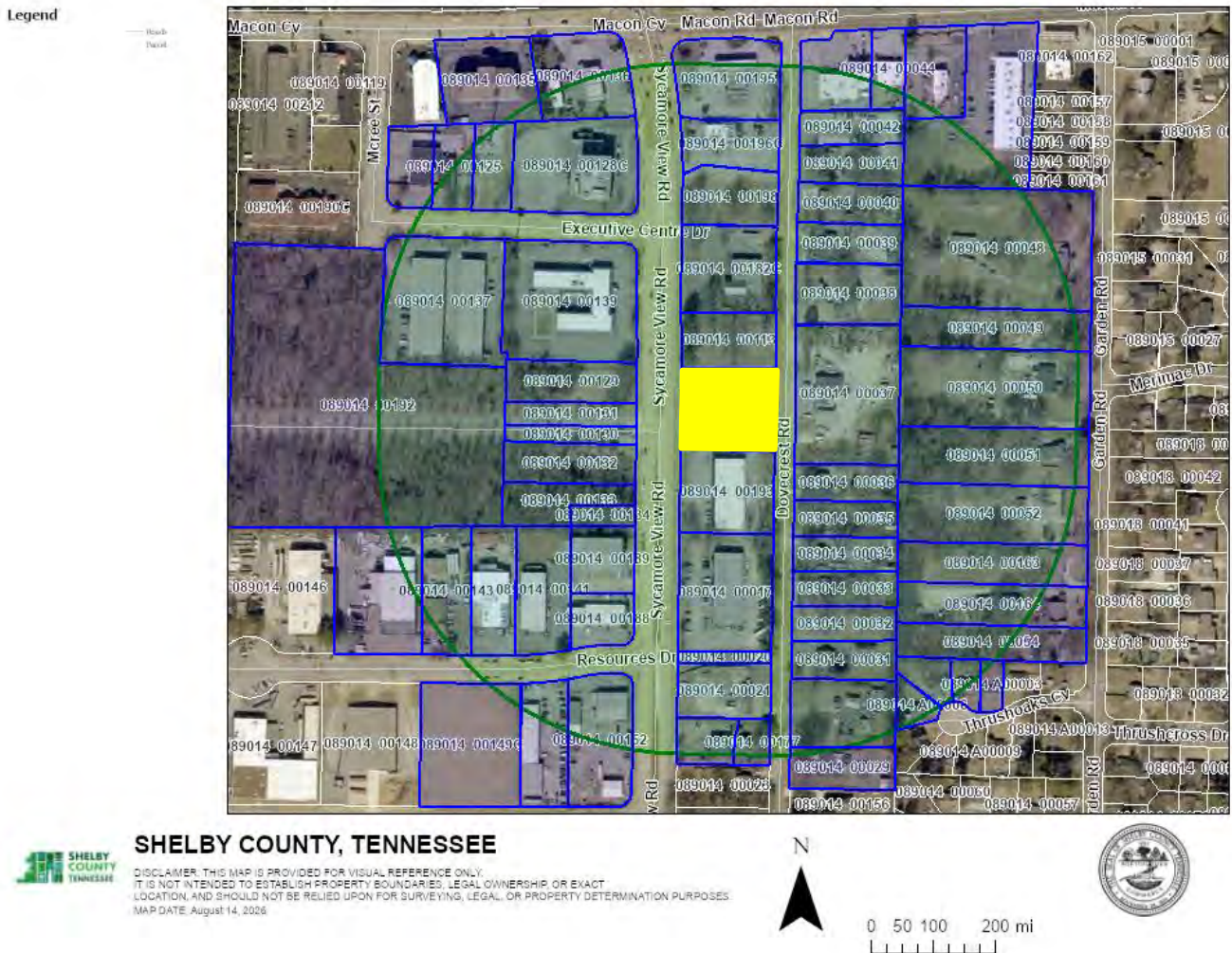
Approval with conditions

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 61 notices were mailed on August 14, 2026, see page 22 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see pages 23-24 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Monday, August 31, 2026, 1288 Sycamore View. A copy of the neighborhood meeting notice, summary sheet, and sign-in sheet can be found on pages 25-28 of this report.

[illegible]

4

AERIAL



Subject property outlined in yellow, imagery from 2025

[illegible]

Subject property highlighted in yellow

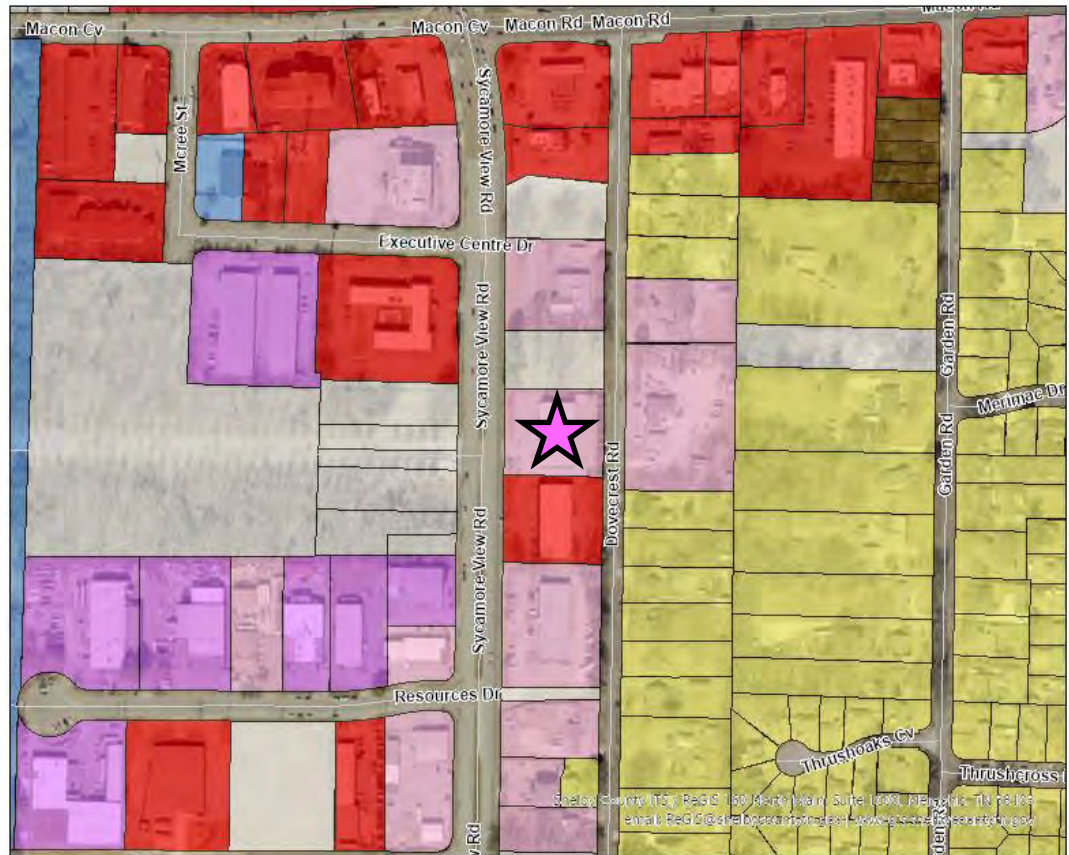
Legend

Roads

Land Use

Land Use
LandUse

- COMMON AREA LAND
- SINGLE-FAMILY
- MULTI-FAMILY
- INSTITUTIONAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- PARKING
- RECREATION/OPEN SPACE
- VACANT



SHELBY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS PROVIDED FOR VISUAL REFERENCE ONLY.
IT IS NOT INTENDED TO ESTABLISH PROPERTY BOUNDARIES, LEGAL OWNERSHIP, OR EXACT
LOCATION, AND SHOULD NOT BE RELIED UPON FOR SURVEYING, LEGAL, OR PROPERTY DETERMINATION PURPOSES.
MAP DATE: August 26, 2026



0 50 100 200 mi



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Sycamore View Rd looking northeast



View of subject property from Sycamore View Rd looking southeast

The site plan shows a large rectangular lot bounded by Sycamore View Road (114' R/W) to the west, Dovecrest Road (50' R/W) to the east, and N 85°04'02"E to the south. The existing building is located in the center-right portion of the lot. To its left are two parking areas labeled 'PARKING LOT A' and 'PARKING LOT B'. A north arrow points towards the top right. Dimensions for various setbacks and distances are provided throughout the plan.

SYCAMORE VIEW ROAD (114' R/W)

DOVECREST ROAD (50' R/W)

N 85°04'02"E

S 85°02'45"W

EXISTING BUILDING

PARKING LOT A

PARKING LOT B

27 THORN FINANCIAL LLC
SYCAMORE CREEK C-P PH 1
P.L.R. 203 P/L 56

NOTES:

- 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.
- No trees, shrubs, permanent structures, or other utilities (except for crossings) will be allowed within sanitary sewer easements. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.
- Any improvements encroaching Sanitary Sewer Easements which are not authorized by the City of Memphis may be removed by the City at any time and the city shall bear no responsibility for the maintenance of said improvements.
- Sewer connection must be field verified prior to issuance of final inspection or certificate of occupancy.

NOTE PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS-SHELBY COUNTY OFFICE OF CONSTRUCTION - (SEE EXHIBIT C-9) DOES NOT ALLOW FOR ALTERNATION AND/OR IMPROVEMENTS TO ANY STRUCTURE AND/OR IMPROVEMENTS IN THE CITY OF MEMPHIS. ALTERNATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS LEGAL POLICIES ARE NOT LIMITED TO WORK PERFORMED BY SUBCONTRACTORS AND OUTSIDE DOWNGRADE SPECIALISTS. UTILITY REPAIR, ADD, REMOVAL MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE 276-6785.

PROPOSED DRIVEWAYS			
DRIVEWAY NAME	DRIVEWAY WIDTH	USE	ACTION
DRIVEWAY A	12'-0"	DRIVE	AS SHOWN
DRIVEWAY B	12'-0"	DRIVE	AS SHOWN

THE PROPOSED DRIVEWAYS SHALL BE INSTALLED ACCORDING TO THE FORTNIGHTLY PLAN OF EACH LOT IN THE BUILDING PERMIT NUMBER TO USE AND OCCUPANCY. EXISTING DRIVEWAYS SHALL BE MAINTAINED AS NECESSARY. IF THE BUILDING PERMIT NUMBER IS CHANGED, THE LOT FORTNIGHTLY PLAN ID USE AND OCCUPANCY.

ENGINEER:
THE BRAY FIRM
2900 STONE PLAZA NORTH
BARTLETT, TN 38034
(901) 383-0666

OWNER:
USR REAL ESTATE LLC
7980 N. BROOKER BLVD.
BARTLETT, TN 38035

THIS PROPERTY DOES NOT LIE WITHIN THE US YEAR FLOOD HAZARD MFD ZONE.

DATE: JULY 2020

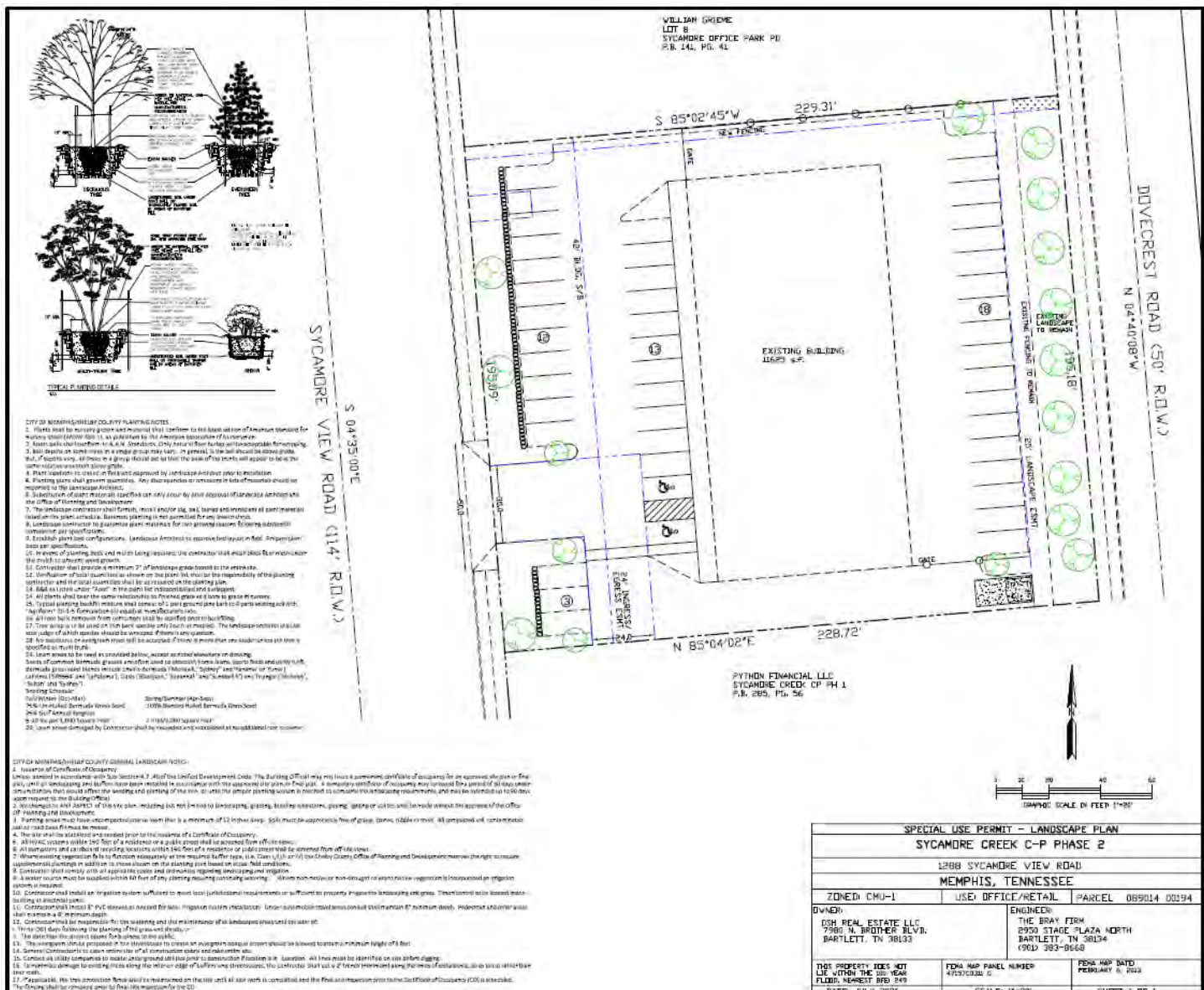
SCALE: 1"=20'

SHEET 1 OF 1

SITE PLAN – MAGNIFIED



LANDSCAPE PLAN



LANDSCAPE PLAN- MAGNIFIED



CASE REVIEW

Request

The request is a special use permit to allow a behavioral health and residential treatment facility.

Approval Criteria

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

9.6.9 Approval Criteria

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

- 9.6.9A The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*
- 9.6.9B The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*
- 9.6.9C The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*
- 9.6.9D The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*
- 9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- 9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*
- 9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- 9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

Site Details

Address:

1288 Sycamore View Rd

Parcel ID:

089014 00194

Area:

+/-1.03 acres

Description:

The subject property is within Sycamore Creek C++ Phase 2 subdivision. Per the Assessor's website, the site has an 11,625 sq ft office building constructed circa in 2009. The property has one curb cut and wooden fence on the north and east side of the property.

Relevant Unified Development Code Clauses

Section 2.5.2 – Permitted Use Table

2.5 Permitted Use Table Article 2 Districts and Uses
2.5.2 Use Table Key

Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval C = Conditional Use Permit + = Significant Neighborhood Structure Conditional Use Permit

USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	MU*	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard
Social Service Institution (see 2.9.3H)	All social service institutions					□																□	□	□				□			

Section 4.5.3 – Parking Ratio

4.5 Parking and Loading	Article 4 General Development Standards
	4.5.3 Parking Ratios

Use Category	Specific Use	Minimum Parking Spaces
SF= Square Feet FA = Floor Area		
Social Service Institution (see 2.9.3H)	All uses	1.0 per employee plus 1.0 per 250 SF office area

Site Plan Review

- 11,625 sq ft building
- One curb cut to access from Sycamore View Rd
- 46 parking spaces including 2 accessible parking spaces
- 25 ft landscape easement on the rear
- Existing wooden site proof fence on rear
- Proposed fence on the north side of the property
- Propose two gates to access the rear parking area

Analysis

The applicant is requesting to allow a behavioral health and residential treatment facility in CMU-2 zoning district.

The subject property has an existing office building. The applicant is proposing to convert the building to be a behavioral health and residential treatment facility.

Two letters of opposition were received, see pages 34-39 of this report. The main concerns are the proposed facility's compatibility with surrounding commercial uses, potential safety and security impacts, traffic and parking effects, impacts on employees, customers, neighboring businesses and property values, and the suitability of the proposed location.

This is a re-use of existing building and the surrounding land uses are office, commercial and industrial, see page 7 of this report. The applicant proposes to have additional fence on north and south side of building.

The landscaping exists on the site and shows on proposed landscaping plan does not match the requirements of the recorded final plat. All required trees and shrubs must be restored, including replacement of the missing shrub and tree along the street frontage. Additionally, the parking area that exists on southwest corner of the site but was not shown on the final plat must be accurately reflected on the final plat at rerecording. Only the rear-yard modifications are acceptable; all other deficiencies must be corrected to comply with the approved plat.

This proposal is consistent with the Memphis 3.0 General Plan, see analysis on pages 18-21 of this report.

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

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Final Plat shall be rerecorded to reflect the approval of the SUP.

DEPARTMENTAL COMMENTS

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

City Engineer:

CITY ENGINEERING COMMENTS TRC: 27 AUG 2026 & LUCB: 10 SEP 2026 DATE: 28 AUG 2026

CASE 11: SUP 2026-020 Special use permit to allow a behavioral health and residential treatment facility in the Commercial Mixed Use – 2 (CMU-2) District located at 1288 Sycamore View Road

NAME: 1288 Sycamore View Road

Basin/Lot/CD: Penal Farm 13-A/1.03 acres/District 2

Traffic Engineering:

No Comment.

Sanitary Sewer:

The sewer capacity is available to serve this development

Drainage:

No comments.

Site Plan Notes:

No comments.

County Engineer: No comments received.

City Fire Division:

1. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.
2. Fire apparatus access shall comply with section 503.
3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
4. Fire protection water supplies (including fire hydrants) shall comply with section 507.
5. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
6. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning:

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services Department in their recommendation: SUP: 2026-020 Cordova

Site Address/Location: 1288 SYCAMORE VIEW RD, MEMPHIS 38134

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

The applicant is requesting a special use permit to convert an existing health services office to a behavioral health/residential treatment facility.

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, SD&P in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial; CMU-2

Adjacent Land Use and Zoning: Commercial, Office and Residential; CMU-2, CMU-3, OG,

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use as the proposed development is simply updating an existing health services building into a similarly oriented use in the form of a behavioral treatment facility. Thus, this development maintains the existing pattern and scale of development appropriate for a CSL zone.*

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

There is no degree of change description.

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

Action 1.6.9 - Partner with healthcare organizations to promote, support, and expand the availability of public health services and programs. Although the evaluation of this case doesn't constitute a formal partnership, ensuring healthcare organizations are able to continue to serve their communities in a context appropriate manner certainly upholds the broader spirit of supporting local-serving health institutions.

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

N/A

Consistency Analysis Summary

The applicant is requesting a special use permit to convert an existing health services office to a behavioral health/residential treatment facility.

This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use as the proposed development is simply updating an existing health services building into a similarly oriented use in the form of a behavioral treatment facility. Thus, this development maintains the existing pattern and scale of development appropriate for a CSL zone.

There is no Degree of Change or relevant definition.

Action 1.6.9 - Partner with healthcare organizations to promote, support, and expand the availability of public health services and programs. Although the evaluation of this case doesn't constitute a formal partnership with a local healthcare organization, ensuring these organizations are able to replace one another and continue to serve their communities in a context appropriate manner certainly upholds the spirit of supporting and expanding local-serving health institutions.

Additional Comments: Although this case comfortably meets the criteria for consistency, the proposed use does raise some concerns regarding connectivity for the future residents of the facility. Considering the subject parcel is not located within anchor community and sits off a parkway, residents who don't have regular access to a personal vehicle may face challenges traveling to and from the facility.

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

Summary Compiled by: Eli Askren, Comprehensive Planning.

MAILED PUBLIC NOTICE

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, September 2, 2026 at 8 AM.**

CASE NUMBER: SUP 2026-020

ADDRESS: 1288 Sycamore View Rd

REQUEST: To allow a behavioral health and residential treatment facility in CMU-2

APPLICANT: DSH Real Estate LLC

Meeting Details

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

Time: 9:00 AM

Date: Thursday, September 10,
2026

Staff Planner Contact:

Nabanita Nira

✉ nabanita.nira@memphistn.gov

☎ (901) 636-7406



VICINITY MAP



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

61 Notices Mailed 08/14/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Brian Hatley, being duly sworn, depose and say that at 14:15 am/pm on the 18th day of August, 2026, I posted a Public Notice Sign(s) pertaining to Case No. SUP 2026-020 at 1288 SYCAMORE VIEW, providing notice of a Public Hearing before the x Land Use Control Board, x Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, x Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Brian Hatley
Owner, Applicant or Representative

9-2-26
Date

Subscribed and sworn to before me this 2nd day of September, 2026.

Tikki Smith
Notary Public

My commission expires: 06/28/2027





NEIGHBORHOOD MEETING NOTICE



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

RE: SUP 2026-020
1288 Sycamore View
Memphis, Shelby County, TN

Dear Sir or Madam:

An application has been filed for a Special Use Permit on the above captioned property. The request is to allow a behavioral health/ residential treatment facility in the CMU-2 zoning district.

This application will be heard by the Memphis and Shelby County Land Use Control Board on September 10th at 9:00 am, First Floor City Council Chambers, 125 N. Main Street.

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

Time: 6:00 p.m. To 7:00 p.m.
Date: Monday, August 31, 2026
Location: 1288 Sycamore View
Memphis, TN 38134

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

Thanks,

David Gean Bray

A handwritten signature in dark ink, appearing to read "Dm Bray", is written over a light, circular, textured background.

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP 2026-020



Meeting Information

Location: Subject property

Date: 08/31/26

Address: 1288 Sycamore View

Time: 18:00

Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

David Bray

Engineer

Number of Invitations Mailed: 40

Approx. Neighborhood Attendees: 1

Proceedings

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

The one attendee wanted to know more details about the day to day operations of the facility to determine if would create more foot traffic in the area. I've put her in contact with the applicant to address those questions.

NEIGHBORHOOD MEETING SUMMARY



Case Number: SUP 2026-020

Attachments

Also included in this submission are the following:

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

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

Attestation

This meeting was: ☒ Required under Section 9.3.2 of the UDC
☐ Optional/Additional

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

David Bray

Print Name

David Bray

Digitally signed by David Bray
Date: 2026.09.02 13:25:21 -05'00'

Signature

Date

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

NEIGHBORHOOD MEETING SIGN-IN SHEET

SUP 2026-020
1288 Sycamore VIEW

<u>Name</u>	<u>Contact</u>
Anna Corington	anna@panelexteriors.com

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: Additional Info Required

Opened Date: July 31, 2026

Record Number: SUP 2026-020

Expiration Date:

Record Name: Sycamore View C-P Phase 2

Description of Work: Conversion of existing office structure to behavioral health/residential treatment facility
in the CMU-2 zoning district.

Parent Record Number:

Address:

1288 SYCAMORE VIEW RD, MEMPHIS 38134

Owner Information

Primary Owner Name

Y DSH REAL ESTATE LLC

Owner Address

7980 N BROTHER BLVD, BARTLETT, TN 38133

Owner Phone

Parcel Information

089014 00194

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Help desk

Date of Meeting

07/21/2026

Pre-application Meeting Type

Email

GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

n/a

Number(s) related to previous applications on
this site

Is this application in response to a citation, stop

No

GENERAL PROJECT INFORMATION

work order, or zoning letter

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

n/a

APPROVAL CRITERIA

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 is a re-use of an existing building and an appropriate and needed addition to the area.

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 existing facility will remain with additional fencing added on the north and south sides of the building.

UDC Sub-Section 9.6.9C

All services are currently in use on the site.

UDC Sub-Section 9.6.9D

Agreed.

UDC Sub-Section 9.6.9E

Agreed

UDC Sub-Section 9.6.9F

Agreed.

GIS INFORMATION

Case Layer

Z88-118

Central Business Improvement District

No

Class

C

Downtown Fire District

No

Historic District

-

Land Use

OFFICE

Municipality

MEMPHIS

Overlay/Special Purpose District

-

Zoning

CMU-2

State Route

-

Lot

-

Subdivision

SYCAMORE CREEK C-P PHASE 2

Planned Development District

-

Wellhead Protection Overlay District

Yes

County Commission District

-

City Council District

-

City Council Super District

-

Contact Information

Name

DSH REAL ESTATE LLC

Contact Type

APPLICANT

Address

7980 N BROTHER BLVD, LISA M AKBARI, BARTLETT, TN, BARTLETT, TN, 38133

Phone

-

Name

THE BRAY FIRM

Contact Type

ARCHITECT / ENGINEER /
SURVEYOR

Address

2950 STAGE PLAZA NORTH,

Phone

(901)487-2425

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1750032	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	07/31/2026
1749885	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	07/31/2026
1750032	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	07/31/2026

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount

\$513.00

Method of Payment

Credit Card

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Terence Stringfellow (Print Name) T.R. Stringfellow (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 1288 Sycamore View Rd. Memphis, TN 38134
and further identified by Assessor's Parcel Number 089014 00194
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 5 day of July in the year of 2026

[Signature]
Signature of Notary Public



September 24 2025
My Commission Expires

LETTER OF INTENT



The Bray Firm

Telephone 901-383-8668
Fax 901-383-8720

2950 Stage Plaza North
Bartlett, Tennessee 38134

July 31, 2026

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

**RE: Sycamore View C-P, Phase 2
1288 Sycamore View Road
Memphis, TN**

Mr. Ragsdale:

Please find attached an application for Special Use Permit approval for a behavioral health/residential treatment facility in the CMU-2 zoning district. The site has an existing office building that will be converted to the requested use.

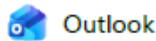
Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.

LETTERS RECEIVED

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



Opposition to behavior health and residential treatment facility in CMU-2

From Wilson Imports <wilsonimports901@gmail.com>
Date Mon 8/31/2026 4:21 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

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

Wilson Imports respectfully submits this letter in strong opposition to the proposed behavioral health and residential treatment facility adjacent to our property.

We understand that behavioral health and treatment services are important to the community, and we are not opposed to individuals receiving appropriate care and support. However, we strongly question whether this particular location and proposed use are appropriate given its immediate proximity to Wilson Imports and the surrounding neighborhood and commercial properties.

As a neighboring business, we have serious concerns about the potential impacts this facility could have on our employees, customers, property, business operations, and the overall character and safety of the surrounding area.

Compatibility With the Surrounding Area

The proposed facility would introduce a residential treatment adjacent to an established commercial business. A residential treatment facility can have substantially different operational characteristics from the commercial and business uses that currently surround the site.

Wilson Imports has invested substantially in our property and business, and we have a legitimate interest in ensuring that neighboring development does not negatively affect our ability to operate successfully.

Safety, Security, and Operational Concerns

We are particularly concerned about the potential for increased calls for service, security issues, disturbances, trespassing, loitering, property damage, or other incidents associated with a residential treatment facility.

We recognize that not every resident or patient of such a facility will present a problem. Nevertheless, the City should evaluate the nature of the population to be served, the level of supervision provided, staffing levels, security measures, admission and discharge procedures, and the facility's policies for responding to incidents before approving the project.

Wilson Imports should not be placed in a position where our employees or customers are expected to absorb the consequences of inadequate supervision, security, or operational planning.

Impact on Employees and Customers

Our business depends upon providing our employees and customers with a safe, professional, and comfortable environment.

The City should consider how the proposed facility could affect customer perceptions of the area, employee safety, parking availability, traffic patterns, pedestrian activity, and access to neighboring businesses.

Any increase in unusual activity, disturbances, or security concerns could negatively affect our employees and customers and, ultimately, our ability to operate our business.

Traffic

We are also concerned about the potential impact on traffic in the area.

A residential treatment facility may generate activity from employees, residents, visitors, family members, medical and behavioral-health professionals, transportation providers, emergency responders, deliveries, and other service providers.

The City should require a detailed analysis of anticipated vehicle trips, parking demand, drop-off and pick-up activity, emergency access, and circulation before determining that the proposed use will not negatively affect neighboring properties.

Property Values and Business Impacts

The City should also consider the potential economic consequences to surrounding property owners and businesses.

Wilson Imports has made a significant investment in its property and relies on the surrounding area remaining attractive, accessible, safe, and commercially viable. Introducing a residential treatment facility immediately adjacent to our property could adversely affect the perception and desirability of the area and could create long-term impacts that are difficult to reverse once the facility is established.

These potential impacts deserve meaningful consideration before the City approves the project.

Need for Appropriate Site Selection

Even if the City determines that a behavioral health or residential treatment facility is a legitimate and needed use within the community, that does not necessarily mean that every location is appropriate for such a facility.

The City should consider whether there are other sites that would provide appropriate access to services while creating less conflict with established businesses and surrounding

properties.

We respectfully believe that a facility of this nature should be located in an area specifically suited to its operational requirements and where potential impacts on neighboring businesses and property owners can be adequately managed.

Request for Careful Review

At a minimum, before any approval is granted, we request that the City thoroughly evaluate:

- The population that will be served and the level of supervision required
- Staffing levels and staff-to-resident ratios
- Security and on-site management plans
- Procedures for addressing behavioral incidents and emergencies
- Anticipated police, fire, and emergency-service calls
- Traffic
- Drop-off, pick-up, and transportation activity
- Potential impacts on neighboring businesses and property values
- Noise, lighting, outdoor activity, and other impacts
- Hours of operation and visitor policies
- Procedures for preventing trespassing, loitering, and other impacts to adjacent properties
- Whether alternative locations would be more appropriate for this type of facility

For these reasons, Wilson Imports strongly opposes the proposed behavioral health and residential treatment facility at this location.

We respectfully ask the City to deny the proposal or, at a minimum, **require** a substantially more thorough evaluation of its potential impacts on neighboring businesses and the surrounding community before any decision is made.

Wilson Imports is committed to being a responsible member of the community, and we believe that responsible development requires consideration not only of the needs of a proposed project but also of the existing businesses, property owners, employees, customers, and residents who will be directly affected by it.

We appreciate your consideration of our concerns and respectfully request that this letter be included in the official record for this application.

Sincerely,

Wilson Imports
Phil Wilson *President*

6079 Resources Drive Memphis, TN 38134
901-372-7050
WilsonImports901@gmail.com

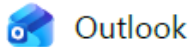
Wilson Imports

6079 Resources Drive, Memphis, TN 38134

Office: 901-372-7050



WILSON IMPORTS



SUP 2026-0520 - 1288 Sycamore View, Memphis TN

From JJ McNelis <jmcnelis@TFAM5.COM>
Date Tue 9/1/2026 1:28 PM
To Nira, Nabanita <Nabanita.Nira@memphistn.gov>

 1 attachment (185 KB)
Special Use Permit Objection Letter 9.01.2026.pdf;

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

Please see the attached letter from Joseph Mirabile, managing partner of Desianna Properties. Desianna owns an undeveloped tract three lots north of the subject address and is opposed to the application that has been submitted for a special use permit.

Thank you,

J.J. McNelis
14112 Perdido Key Drive
Pensacola, FL 32507
(901) 409-6473
jmcnelis@tfam5.com

***Desianna Properties
14112 Perdido Key Drive
Pensacola, FL 32507***

September 1, 2026

Re: Case Number SUP 2026-020

To Whom It May Concern:

I am writing to register this firm's strong objection to the granting of the special use permit requested in the referenced application.

A more accurate description of the intended use of the existing building is "a for-profit drug treatment and rehabilitation facility with overnight accommodations." It is rather bold of the applicant to state that "the project will not have a substantial or undue adverse effect upon adjacent property," particularly when, as I understand it, a daycare facility is located next door. Furthermore, it is a rather dubious claim to assert that the project will be compatible with the immediate vicinity. Suffice it to say the applicant did not perform significant research on the historical and current uses of property on this stretch of Sycamore View.

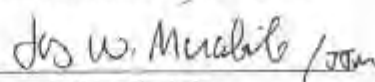
This firm has owned an operating business and undeveloped land less than 500 feet from the project site since the mid-1990s. The use being requested would have been a clear red flag to avoid the area had it been contemplated when we decided to make our significant investment.

As a final note, I must say that I am somewhat miffed that this firm never received notice of the upcoming public meeting scheduled for September 10. While not pointing any fingers, I have heard that others did not receive notices either. A cynic might conclude that there has been an effort to get approval under the radar.

Thank you for your consideration of this request for rejection of the special use permit application. You may contact me at 850-495-2480 if you have any questions or comments.

Sincerely,

DESIANNA PROPERTIES


Joseph W. Mirabile
Managing Partner



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: Additional Info Required

Opened Date: July 31, 2026

Record Number: SUP 2026-020

Expiration Date:

Record Name: Sycamore View C-P Phase 2

Description of Work: Conversion of existing office structure to behavioral health/residential treatment facility
in the CMU-2 zoning district.

Parent Record Number:

Address:

1288 SYCAMORE VIEW RD, MEMPHIS 38134

Owner Information

Primary

Owner Name

Y

DSH REAL ESTATE LLC

Owner Address

Owner Phone

7980 N BROTHER BLVD, BARTLETT, TN 38133

Parcel Information

089014 00194

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Help desk

Date of Meeting

07/21/2026

Pre-application Meeting Type

Email

GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

n/a

Number(s) related to previous applications on
this site

Is this application in response to a citation, stop

No

GENERAL PROJECT INFORMATION

work order, or zoning letter

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

n/a

APPROVAL CRITERIA

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 is a re-use of an existing building and an appropriate and needed addition to the area.

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 existing facility will remain with additional fencing added on the north and south sides of the building.

UDC Sub-Section 9.6.9C

All services are currently in use on the site.

UDC Sub-Section 9.6.9D

Agreed.

UDC Sub-Section 9.6.9E

Agreed

UDC Sub-Section 9.6.9F

Agreed.

GIS INFORMATION

Case Layer

Z88-118

Central Business Improvement District

No

Class

C

Downtown Fire District

No

Historic District

-

Land Use

OFFICE

Municipality

MEMPHIS

Overlay/Special Purpose District

-

Zoning

CMU-2

State Route

-

Lot

-

Subdivision

SYCAMORE CREEK C-P PHASE 2

Planned Development District

-

Wellhead Protection Overlay District

Yes

County Commission District

-

City Council District

-

City Council Super District

-

Contact Information

Name
DSH REAL ESTATE LLC

Contact Type
APPLICANT

Address
7980 N BROTHER BLVD, LISA MAKBARI, BARTLETT, TN, BARTLETT, TN, 38133

Phone
-

Name
THE BRAY FIRM

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address
2950 STAGE PLAZA NORTH,

Phone
(901)487-2425

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1750032	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	07/31/2026
1749885	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	07/31/2026
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Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$513.00	Credit Card

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Terence Stringfellow T.R. Stringfellow, state that I have read the definition of
(Print Name) (Sign Name)

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

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

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

of the property located at 1288 Sycamore View Rd. Memphis, TN 38134
and further identified by Assessor's Parcel Number 089014 00194
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 20 day of July in the year of 2020.

[Signature]
Signature of Notary Public



September 24 2025
My Commission Expires



The Bray Firm

Telephone 901-383-8668

Fax 901-383-8720

2950 Stage Plaza North
Bartlett, Tennessee 38134

July 31, 2026

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

RE: Sycamore View C-P, Phase 2
1288 Sycamore View Road
Memphis, TN

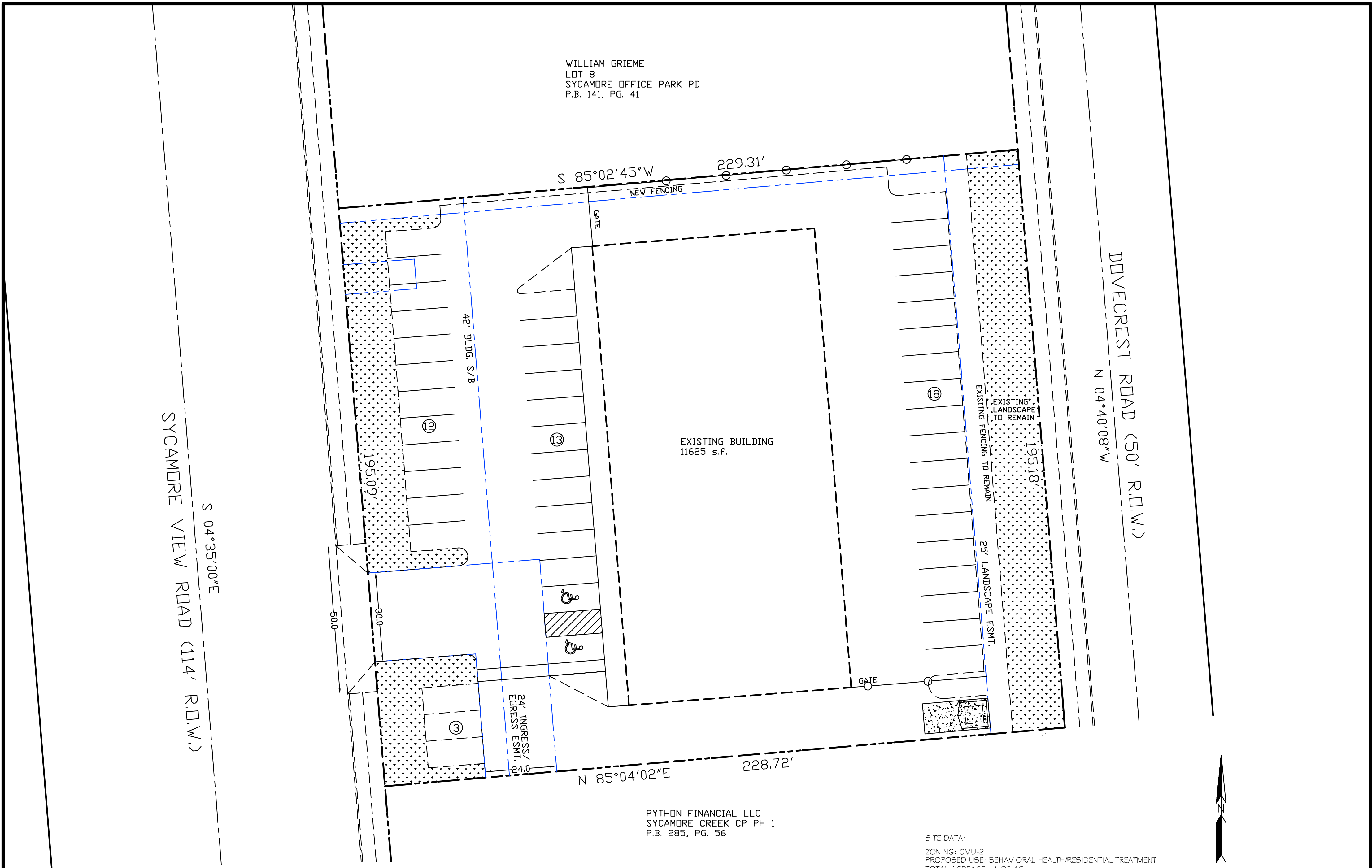
Mr. Ragsdale:

Please find attached an application for Special Use Permit approval for a behavioral health/residential treatment facility in the CMU-2 zoning district. The site has an existing office building that will be converted to the requested use.

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

Sincerely,

David Gean Bray, P.E.



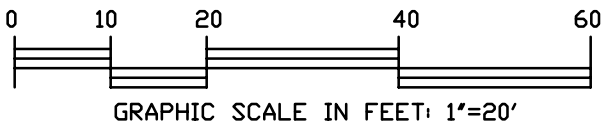
1. The City of Memphis shall have ingress/egress rights to use private drives and yards for the purpose of maintaining all public sewer lines and shall bear no responsibility for the maintenance of said private drives and yards.
2. No trees, shrubs, permanent structures, or other utilities (except for 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.
3. Any improvements encroaching Sanitary Sewer Easements which are not authorized by The City of Memphis may be removed by the City at any time and the city shall bear no responsibility for the maintenance of said improvements.
4. Sewer connection must be field verified prior to issuance of final inspection or certificate of occupancy.

REQUIRED SIDEWALKS				
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION	ACTION
SYCAMORE VIEW	5'-FOOT	EAST	4.5' GRASS STRIP	REPAIR AS NECESSARY
DOVECREST ROAD	5'-FOOT	WEST	4.5' GRASS STRIP	REPAIR AS NECESSARY

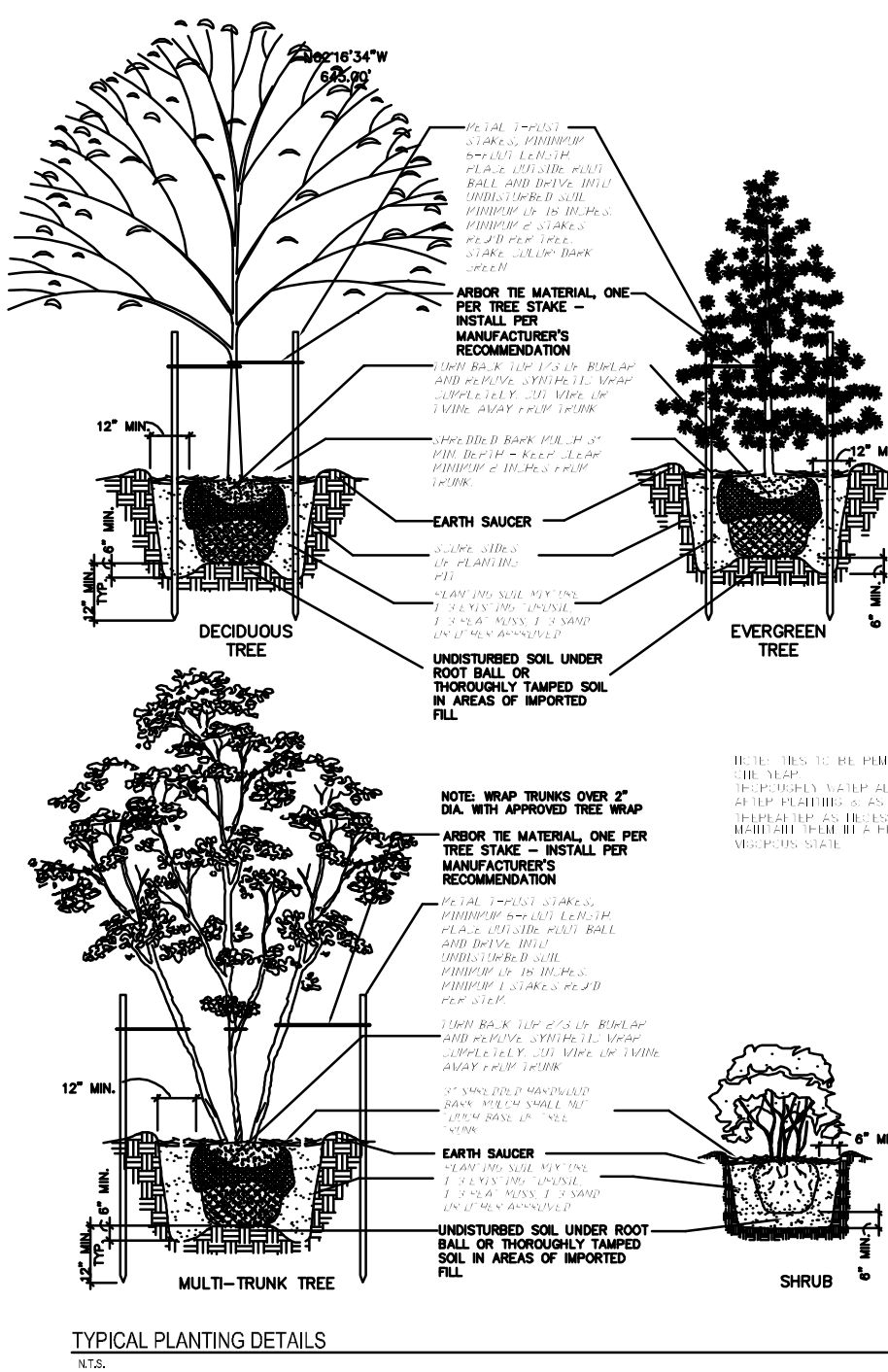
THE REQUIRED SIDEWALK SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE AND OCCUPANCY.

NOTE: 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 (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE 976-6700.

SITE DATA:
ZONING: CMU-2
PROPOSED USE: BEHAVIORAL HEALTH/RESIDENTIAL TREATMENT
TOTAL ACREAGE: 1.03 AC.
BUILDING SIZE: 11625 SF
PARKING REQUIRED: 39
PARKING PROVIDED: 46 (2 ADA)



SPECIAL USE PERMIT APPLICATION		
SYCAMORE CREEK C-P PHASE 2		
1288 SYCAMORE VIEW ROAD		
MEMPHIS, TENNESSEE		
ZONED: CMU-1	USE: OFFICE/RETAIL	PARCEL 089014 00194
OWNER: DSH REAL ESTATE LLC 7980 N. BROTHER BLVD. BARTLETT, TN 38133		ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD. NEAREST BFE: 249	FEMA MAP PANEL NUMBER: 47157C0311 G	FEMA MAP DATE: FEBRUARY 6, 2013
DATE: JULY 2026	SCALE: 1"=20'	SHEET 1 OF 1

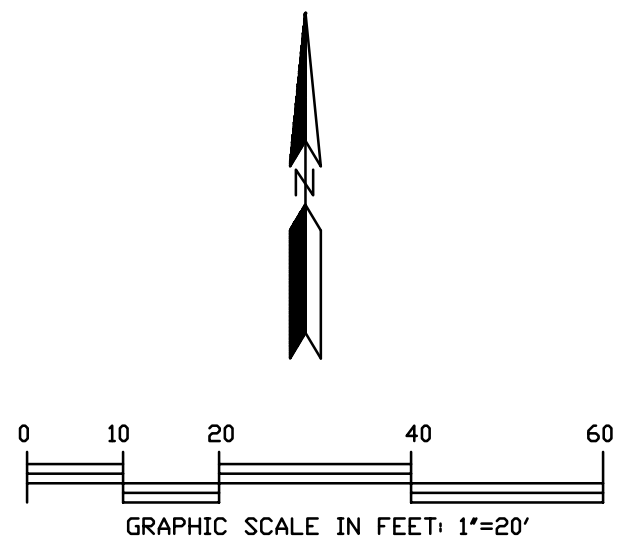
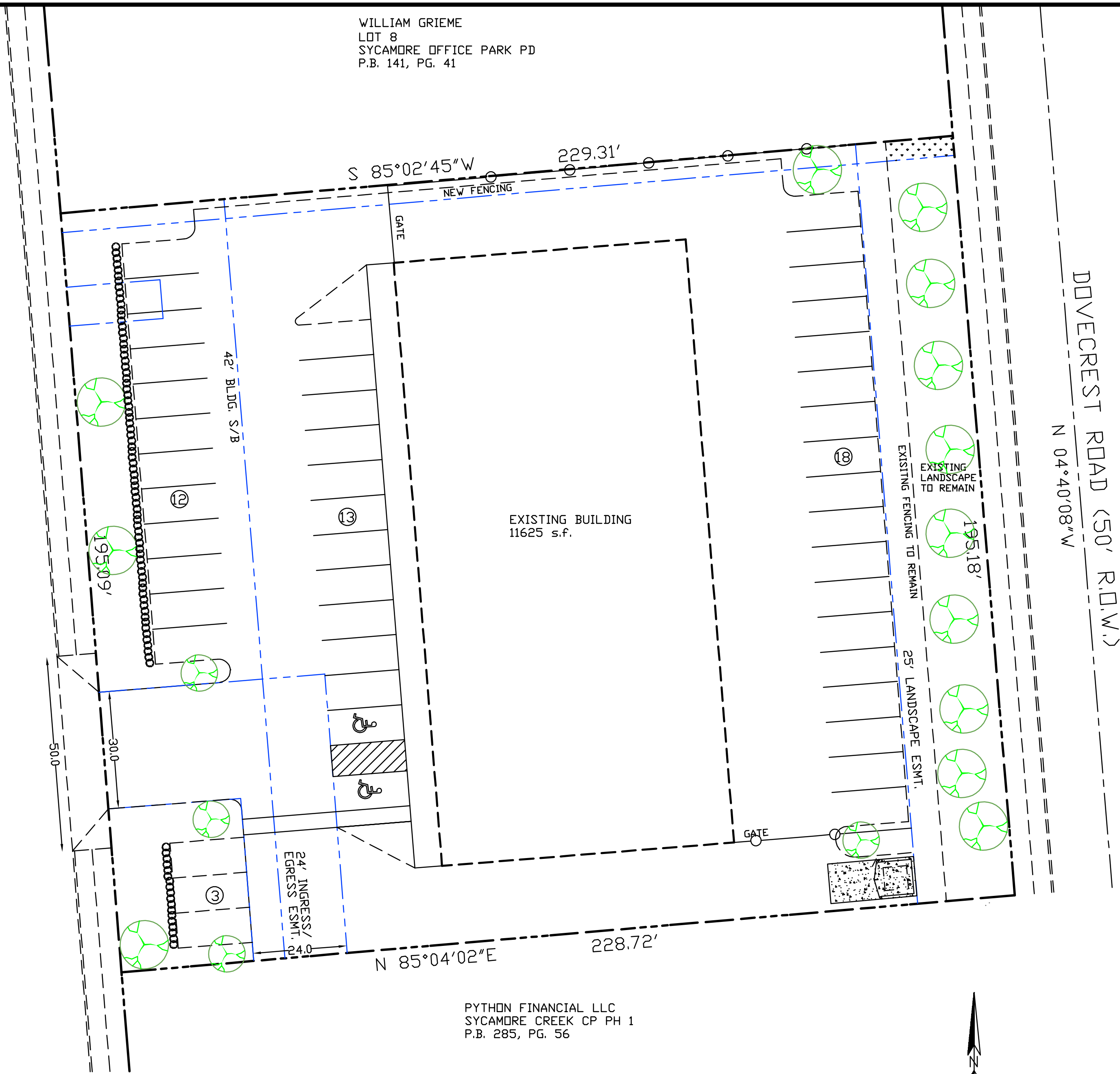


- CITY OF MEMPHIS/SHELBY COUNTY PLANTING NOTES
- Plants shall be nursery grown and material shall conform to the latest edition of American Standard for nursery stock (ANSW-560.1), as published by the American Association of Nurserymen.
 - Roots balls shall conform to A.A.N. Standards. Only natural fiber burlap will be acceptable for wrapping.
 - Ball depths on some trees in a single group may vary. In general, 1/4 the ball should be above grade. But, if depths vary, all trees in a group should set so that the base of the trunks will appear to be at the same relative elevation above grade.
 - Plant locations to be staked in field and approved by Landscape Architect prior to installation.
 - Planting plans shall govern quantities. Any discrepancies or omissions in lists of materials should be reported to the Landscape Architect.
 - Substitution of plant materials specified can only occur by prior approval of Landscape Architect and the Office of Planning and Development.
 - The landscape contractor shall furnish, install and/or dig, ball, burlap and transplant all plant materials listed on the plant schedule. Bareroot planting is not permitted for any tree or shrub.
 - Landscape contractor to guarantee plant materials for two growing seasons following substantial completion per specifications.
 - Establish plant bed configurations. Landscape Architect to approve bed layout in field. Prepare plant beds per specifications.
 - In event of planting beds and mulch being required, the contractor shall install black fiber mesh under the mulch to prevent weed growth.
 - Contractor shall provide a minimum 2" of landscape grade topsoil to the entire site.
 - Verification of total quantities as shown on the plant list shall be the responsibility of the planting contractor and the total quantities shall be as required on the planting plan.
 - B&B as Listed under "Root" in the plant list indicated balled and burlapped.
 - All plants shall bear the same relationship to finished grade as it bore to grade in nursery.
 - Typical planting backfill mixture shall consist of 1 part ground pine bark to 4 parts existing soil with "Agriform" 20-1-5 formulation (or equal) at manufacturer's rate.
 - All root balls removed from containers shall be scarified prior to backfilling.
 - Tree wrap is to be used on thin bark species only (such as maples). The landscape architect shall be sole judge of which species should be wrapped if there is any question.
 - No deciduous or evergreen trees will be accepted if there is more than one leader unless the tree is specified as multi-trunk.
 - Lawn areas to be seed as provided below, except as noted elsewhere on drawing.
Seeds of common Bermuda grasses are often used to establish home lawns, sports fields and utility turfs. Bermuda grass seed blends include Enviro-Bermuda ('Mohawk', 'Sydney' and 'Panama' or 'Yuma'), LaPrima ('SR9554' and 'LaPaloma'), Oasis ('Blackjack', 'Savannah' and 'Sundevil II') and Triangle ('Mohawk', 'Sultan' and 'Sydney').
Seeding Schedule:
Fall/Winter (Oct-Mar) Spring/Summer (Apr-Sept)
75%-Un-Hulled Bermuda Grass Seed 100% Blended Hulled Bermuda Grass Seed
25% Gulf Annual Ryegrass
5-20 lbs per 1,000 Square Feet 2-3 lbs/1,000 Square Feet
20. Lawn areas damaged by Contractor shall be reseeded and established at no additional cost to owner.

- CITY OF MEMPHIS/SHELBY COUNTY GENERAL LANDSCAPE NOTES
- Issuance of Certificate of Occupancy
Unless bonded in accordance with Sub-Section 4.7.4 of the Unified Development Code, The Building Official may not issue a permanent certificate of occupancy for an approved site plan or final plat, until all landscaping and buffers have been installed in accordance with the approved site plan or final plat. A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements, and may be extended up to 90 days upon request to the Building Official.
 - No changes to ANY ASPECT of this site plan, including but not limited to landscaping, grading, building elevations, paving, lighting or utilities shall be made without the approval of the Office Of Planning and Development.
 - Planting areas must have uncompacted coarse loam that is a minimum of 12 inches deep. Soils must be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill must be moved.
 - The site shall be stabilized and seeded prior to the issuance of a Certificate of Occupancy.
 - All HVAC systems within 150 feet of a residence or a public street shall be screened from off-site views.
 - All dumpsters and cardboard recycling locations within 150 feet of a residence or public street shall be screened from off-site views.
 - Where existing vegetation fails to function adequately as the required buffer type, (i.e. Class I,II,III or IV) the Shelby County Office of Planning and Development reserves the right to require supplemental plantings in addition to those shown on the planting plan based on actual field conditions.
 - Contractor shall comply with all applicable codes and ordinances regarding landscaping and irrigation.
 - A water source must be supplied within 50 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated an irrigation system is required.
 - Contractor shall install an irrigation system sufficient to meet local jurisdictional requirements or sufficient to property irrigate the landscaping and grass. Timer/control to be located inside building at electrical panel.
 - Contractor shall install 2" PVC sleeves as needed for later irrigation system installation. Under automobile travel areas conduit shall maintain 8" minimum depth. Pedestrian and other areas shall maintain a 6" minimum depth.
 - Contractor shall be responsible for the watering and the maintenance of all landscaped areas until the later of:
i. Thirty (30) days following the planting of the grass and shrubs, or
ii. The date that the project opens for business to the public.
 - The evergreen shrubs proposed in the streetscape to create an evergreen opaque screen should be allowed to attain a minimum height of 4 feet.
 - General Contractor is to clean entire site of all construction debris and rake entire site.
 - Contact all utility companies to locate underground utilities prior to construction if location is in question. All lines must be identified on site before digging.
 - To minimize damage to existing trees along the interior edge of buffers and streetscapes, the contractor shall cut a 2' trench (minimum) along the limits of disturbance, so as to cut rather than tear roots.
 - If applicable, the tree protection fence shall be maintained on the site until all site work is completed and the final site inspection prior to the Certificate of Occupancy (CO) is scheduled. The fencing shall be removed prior to final site inspection for the CO.

SYCAMORE VIEW ROAD (114' R.O.W.)

S 04°35'00"E



SPECIAL USE PERMIT - LANDSCAPE PLAN		
SYCAMORE CREEK C-P PHASE 2		
1288 SYCAMORE VIEW ROAD		
MEMPHIS, TENNESSEE		
ZONED: CMU-1	USE: OFFICE/RETAIL	PARCEL 089014 00194
OWNER: DSH REAL ESTATE LLC 7980 N. BROTHER BLVD. BARTLETT, TN 38133		ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD NEAREST BFE 249	FEMA MAP PANEL NUMBER: 47157C0311 G	FEMA MAP DATE: FEBRUARY 6, 2013
DATE: JULY 2026	SCALE: 1"=20'	SHEET 1 OF 1



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.



26053884

06/29/2026 - 12:09:13 PM

3 PGS

ANGELAF 2982491 - 26053884

VALUE	925000.00
MORTGAGE TAX	0.00
TRANSFER TAX	3422.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3440.50

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by and return to:
HAGLER LAW GROUP, PLLC
2650 THOUSAND OAKS BLVD., Ste 2140
Memphis, Tennessee 38118

WARRANTY DEED

THIS INDENTURE, made and entered into as of this the 25th day of June, 2026,
by and between The Akbari Corporation, a Tennessee corporation ("Grantor"), and DSH Real Estate, LLC

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in County of Shelby, State of Tennessee, to-wit:

Phase 2, Sycamore Creek C-P, as shown on plat of record in Plat Book 242, Page 4, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Address: 1288 Sycamore View Road, Memphis, TN 38134
Parcel ID No.: 08-9014-0-0194

Being the same property conveyed to Hooshang Akbari and Lisa M. Akbari, his wife by Warranty Deed of Record at Instrument Number 07122915 and from Hooshang Akbari and wife, Lisa M. Akbari to The Akbari Corporation, a Tennessee Corporation, by Quit Claim Deed of record at Instrument Number 08140991, both in the Register's Office of Shelby County, Tennessee.

The property herein conveyed is subject to the following: 2026 City of Memphis and 2026 Shelby County real property taxes, not yet due or payable; Restrictions and building lines and easements of record in Plat Book 233, Page 46, re-recorded at Plat Book 242, Page 4 in the Register's Office of Shelby County, Tennessee.

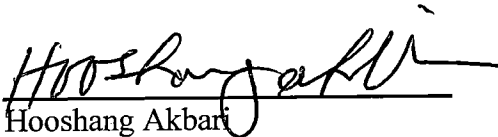
TO HAVE AND TO HOLD the aforescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed hereinabove, the Grantor does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it and the same is unencumbered, unless otherwise set out herein and Grantor does further covenant and bind itself,

its successors and representatives to warrant and forever defend the title to the aforesaid real estate against the lawful claims of all persons whomsoever.

WITNESS the signature of Grantor on the day and year first above written.

The Akbari Corporation

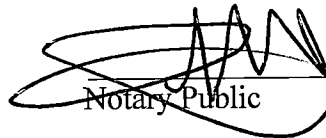
By: 
Hooshang Akbari

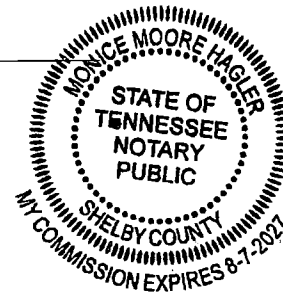
Title: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Hooshang Akbari, to me known (or proved to me on the basis of satisfactory evidence) to be the and who upon oath, acknowledged himself to be the President of The Akbari Corporation a Tennessee corporation, the within named bargainer, and that he as such President of The Akbari Corporation, being authorized to do so executed the foregoing instrument for the purposed therein contained, by signing the name of The Akbari Corporation by himself as President.

WITNESS my hand and Notarial Seal at office this 24th day of June, 2026.


Notary Public



My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sharon L. Ellis

Subscribed and sworn to before me this 25th day of June, 2026.



Doris D. Nesbitt
Notary Public

My Commission Expires: JANUARY 3, 2028

Owner Name and Address:

DSH Real Estate, LLC
Attn: David S. Hamilton
7980 N. Brother Blvd.
Memphis, TN 38133

Mail Tax Bill to:

DSH Real Estate, LLC
Attn: David S. Hamilton
7980 N. Brother Blvd.
Memphis, TN 38133

Tracking Number
B2026061138



Tre Hargett
Secretary of State

Annual Report

Division of Business and Charitable Organizations

Department of State

State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
tncab.tnsos.gov/portal/

Control #: 001414871
Filed: 01/22/2026 11:31 AM
Tre Hargett
Secretary of State

Entity Information

Business Name: DSH REAL ESTATE, LLC

Entity Type: Limited Liability Company

Place of Formation: TENNESSEE

Principal Office Address:

7980 N. BROTHER BLVD.
USA, MEMPHIS, TN 38133

Nature of Business (NAICS):

531110 - Lessors of Residential Buildings and Dwellings

Number of Members: Six Or Less

Control Number: 001414871

Managed Type: Member Managed

Mailing Address:

7980 N. BROTHER BLVD.
USA, MEMPHIS, TN 38133

Officer Information

DAVID HAMILTON

7980 N. BROTHER BLVD.
MEMPHIS, TN 38133, USA
Member

TERENCE STRINGFELLOW

7980 N. BROTHER BLVD.
USA, MEMPHIS, TN 38133
President

Registered Agent Information

DAVID S. HAMILTON
7980 N BROTHER BLVD
MEMPHIS, TN 38133

Signature

☒ By entering my name in the space provided below, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day.

Signed Electronically: SAMANTHA BERNARD

Title: OFFICE ADMINISTRATOR

Date: 01/22/2026

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

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

September 10, 2026

DSH Real Estate LLC
7980 N Brother Blvd
Bartlett, TN 38133

Sent via electronic mail to: terence@dshrealestate.com, dqbray@comcast.net, dhamilton@impact-logistics.com & lclay@dshrealestate.com

Case Number: SUP 2026-020
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, September 10, 2026, the Memphis and Shelby County Land Use Control Board recommended **approval** of your special use permit application to allow a behavioral health and residential treatment facility located at 1288 Sycamore View Rd, subject to the following conditions:

1. Final Plat shall be rerecorded to reflect the approval of the SUP.

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

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

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

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

Respectfully,



Nabanita Nira
Planner II

Letter to Applicant
SUP 2026-020

Land Use and Development Services
Division of Planning and Development

Cc: David Gean Bray, The Bray Firm
File

**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: 10/20/2026

DATE

ITEM (CHECK ONE)

ORDINANCE ☐ RESOLUTION ☒ REQUEST FOR PUBLIC HEARING ☐

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 1470 North Germantown Parkway, known as case number MJR 2026-022

CASE NUMBER: MJR 2026-022 (PD 2021-024 CORRES.)

DEVELOPMENT: Avanti Planned Development

LOCATION: 1470 North Germantown Parkway

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

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

AREA: +/-6.56 acres

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

RECOMMENDED COUNCIL ACTION: Public Hearing Not Required
Hearing – October 20, 2026

PRIOR ACTION ON ITEM:

(1)
10/08/2026
(1) Land Use Control Board

APPROVAL - (1) APPROVED (2) DENIED
DATE
ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

(2)

\$

\$

SOURCE AND AMOUNT OF FUNDS

\$

\$

\$

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

OPERATING BUDGET
CIP PROJECT #
FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:



DATE

POSITION

10/12/26

PLANNER

DEPUTY ADMINISTRATOR

10/12/26

ADMINISTRATOR

10/12/2026

DIRECTOR (JOINT APPROVAL)

COMPTROLLER

FINANCE DIRECTOR

CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

MJR 2026-022 (PD 2021-024 CORRES.)

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 GERMANTOWN PARKWAY KNOWN AS CASE NUMBER MJR 2026-022 (PD 2021-024 CORRES.)

- This item is a resolution with conditions to allow a major modification to PD 2021-024 to reflect a change of ownership for a car wash; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, October 8, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: MJR 2026-022 (PD 2021-024 CORRES.)

DEVELOPMENT: Avanti Planned Development

LOCATION: 1470 North Germantown Parkway

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

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

AREA: +/-6.56 acres

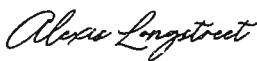
The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,



Alexis Longstreet
Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

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 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.

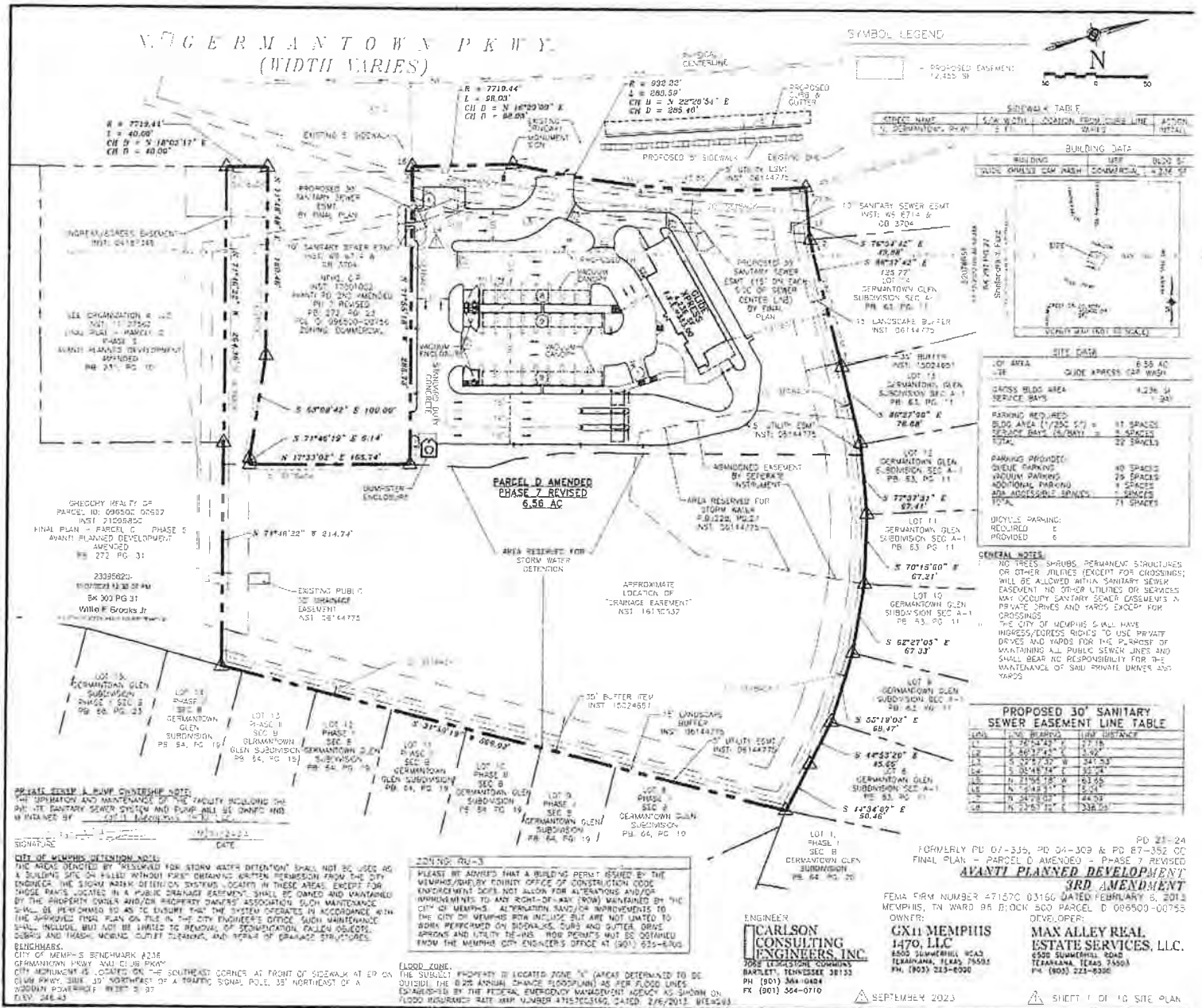
G. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1971 as amended (TCA 69-3-101 et seq).

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

CONCEPT PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 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

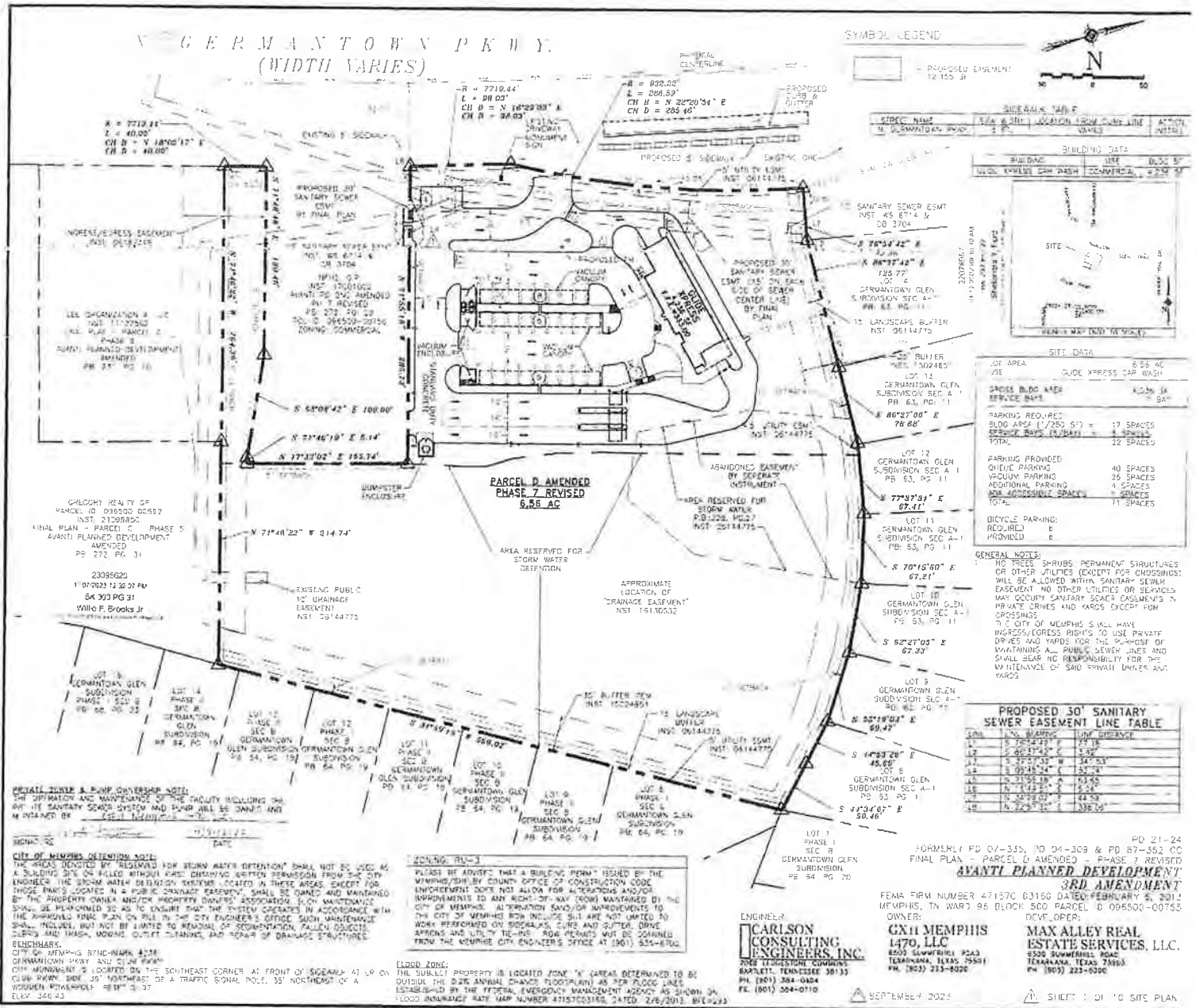
F. The location and ownership, whether public or private, of any easement.

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.

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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.

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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.

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

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VI. Drainage:

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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.

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

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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

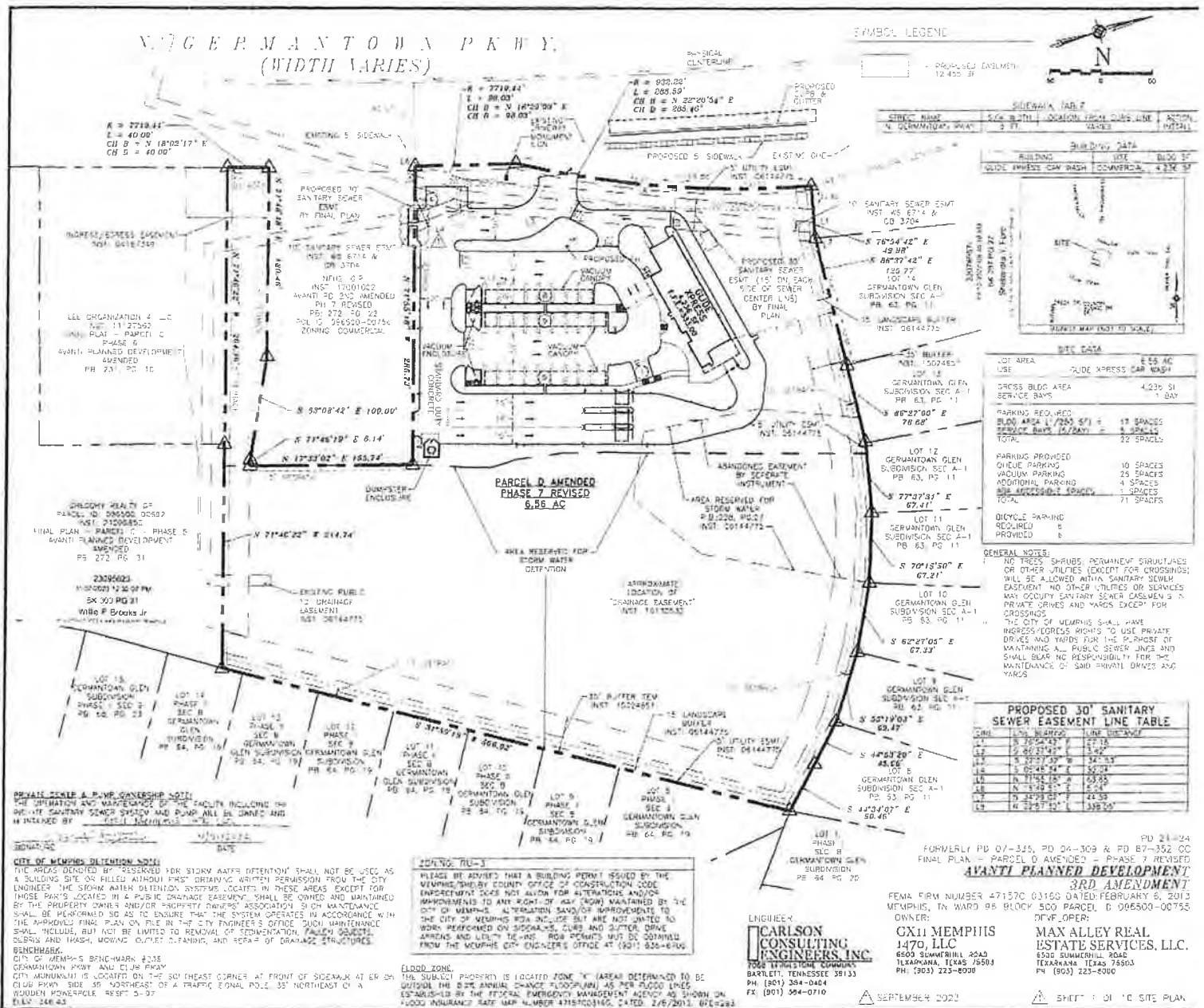
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G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.

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

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OUTLINE PLAN CONDITIONS

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- 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.

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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.

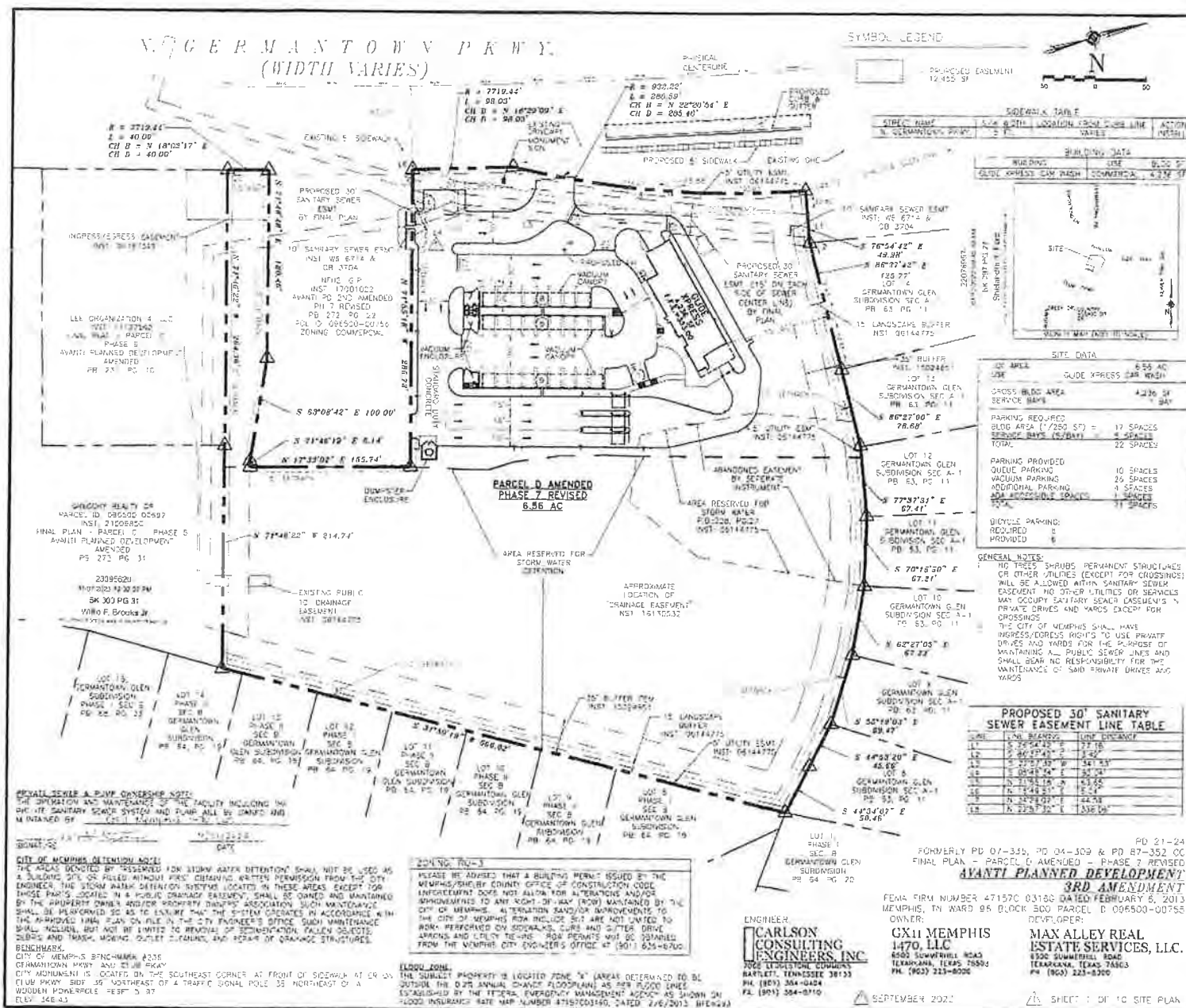
IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan, or the Outline Plan shall be deemed expired. The Land Use Control Board may grant extensions at the request of the applicant.

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

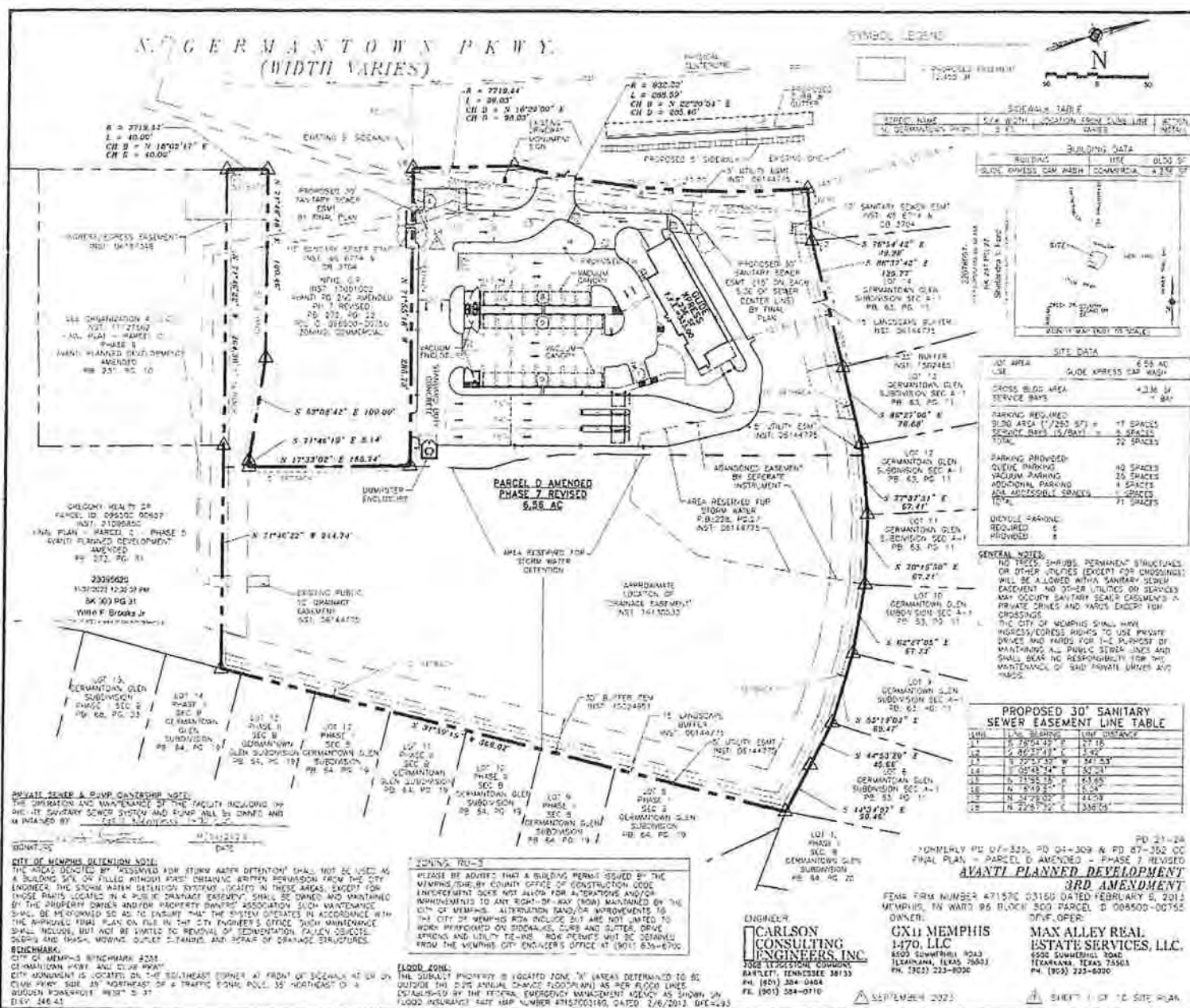
F. The location and ownership, whether public or private, of any easement.

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.

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- 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.

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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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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.

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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.

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

IV. Landscaping and Screening:

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

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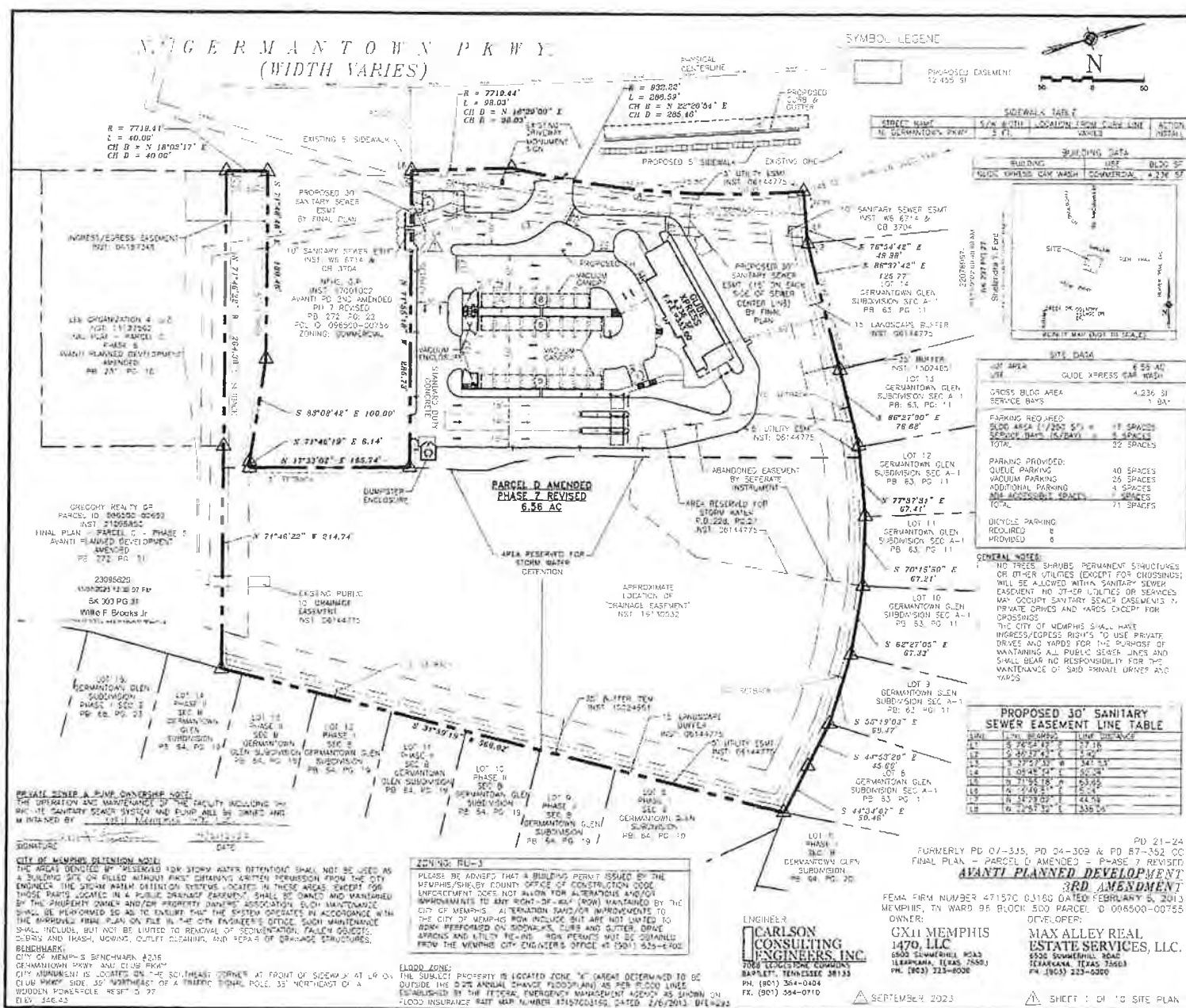
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CONCEPT PLAN



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.)

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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

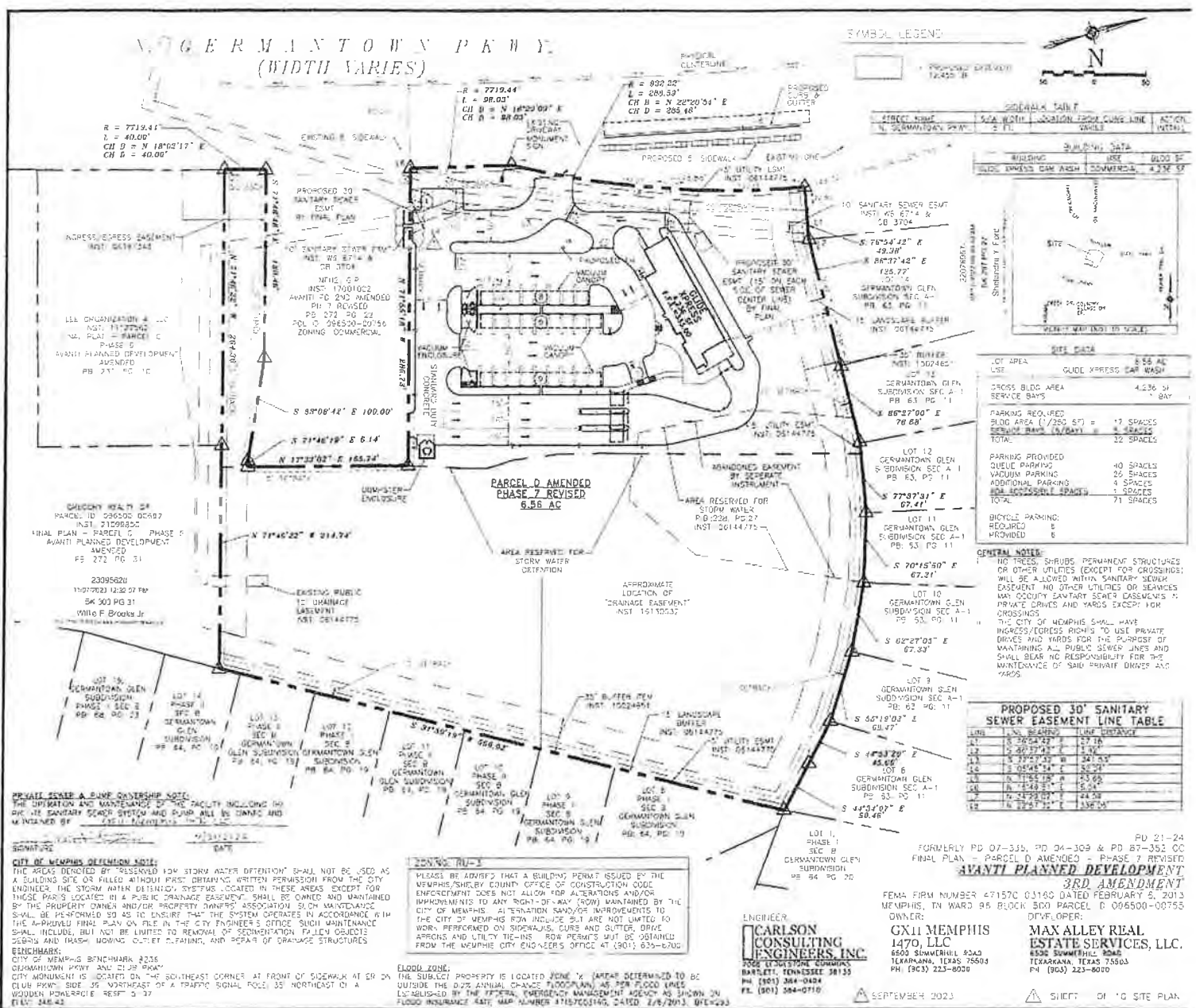
F. The location and ownership, whether public or private, of any easement.

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

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.

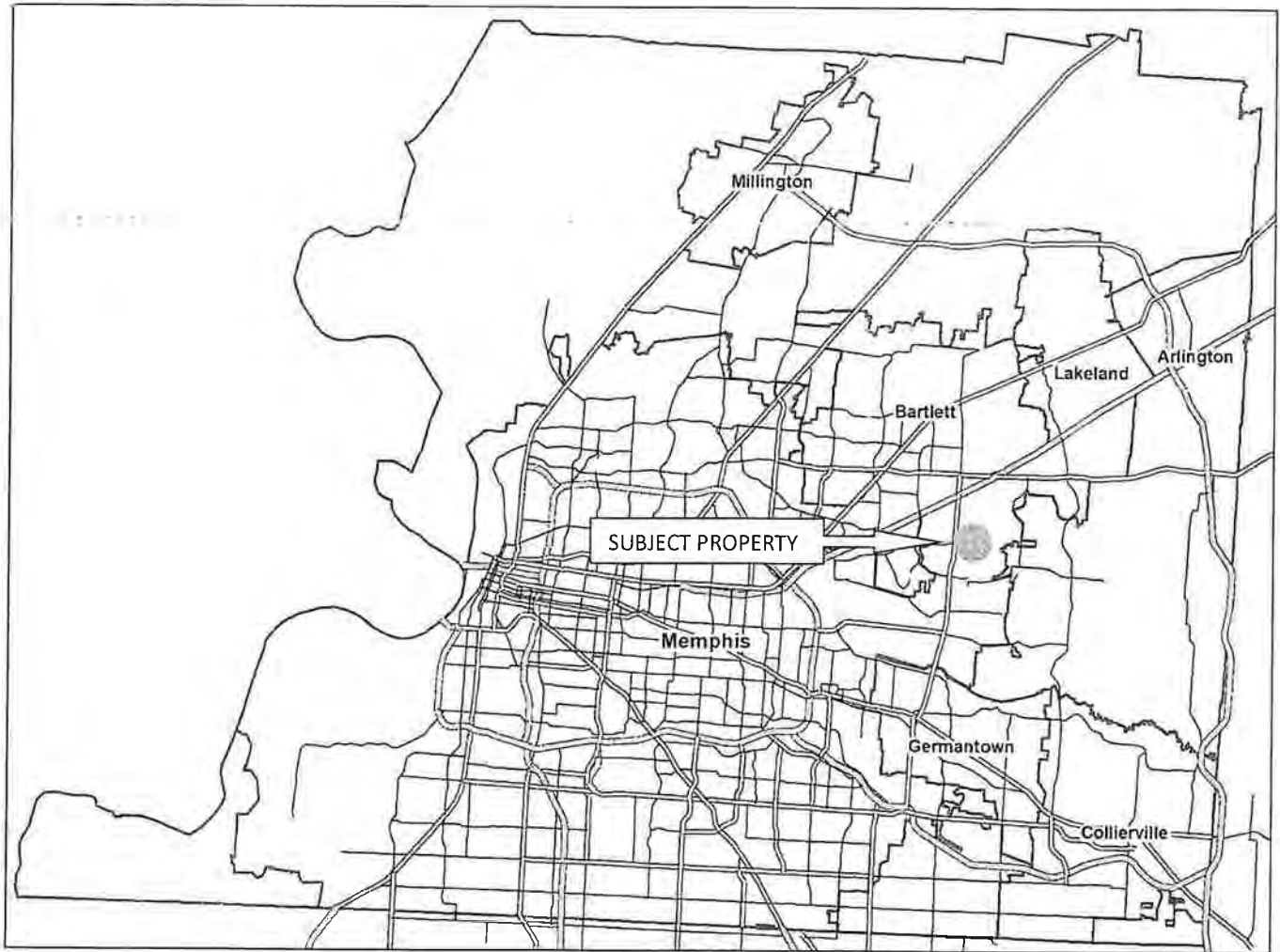
CONSISTENCY WITH MEMPHIS 3.0

A consistency analysis was not required for this proposal.

RECOMMENDATION

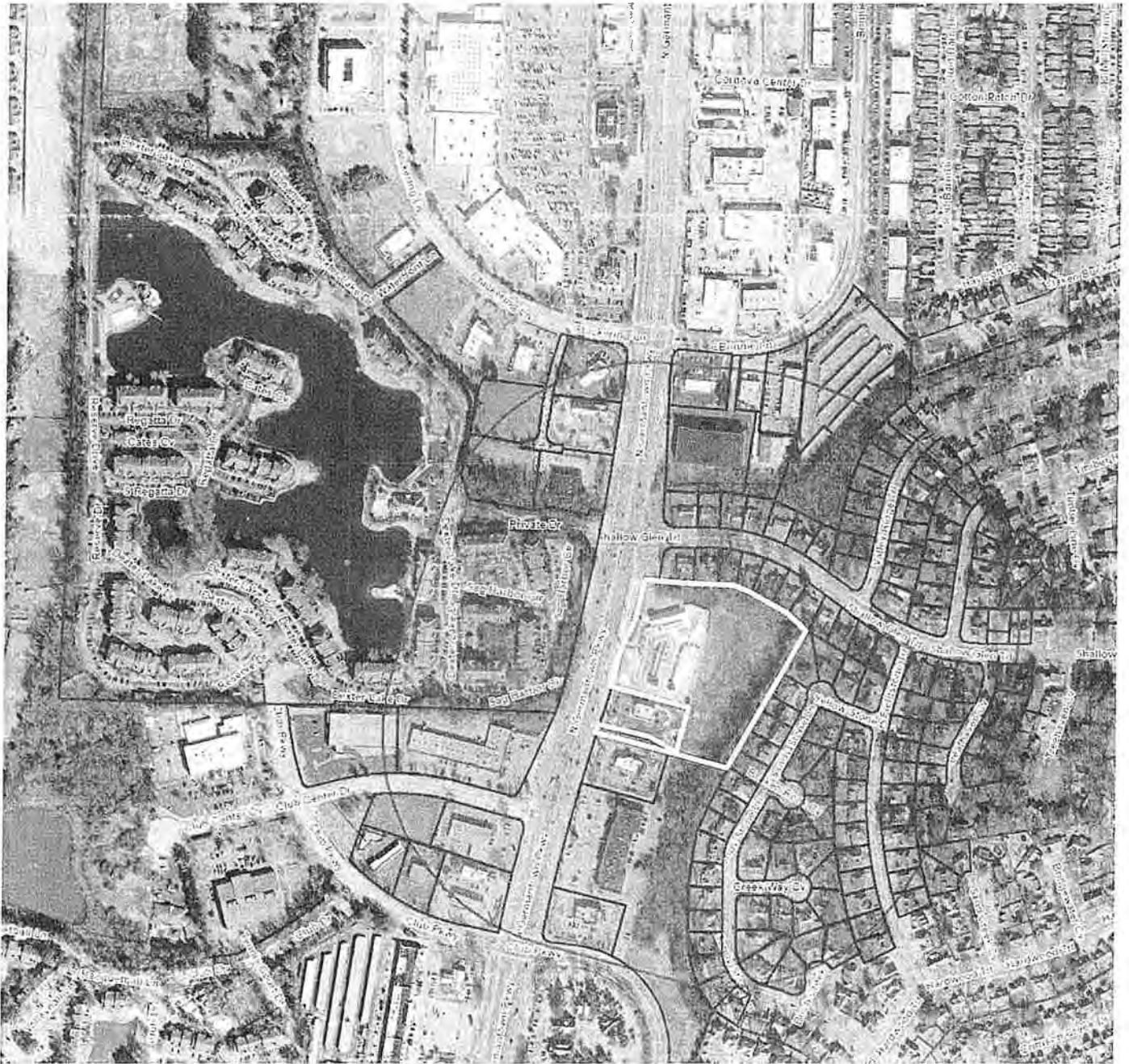
Approval with revisions to the outline plan conditions

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP

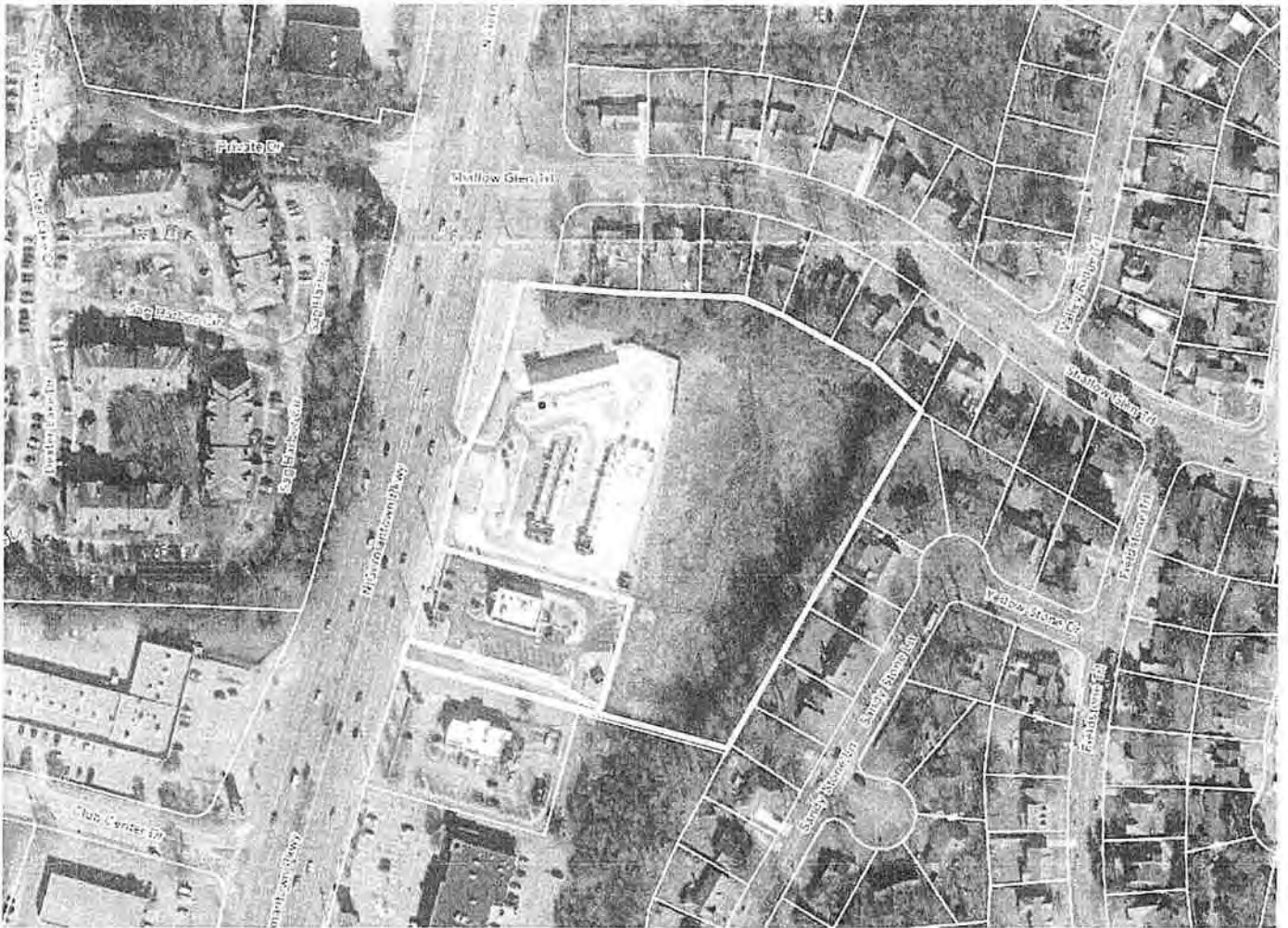


Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

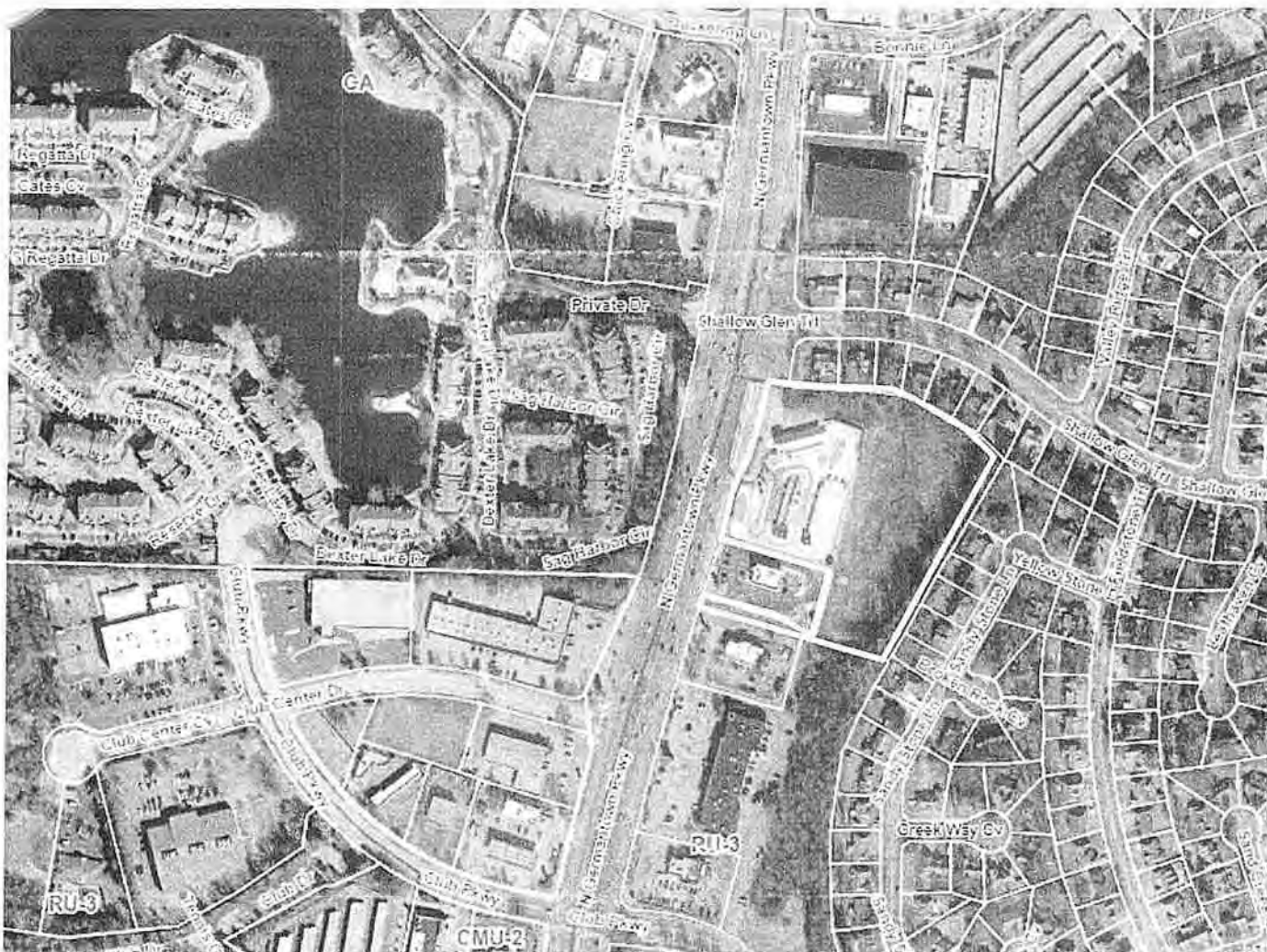
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed. A total of 148 notices were mailed on September 18, 2026, see page 27 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page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

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

This aerial map shows the Shallowford area, including the Shallowford Golf Course and surrounding residential and commercial developments. A legend in the bottom left corner identifies various land use types by different shades of gray and patterns:

- COMMON AREA LAND
- SINGLE-FAMILY
- MULTI-FAMILY
- INSTITUTIONAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- PARKING
- RECREATION/OPEN SPACE
- VACANT

The map includes numerous street names such as N Germantown Pkwy, Club Center Dr, and Shallow Glen Trl. A large, dark, irregularly shaped area in the center-right of the map is marked with a large white star, indicating a specific point of interest or a large common area.

6

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

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.

3urk Renney
JPD
#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 03 2021

Date

Valerie C. Spivey
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

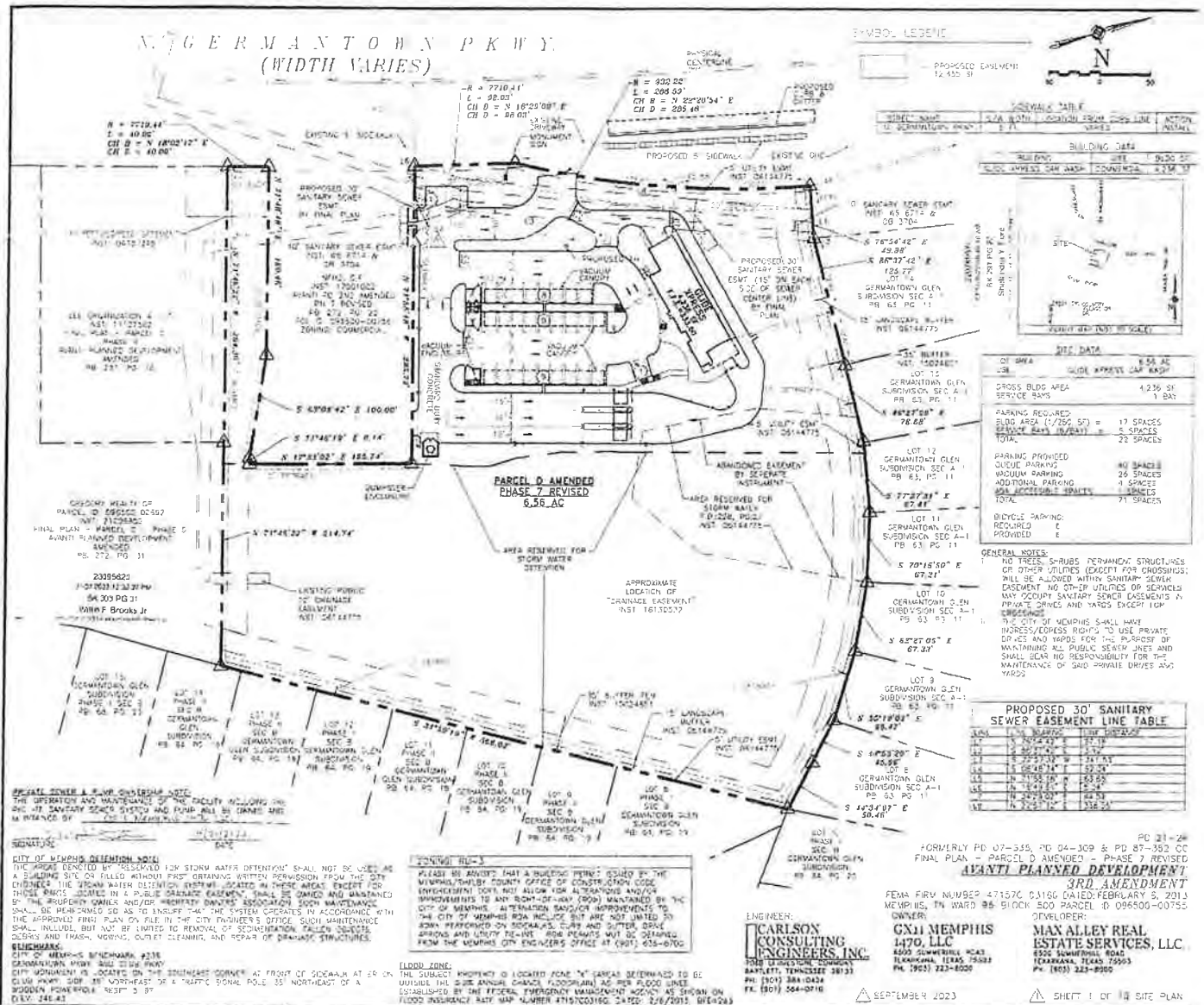
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- B. Parcel B: Signs shall be regulated in accordance with the requirements of the R-TH District
- C. Parcel C: Signs shall be regulated in accordance with the requirements of the C-P District
- D. All signs shall be set back a minimum of 15 feet from 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.

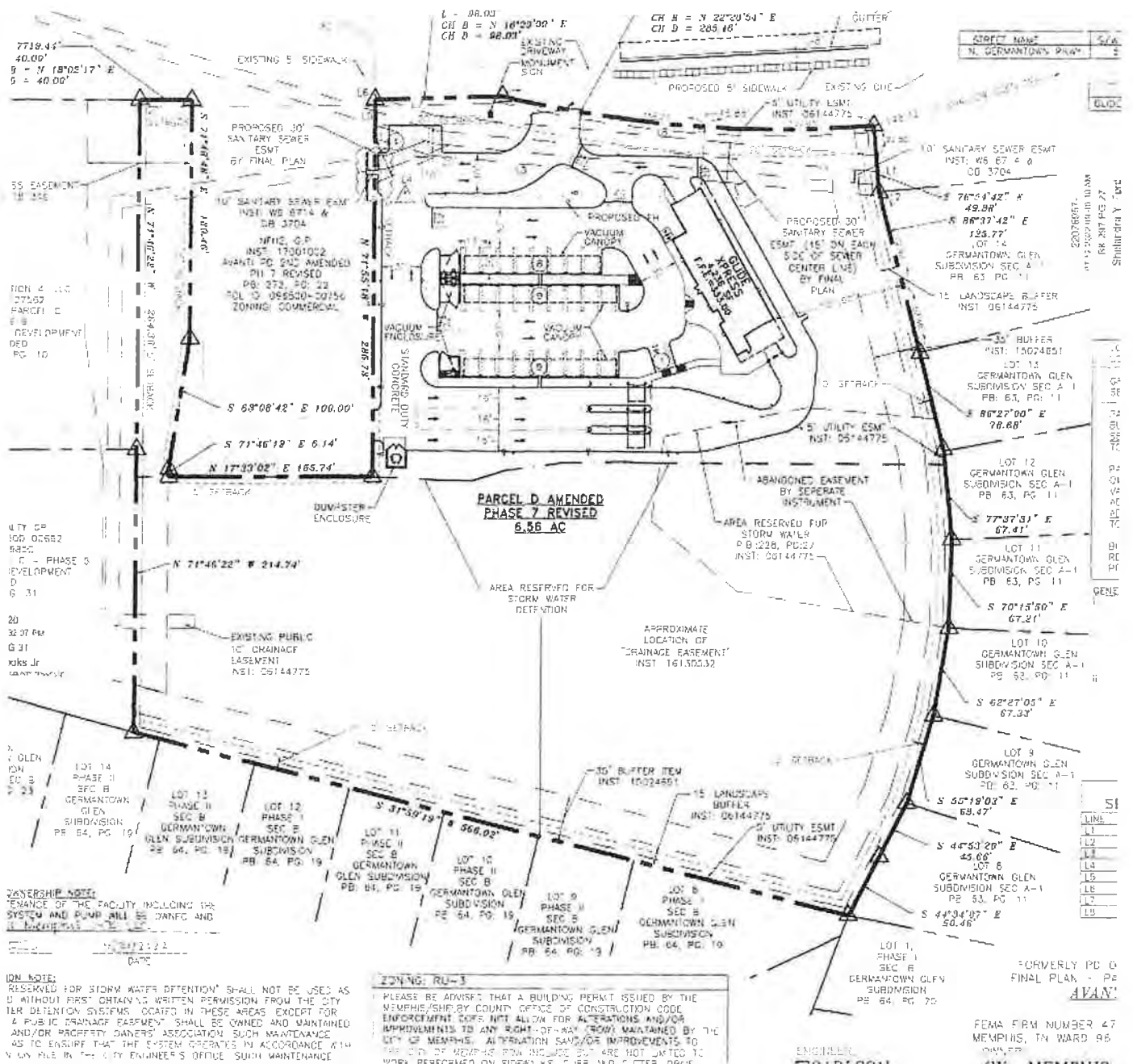
VI. Drainage:

- 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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 - 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





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

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

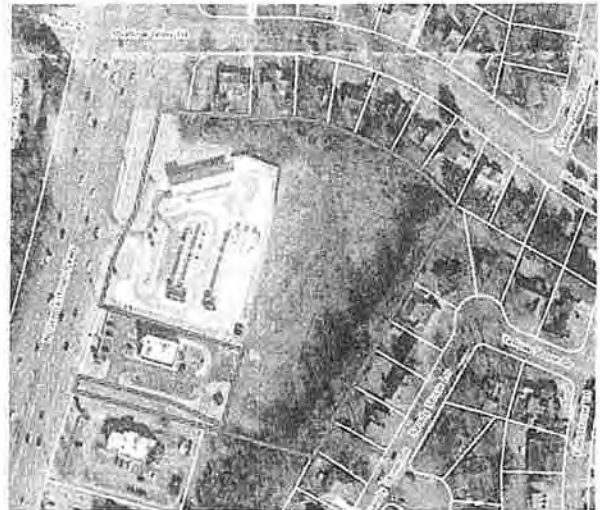
Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, Oct. 8, 2026

Staff Planner Contact:

Alexis Longstreet
✉ alexis.longstreet@memphistn.gov
☎ (901) 636-7120

MEMPHIS AND
SHELBY COUNTY DIVISION OF PLANNING
AND DEVELOPMENT

VICINITY MAP



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



148 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):

☒ 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 A. Reaves
Notary Public

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

PD 21-24

Number(s) related to previous applications on
this site

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

\$307.80

Method of Payment

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 state that I have read the definition of
(Print Name) (Sign Name)

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

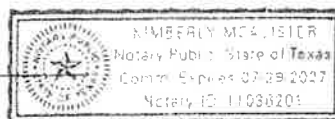
☒ I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate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

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

of the property located at 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.

Kj McAlister
Signature of Notary Public



7/29/2027
My Commission Expires

LETTER OF INTENT



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

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Y GX11 MEMPHIS 1470 LLC

Owner Address

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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

PD 21-24

Number(s) related to previous applications on
this site

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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Total Balance: \$0.00

Payment Information

Payment Amount

\$307.80

Method of Payment

Credit Card

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

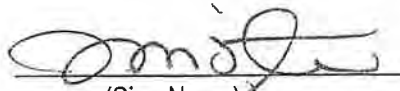
City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

Property Owner's Affidavit

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I, James M. Herrington,
manager of
GXII 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

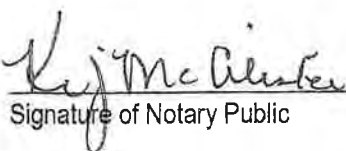
☐ I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

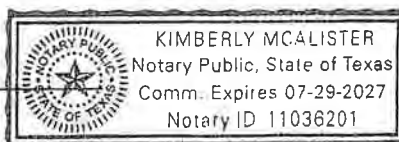
of the property located at 1470 Germantown Pkwy

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



7/29/2027
My Commission Expires



ENGINEERING • PLANNING

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.

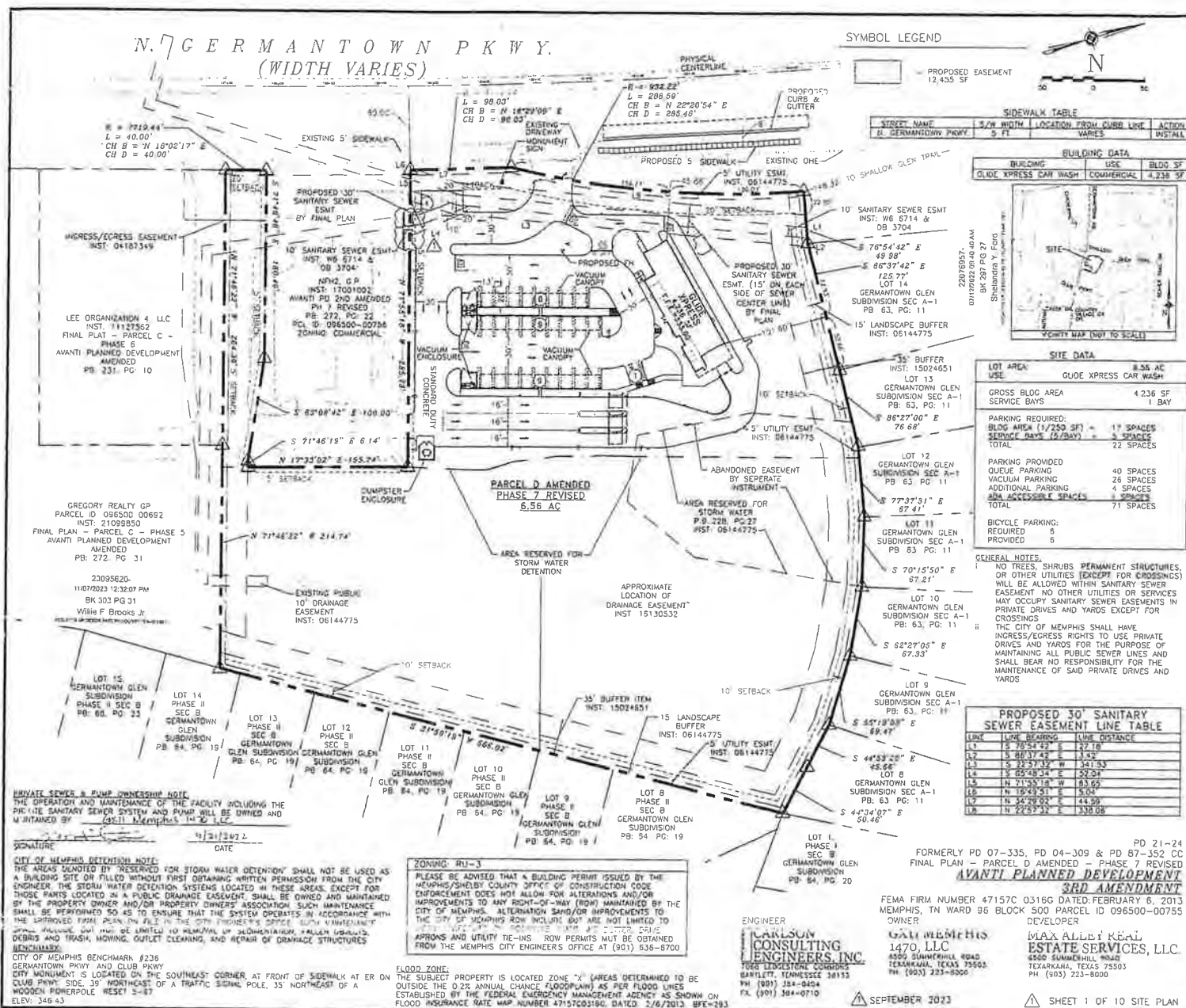


23095620

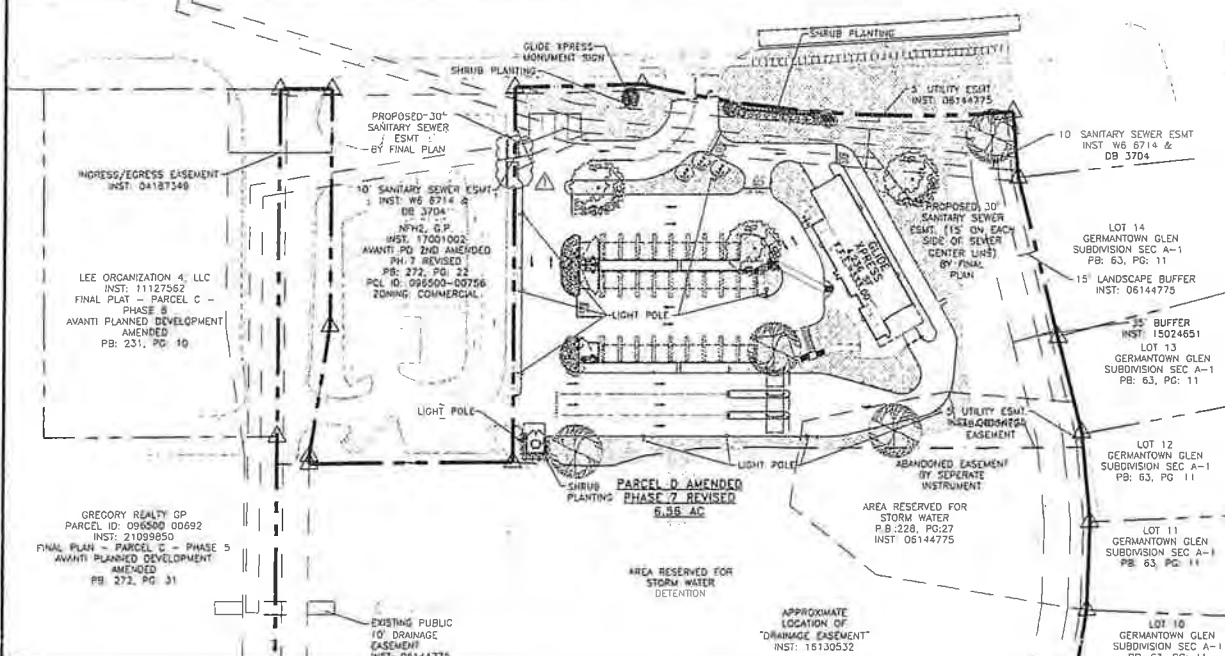
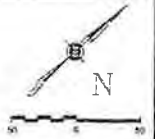
11/07/2023 - 12:32:07 PM

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



N. GERMANTOWN PKWY.
(WIDTH VARIES)



PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING
TREES:					
10		MYRTICA CERIFERA	SOUTHERN WAXMYRTLE	6' - 7' HT	AS SHOWN
8		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.
16		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID
16		WASHED DRAPED STONE MULCH 3/4" - 2" DIA	WASHED DRAPED STONE MULCH	4" DIA, 3/4" - 2" DIA	10" O.C.
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:

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

23095620-
11/07/2023 12:32:07 PM
BK 303 PG 31
WILLIE F. BROOKS JR.
REGISTER OF DEEDS - SHELBY COUNTY, TENNESSEE

22076957-
01/12/2022 09:40:40 AM
BK 297 PG 27
Shelandra Y Ford
REGISTER OF DEEDS - SHELBY COUNTY, TENNESSEE

ENGINEER
CARLSON CONSULTING ENGINEERS, INC.
1050 LINDSEY DRIVE
BARTLETT, TENNESSEE 38132
PH: (901) 384-0404
FX: (901) 384-0710

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 03168 DATED FEBRUARY 6, 2013
MEMPHIS, TN WARD 98 BLOCK 500 PARCEL ID 095000-00755
OWNER
GXI MEMPHIS 1470, LLC
4300 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH: (903) 223-0000
MAX ALLEY REAL ESTATE SERVICES, LLC
1500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH: (903) 223-9000

SEPTEMBER 2023

SHEET 2 OF 10 LANDSCAPE PLAN

THIS SHEET IS BEING
REPLACED BY SHEET 3B

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - ~~PARCEL 10~~ AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
MA FIRM NUMBER 4715C 03166 DATED FEBRUARY 6, 2013
PHIS, TN WARD 96 BLOCK 500 ~~PARCEL 10~~ 096500-00755

FEMA FIRM NUMBER 4715C 03166 DATED FEBRUARY 6, 2013
 MEMPHIS, TN WARD 95 BLOCK 500 PARCEL ID 096500-00755
 OWNER DEVELOPER
 GX11 MEMPHIS MAX ALLEN REAL
 1470, LLC ESTATE SERVICES, LLC.
 5500 SUMMERHILL ROAD 4500 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75503 TEXARKANA, TEXAS 75503
 PH (903) 223-8000 PH (903) 223-8000

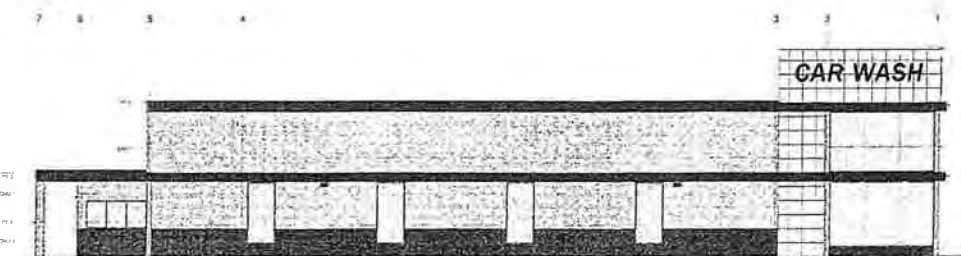
ENGINEER:
CARLSON
CONSULTING
ENGINEERS, INC.
708 LEESTONE COMMONS
BARTLETT, TENNESSEE 38123
PH. (601) 384-0404
FX. (601) 384-0710

SEPTEMBER 2023

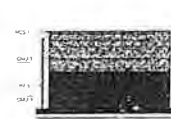
1 SHEET 3 OF 10 ELEVATIONS



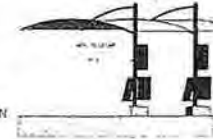
② SOUTH ELEVATION
NTS



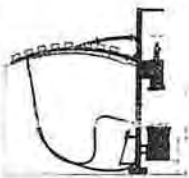
④ NORTH ELEVATION
NTS

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⑦ ~~DUMPSTER ENCLOSURE ELEVATION~~
NTS



⑨ VACUUM TRELLIS ELEVATION
NTS



⑩ VACUUM TRELLIS SUPPORT
NTS

PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AWENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 031662 DATE: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755
OWNER: DEVELOPER:
AVANTI REAL ESTATE SERVICES, LLC
1470, LLEIC
6500 SUMNERHILL ROAD
CARBONATE, TEXAS 75503
PH. (903) 323-8000
AVANTI REAL ESTATE SERVICES, LLC
6500 SUMNERHILL ROAD
CARBONATE, TEXAS 75503
PH. (903) 323-8000

SHEET 3B OF 10 ELEVATIONS

CAR WASH

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE

RETURNS/TRIM CAP

PTM 3M TRANS 1630-87
ROYAL BLUE

GENERAL SPECIFICATIONS:

Materials:
LED channel letters
Return Depth: 5"

Faces:

Channel letters to be faced 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 SOF

NTS



VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE
3M TRANS BRILLIANT GREEN
3630-106
WHITE INLINE

RETURNS/TRIM CAP

PTM 3M TRANS 1630-87
ROYAL BLUE

GENERAL SPECIFICATIONS:

Materials:
LED channel letters
Return Depth: 5"

Faces:

Channel letters to be faced 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
97 CFI

NTS



ILLUMINATED SIGNMENT
DOUBLE SIDED

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
3M TRANS BRILLIANT GREEN
3630-106

RETURNS

PTM 3M TRANS 1630-87
ROYAL BLUE

TRIM CAP

PTM 3M TRANS 1630-87
ROYAL BLUE

NTS

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

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
Shalandra Y Ford
REGISTER OF DEEDS SHELBY COUNTY, TENNESSEE

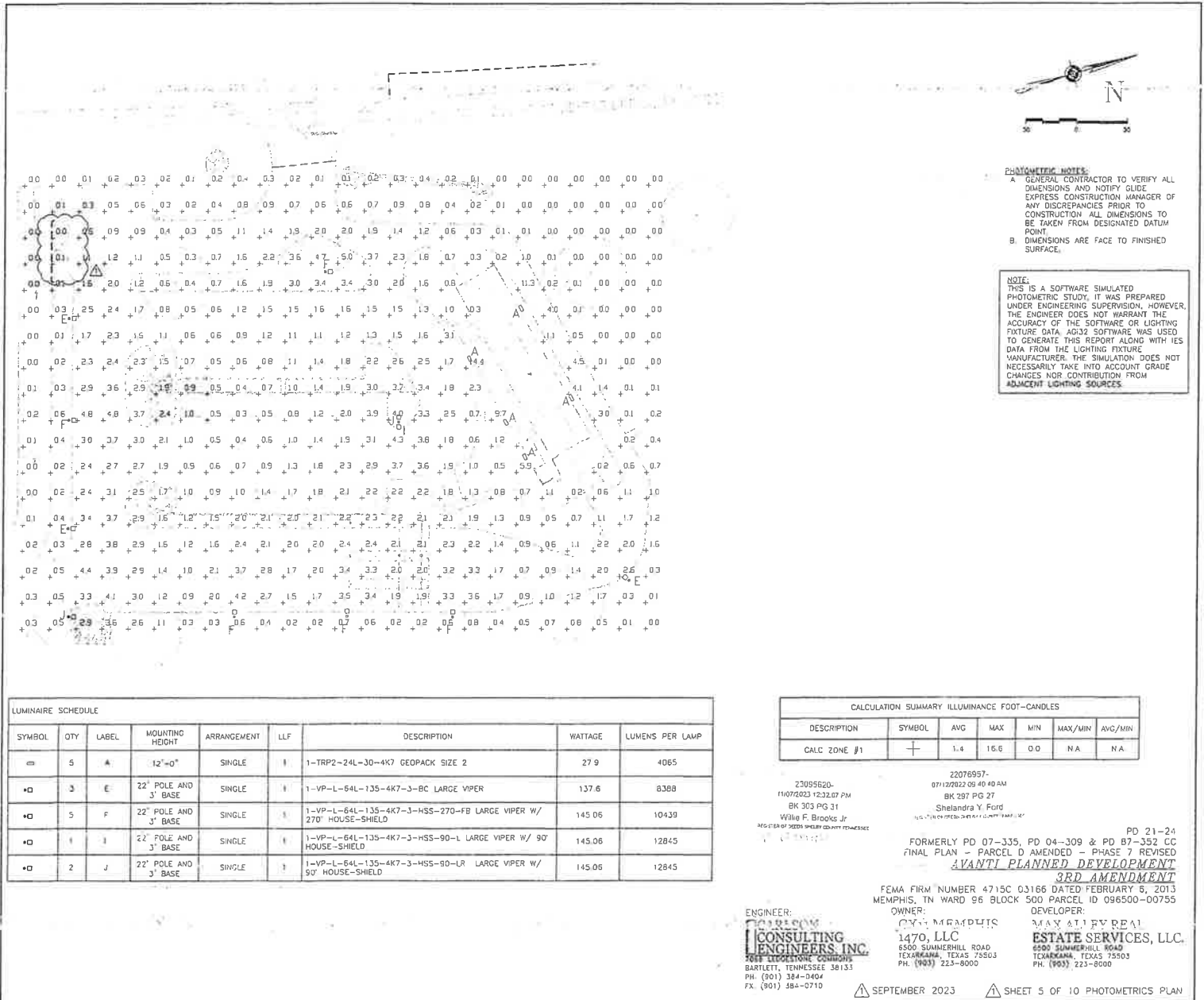
PD 21-24
FORMERLY PD 07-335, PD 04-309 & PD 87-352 CC
FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
AVANTI PLANNED DEVELOPMENT
3RD AMENDMENT
FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755
OWNER:
DEVELOPER

GAIL MEMPHIS
1470, LLC
8300 SUMMERHILL ROAD
MEMPHIS, TENNESSEE 38122
PH (901) 223-6000

WILLIE FORD REAL
ESTATE SERVICES, LLC
6500 SUMMERHILL ROAD
MEMPHIS, TENNESSEE 38122
PH (901) 223-6000

SEPTEMBER 2023

SHEET 4 OF 10 SIGNAGE



PHOTOMETRIC NOTES:
 A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY GUIDE 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. AG32 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
☐	5	A	12'-0"	SINGLE	1	1-TRP2-24L-30-4K7 GEOPACK SIZE 2
•	3	E	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-BC LARGE VIPER
•	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
•	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
•	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

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

22076597-
 07/12/2022 09:40:40 AM
 BK 303 PG 31
 Sheldandra Y. Ford
 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 03166 DATED FEBRUARY 5, 2013
 MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER:
CONSULTING ENGINEERS, INC.
 3018 LITTLESTONE COMMONS
 BARTLETT, TENNESSEE 38133
 PH: (901) 384-0404
 FX: (901) 384-0710

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

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

SEPTEMBER 2023 SHEET 5 OF 10 PHOTOMETRICS PLAN

42

Year	Age	Sex	Height (cm)	Weight (kg)	Body Mass Index (kg/m ²)	Waist Circumference (cm)	Hip Circumference (cm)	Waist-Hip Ratio	Trunk Fat (%)	Visceral Fat (cm)	Subcutaneous Fat (cm)	Visceral Fat Index (cm ³ /m ²)	Subcutaneous Fat Index (cm ³ /m ²)
1992	20	M	170	65	22.0	85	95	0.89	15	10	5	1.5	0.5
1993	21	M	172	68	22.5	88	98	0.90	16	11	6	1.6	0.6
1994	22	M	175	72	23.0	90	100	0.90	17	12	7	1.7	0.7
1995	23	M	178	75	23.5	92	102	0.90	18	13	8	1.8	0.8
1996	24	M	180	78	24.0	95	105	0.90	19	14	9	1.9	0.9
1997	25	M	182	80	24.5	98	108	0.90	20	15	10	2.0	1.0
1998	26	M	185	85	25.0	100	110	0.91	21	16	11	2.1	1.1
1999	27	M	188	90	25.5	105	115	0.91	22	17	12	2.2	1.2
2000	28	M	190	95	26.0	110	120	0.92	23	18	13	2.3	1.3
2001	29	M	192	100	26.5	115	125	0.92	24	19	14	2.4	1.4
2002	30	M	195	105	27.0	120	130	0.92	25	20	15	2.5	1.5
2003	31	M	198	110	27.5	125	135	0.93	26	21	16	2.6	1.6
2004	32	M	200	115	28.0	130	140	0.93	27	22	17	2.7	1.7
2005	33	M	202	120	28.5	135	145	0.93	28	23	18	2.8	1.8
2006	34	M	205	125	29.0	140	150	0.93	29	24	19	2.9	1.9
2007	35	M	208	130	29.5	145	155	0.93	30	25	20	3.0	2.0
2008	36	M	210	135	30.0	150	160	0.94	31	26	21	3.1	2.1
2009	37	M	212	140	30.5	155	165	0.94	32	27	22	3.2	2.2
2010	38	M	215	145	31.0	160	170	0.94	33	28	23	3.3	2.3
2011	39	M	218	150	31.5	165	175	0.94	34	29	24	3.4	2.4
2012	40	M	220	155	32.0	170	180	0.94	35	30	25	3.5	2.5
2013	41	M	222	160	32.5	175	185	0.94	36	31	26	3.6	2.6
2014	42	M	225	165	33.0	180	190	0.95	37	32	27	3.7	2.7
2015	43	M	228	170	33.5	185	195	0.95	38	33	28	3.8	2.8
2016	44	M	230	175	34.0	190	200	0.95	39	34	29	3.9	2.9
2017	45	M	232	180	34.5	195	205	0.95	40	35	30	4.0	3.0
2018	46	M	235	185	35.0	200	210	0.95	41	36	31	4.1	3.1
2019	47	M	238	190	35.5	205	215	0.95	42	37	32	4.2	3.2
2020	48	M	240	195	36.0	210	220	0.95	43	38	33	4.3	3.3
2021	49	M	242	200	36.5	215	225	0.95	44	39	34	4.4	3.4
2022	50	M	245	205									



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ADDITIONAL INFORMATION

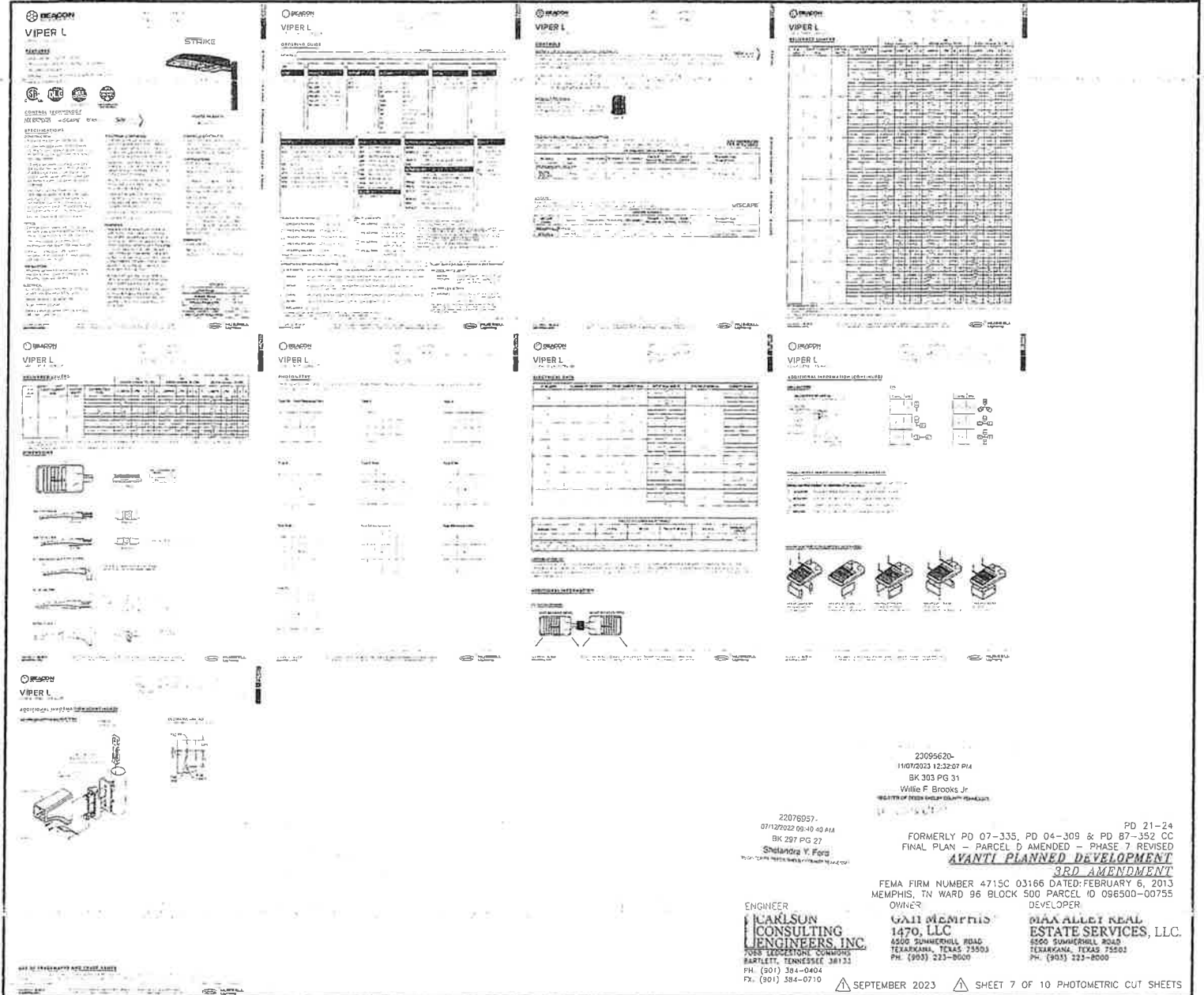


(a) 100% solvent evaporation

(b) 50% solvent evaporation

22076957
01/12/2022 09:40:40 AM
BK 257 PG 27
Shelanda Y. Ford
SHERIFF OF LOS ANGELES COUNTY TRANSFER

DEVELOPER
1100 ALLEY ROAD
ESTATE SERVICES, LLC
8300 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH (903) 223-8000



PD 21-24 (FORMERLY PD 07-335, PD 04-305 & 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 SERVICE
 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 OPB, 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 MAXIMUM FLOOR AREA OF 25 F A R SHALL BE PERMITTED ON THE SITE EXCLUDING DEDICATED RIGHTS-OF-WAY.
- 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
- 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
- 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 WITH 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 EQUIVALENT LANDSCAPING OF THE OFFICE PARCEL TO THE SOUTH IF ALLOWED BY UTILITIES SUBJECT TO THE OFFICE OF PLANNING AND DEVELOPMENT.
- B THE SHADINGS OF THE PROPERTY SHALL BE LAID OUT 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 EQUIPMENT 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
- E. RIGHT-OF-WAY
- F. PORTABLE SIGNS ARE PROHIBITED
- G. 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 122.61(b)(1)(4) 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-HATA OF THE REQUIRED DRAINAGE 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, FENCE 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 CONCERNING 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 PLAN 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

23095020-
 11/07/2023 12:32:07 PM
 BK 303 PG 31
 Willie F Brooks Jr

23095020-
 11/07/2023 12:32:07 PM
 BK 303 PG 31
 Willie F Brooks Jr

22078957-
 07/12/2022 09:40:40 AM
 BK 297 PG 27
 Sheldana Y. Ford

PD 21-24
 FORMERLY PD 07-335, PD 04-305 & PD 87-352 CC
 FINAL PLAN - PARCEL D AMENDED - PHASE 7 REVISED
 AVANTI PLANNED DEVELOPMENT
 3RD AMENDMENT
 FEMA FIRM NUMBER 4715C 03166 DATED FEBRUARY 5, 2013
 MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 085500-00755

CARLSON
 CONSULTING
 ENGINEERS, INC.
 1000 SUMMERHILL ROAD
 BARTLETT, TENNESSEE 38133
 PH (901) 384-0404
 FX (901) 384-0710

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

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

OWNER'S CERTIFICATE

I, THE SHELBY COUNTY REGISTER OF DEEDS, 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, FULLY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE

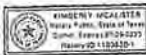
SIGNATURE
John M. Harrison, Manager
 PRINT

NOTARY
 STATE OF Tennessee
 COUNTY OF Shelby

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT Memphis, TN, COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JAMES H. HARRISON, 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 NOTARIAL SEAL AT MY OFFICE IN Memphis, TN THIS DAY 21st OF August, 2022

NOTARY PUBLIC John M. Harrison
 MY COMMISSION EXPIRES 07/27/2023



MORTGAGEE'S CERTIFICATE

I, THE SHELBY COUNTY REGISTER OF DEEDS, THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY THE SHELBY COUNTY REGISTER OF DEEDS AS OWNER OF THE PROPERTY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN Memphis, TN THIS DAY 21st OF August, 2022

NOTARY
 STATE OF Tennessee
 COUNTY OF Shelby

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT Memphis, TN, COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED John M. Harrison, 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 NOTARIAL SEAL AT MY OFFICE IN Memphis, TN THIS DAY 21st OF August, 2022

NOTARY PUBLIC John M. Harrison
 MY COMMISSION EXPIRES 07/27/2023



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 PLANNED DEVELOPMENT, LLC

SIGNATURE John M. Harrison DATE 8/21/2022

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 Brian L. Buchheit

TENNESSEE CERTIFICATE NO. 21978



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 TO 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 8/19/2022

TENNESSEE LICENSE 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 07-352 CC) APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON AUGUST 3, 2021

BY John M. Harrison DATE 8/21/22

LUDS: John M. Harrison DATE 8/21/22

CITY ENGINEER John M. Harrison DATE 8-21-22

23095620-
 11/07/2022 12:32 07 PM
 BK 303 PG 31
 Willie F. Brooks Jr.
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

22078557-
 07/12/2022 09:40 40 AM
 BK 297 PG 27
 Sheldandra 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 95 BLOCK 500 PARCEL ID 096500-00755
 OWNER: **AVANTI PLANNED DEVELOPMENT, LLC**
 DEVELOPER: **AVANTI PLANNED DEVELOPMENT, LLC**
 1470, LLC
 8609 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75503
 PH. (803) 223-8000

ENGINEER
AVANTI PLANNED DEVELOPMENT, LLC
 1470, LLC
 8609 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75503
 PH. (901) 384-0404
 PH. (901) 384-0710

SEPTEMBER 2023

SHEET 9 OF 10 CERTIFICATIONS

OWNER'S CERTIFICATE

I/WE WILLIE BROOKS JR & TRUST 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 ENCLUMBERED, BY ANY TAXES, HOUSING, OR OTHER REQUIREMENTS AND PAYABLE.

Willie Brooks Jr
SIGNATURE
CURTIS R. QUINN, 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 Willie Brooks 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 NOTARIAL SEAL AT MY OFFICE IN Texas THIS DAY 21st OF SEP 2023.

NOTARY PUBLIC Willie Brooks Jr
MY COMMISSION EXPIRES 7/25/2027



MORTGAGEE'S CERTIFICATE

I/WE Willie Brooks Jr & Trust THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY Willie Brooks Jr OWNER OF THE PROPERTY.

Willie Brooks Jr & Trust
INSTITUTION

Willie Brooks Jr
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 Willie Brooks Jr 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 NOTARIAL SEAL AT MY OFFICE IN Texas THIS DAY 18th OF SEP 2023.

NOTARY PUBLIC Willie Brooks Jr
MY COMMISSION EXPIRES 7/25/2027



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 Willie Brooks Jr & Trust

Willie Brooks Jr
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 ALLOTMENT 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: Brady L. Buchheit

TENNESSEE CERTIFICATE NO. 22878



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: Brady 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 07/06/2021, 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: Brady L. Buchheit DATE 11/6/23

LUIS A/W DATE 11/6/23

LOU ENGINEER DATE

23095620-
11/07/2023 12:28:07 PM
BK 303 PG 31
Willie F Brooks Jr
SHELBY COUNTY REGISTER OF DEEDS

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 8, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
BRADY L. BUCHHEIT
CONSULTING
ENGINEERS, INC.
1470, LLC
8506 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 321-8000
FX. (903) 321-8000

OWNER
WILLIE BROOKS JR & TRUST
1470, LLC
8506 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 321-8000

DEVELOPER
MAX ALLEN REAL ESTATE SERVICES, LLC
8506 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 321-8000

SEPTEMBER 2023

SHEET 10 OF 10 CERTIFICATIONS



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

11/07/2023 - 12:32:07 PM

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

N. GERMANTOWN PKWY. (WIDTH VARIES)

SYMBOL LEGEND

PROPOSED EASEMENT
12,455 SF



SIDEWALK TABLE			
STREET NAME	S/W WIDTH	LOCATION FROM CURB LINE	ACTION
N. GERMANTOWN PKWY.	5 FT	VARIES	INSTALL

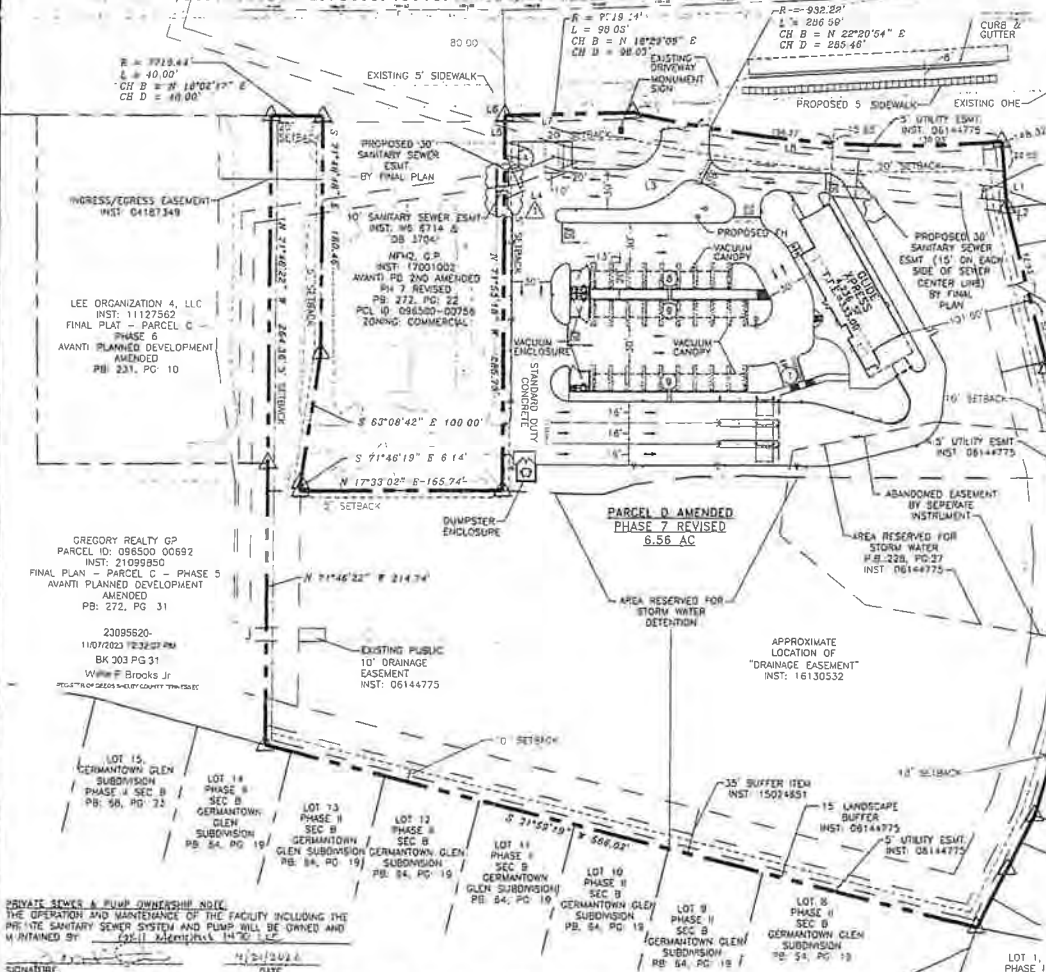
BUILDING DATA			
BUILDING	USE	BLDG SF	
CLUDE XPRESS CAR WASH	COMMERCIAL	4,236 SF	



SITE DATA	
LOT AREA:	8.56 AC
USE:	CLUDE XPRESS CAR WASH
GROSS BLDG AREA:	4,236 SF
SERVICE BAYS:	1 BAY
PARKING REQUIRED:	13 SPACES
BLDG AREA (1/250 SF) =	3 SPACES
SERVICE BAYS (12/250 SF) =	22 SPACES
TOTAL:	25 SPACES
PARKING PROVIDED:	40 SPACES
QUEUE PARKING:	26 SPACES
VACUUM PARKING:	4 SPACES
ADJ. ACCESSIBLE SPACES:	1 SPACES
TOTAL:	71 SPACES
BICYCLE PARKING:	6 PROVIDED

GENERAL NOTES:
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.
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 66°31'42" E	1.42'	
L3	S 22°51'52" W	341.53'	
L4	S 05°48'34" E	52.04'	
L5	N 71°55'18" W	63.65'	
L6	N 16°49'15" E	5.54'	
L7	N 34°29'02" E	44.29'	
L8	N 22°57'32" E	133.06'	



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 THE ADJACENT LOT 15.

CITY OF MEMPHIS DETENTION NOTE:
THE AREAS DESIGNATED 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 SCUM, DEBRIS, AND OTHER SOLIDS, DEBRIS AND TRASH, MOVING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

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. ALTERATION SAND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO: APPROPRIATE UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEERS' OFFICE AT (901) 536-6700.

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=29.3

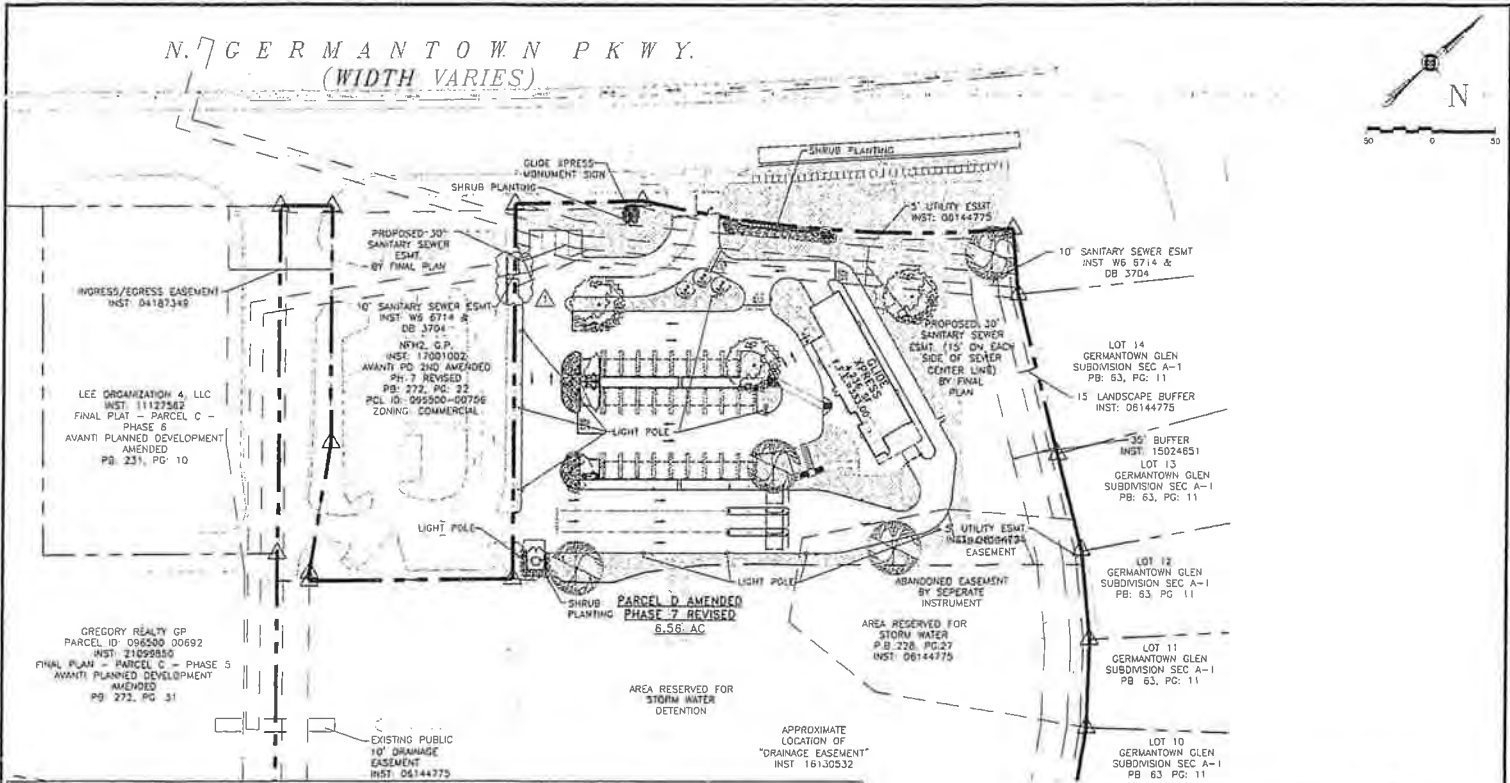
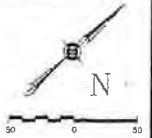
ENGINEER
CARLSON
CONSULTING
ENGINEERS, INC.
7001 GLENNVIEW AVENUE
BARTLETT, TENNESSEE 38133
PH: (901) 584-8454
FX: (901) 364-0710

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 95 BLOCK 500 PARCEL ID 096500-00755
OWNER
GAIL MEMPHIS
1470, LLC
8800 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH: (903) 223-0900

MAX ALLEN REAL
ESTATE SERVICES, LLC
8800 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH: (903) 223-8000

SEPTEMBER 2023

SHEET 1 OF 10 SITE PLAN



QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING
TREES:					
10		MYRTA 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 CHIMENSIS 'ROSE CREEK'	'ROSE CREEK' ABELIA	#3 (GAL) / 15" - 16" SPD	30" O.C.
29		ILEX CORNUTA 'NANA'	DWARF BURFORD HOLLY	#9 (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 'RYNIE'	'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 FILL		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOO	SLAB / ROLL	SOLD
		WASHED GRAPE 'GRACE WINDY 1/2" - 2" O.C. (15)	GRACE WINDY (15)	5" WASH ASPEN ASPEN BETH...	50# 88#
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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Willie F. Brooks Jr
REGISTRAR OF DEEDS SHREVEPORT LOUISIANA

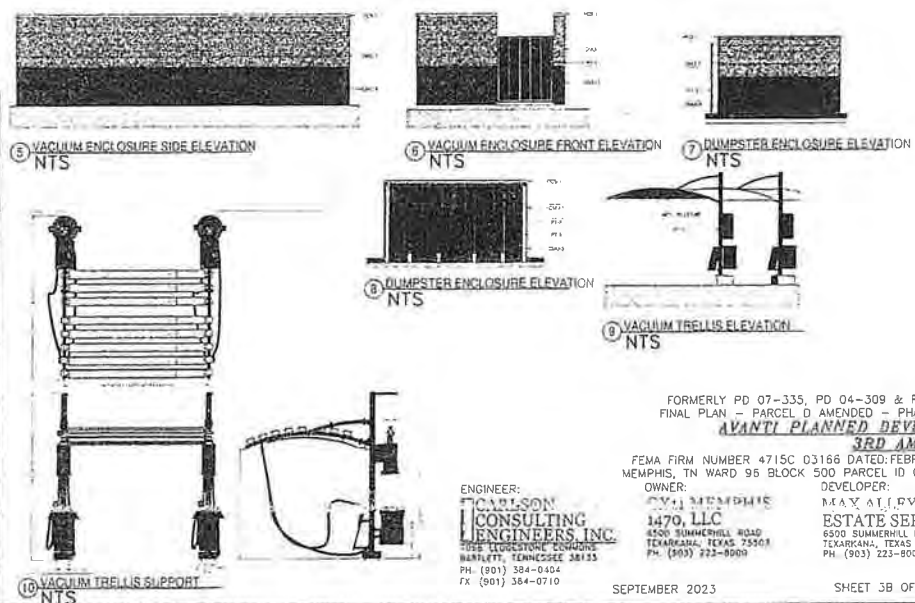
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Snelandia Y. Ford

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

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

OWNER	DEVELOPER
GX11 MEMPHIS 1470, LLC	MAX ALLEY REAL ESTATE SERVICES, LLC
6500 SUMMERHILL ROAD TEXARKANA, TEXAS 75503 PH. (903) 223-8000	6500 SUMMERHILL ROAD TEXARKANA, TEXAS 75503 PH. (903) 223-8000

1 SEPTEMBER 2023 1 SHEET 2 OF 10 LANDSCAPE PLAN



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
 DEVELOPER
 FEMA FIRM NUMBER 4715C 03166 DATED: FEBRUARY 6, 2013
 MEMPHIS, TN WARD 95 BLOCK 1500
 PARCEL ID 096500-00755
 OWNER:
 1770, LLC
 5500 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75501
 PH. (409) 222-0900
 MAY 21, 2014
 ESTATE SERVICES, LLC
 6500 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75503
 PH. (903) 223-8000

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



VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
WHITE INLINE
3M TRANS BRILLIANT GREEN
3630-100
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 SIGN
DOUBLE SIDED

VINYL SPECIFICATIONS

3M TRANS 3630-87
ROYAL BLUE
3M TRANS BRILLIANT GREEN
3630-100

RETURNS

PTM 3M TRANS 3630-87
ROYAL BLUE

TRIM CAP

PTM 3M TRANS 3630-87
ROYAL BLUE

NTS

ENGINEER:
**CARLSON
CONSULTING
ENGINEERS, INC.**
2024 LODGESTONE SQUARE
BARTLETT, TENNESSEE 38131
PH. (901) 384-0404
FX. (901) 384-0710

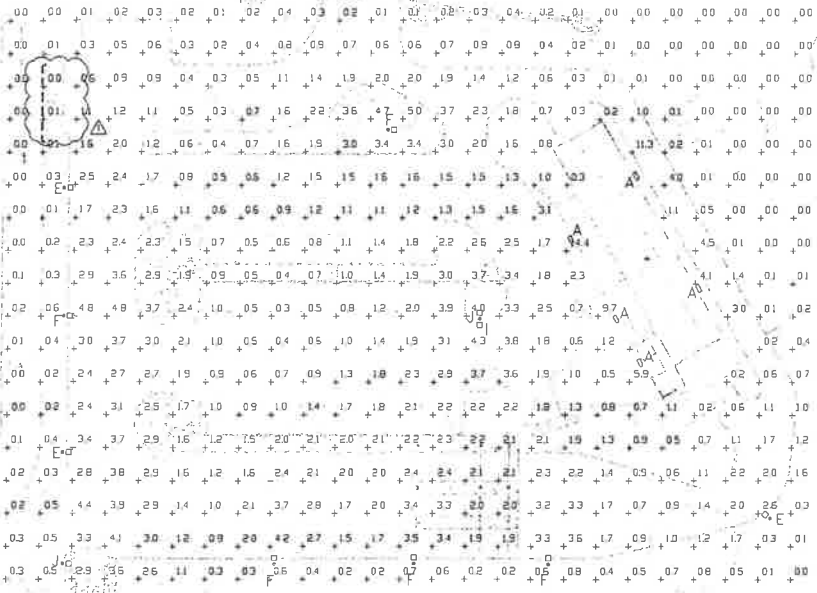
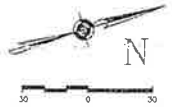
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BK 303 PG 31
Willie F Brooks Jr
REGISTERED PROFESSIONAL ENGINEER
MEMBER OF SHIPLEY COUNTY BOARD OF ENGINEERS

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BK 297 PG 27
Shelandra Y. Ford
REGISTERED PROFESSIONAL ENGINEER
MEMBER OF SHIPLEY COUNTY BOARD OF ENGINEERS

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
OWNER:
GAIL MEMPHIS
1470, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000
DEVELOPER:
MAX ALBERT REAL
ESTATE SERVICES, LLC
6500 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-8000

SEPTEMBER 2023

SHEET 4 OF 10 SIGNAGE



PHOTOMETRIC NOTES:
 A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY CLUE 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.

NOTES:
 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. AG32 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	LUMENS PER LAMP
☐	5	A	12'-0"	SINGLE	1	1-TRP2-24L-30-4K7 GEOPACK SIZE 2	4065
•	3	E	22' POLE AND 3' BASE	SINGLE	1	1-VP-L-64L-135-4K7-3-BC LARGE VIPER	8368
•	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	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	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	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.
 115 FIVE OF SEVEN SHENLEY COUNTY TENNESSEE

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 07/19/2022 09:40:40 AM
 BK 291 PG 27
 Sheldana Y. Ford
 U.S. DISTRICT COURT 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 03166 DATED: FEBRUARY 6, 2013
 MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
TRADITION CONSULTING ENGINEERS, INC.
 7028 LINDSEY DRIVE
 BARTLETT, TENNESSEE 38133
 PH. (901) 384-0404
 FX. (901) 384-0710

OWNER
1470, LLC
 8550 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75503
 PH. (903) 223-8000

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

SEPTEMBER 2023 SHEET 5 OF 10 PHOTOMETRICS PLAN

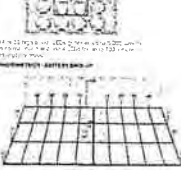
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ACCESSORY HARDWARE (OPTIONAL):

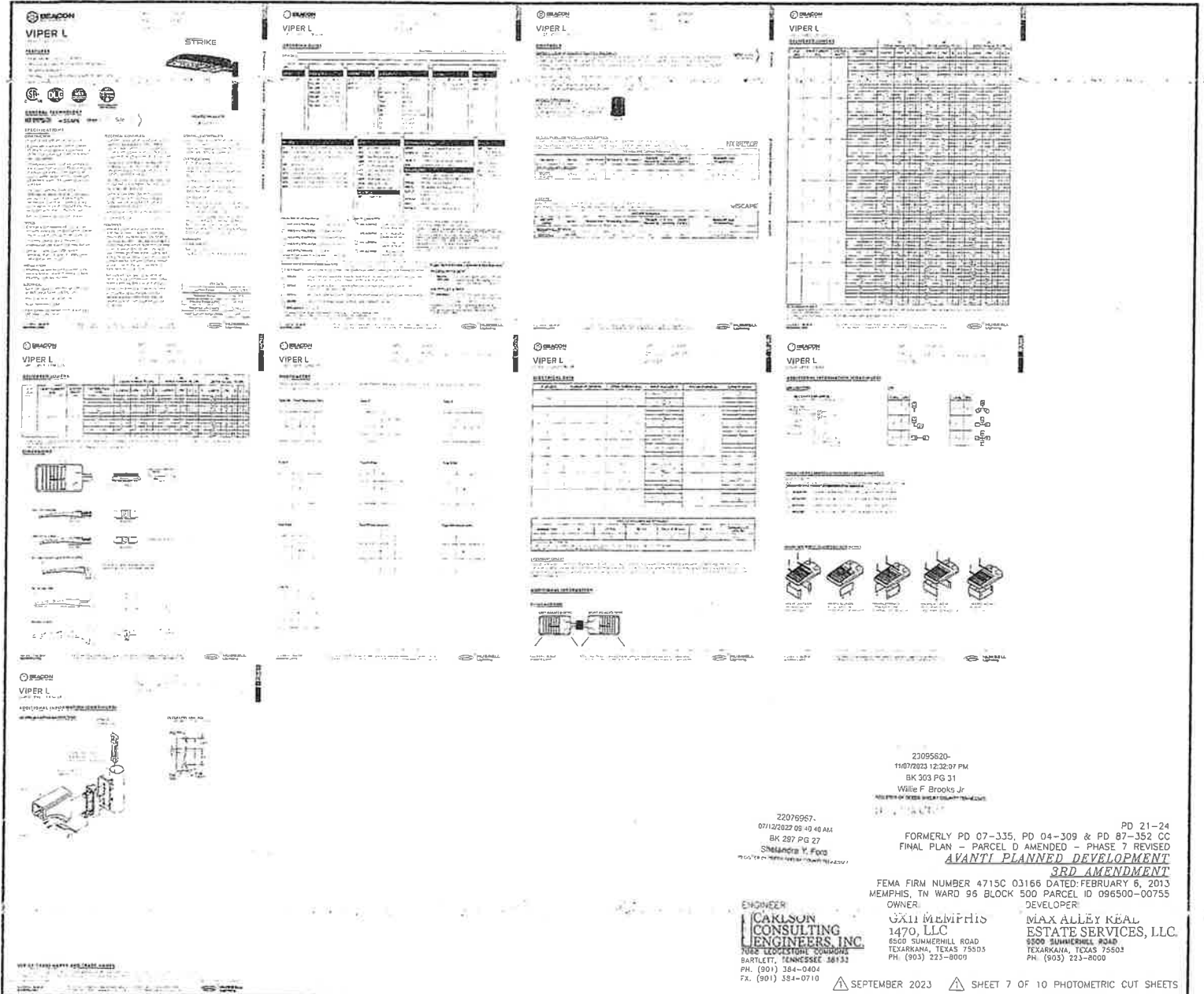
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Figure 1. Construction of concrete slab on prepared subgrade. (a) Subgrade with grid of reinforcement bars. (b) Subgrade with layer of sand. (c) Subgrade with layer of sand and grid of reinforcement bars. (d) Subgrade with layer of sand and grid of reinforcement bars, with concrete slab being poured.

$$v(t) = \gamma \frac{1}{\sqrt{1 - \beta^2}} \frac{1}{\sqrt{1 - \beta^2}}$$


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Shelandra Y. Ford
NEW YORK COUNTY CLERK'S OFFICE

ENGINEER
CARLSON
CONSULTING
ENGINEERS, INC.
7016 LEEDESTONE COMMONS
BARTLETT, TENNESSEE 38135
PH. (901) 384-0404
FX (901) 384-0710



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 (G-O) 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
- PAVILION 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
- PAVILION 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
- PAVILION 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 CXL1 MEMPHIS 1470 GPS, 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 F A R SHALL BE PERMITTED ON THE SITE EXCLUDING DEDICATED RIGHTS-OF-WAY.

B. PARCEL A: THE BULK REGULATIONS OF THE GENERAL OFFICE (G-O) 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.
2. PARCELS C AND D: THE BULK REGULATIONS OF THE GENERAL OFFICE (G-O) 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 WITH 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 COMPLIMENTARY 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 PARCELS 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 LANDSCAPING BUFFER IN PARCEL D TO INCLUDE A SCOT-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 G-O 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.

E. PORTABLE SIGNS ARE PROHIBITED.

F. PARCEL D SIGNS SHALL BE REGULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE G-O 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)(1)(4) 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 CLEANING AND GROWING 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 DOWNSIDE 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, LIGHTING, 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 REQUIRED PUBLIC IMPROVEMENTS

C. THE EXACT LOCATION AND DIMENSIONS INCLUDING HEIGHT OF BUILDINGS, PARKING AREAS, UTILITY EASEMENTS, DRIVES, TRASH RECEPTACLES, LOADING FACILITIES, AND REQUIRED IDENTIFICATION SIGNS SHOWING THE HEIGHT, DIMENSIONS AND DESIGN THEREOF

D. A RENDERING INCLUDING PLAN VIEW AND ELEVATION OF ANY PROPOSED DEVELOPMENT

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 IDEAS 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 PLAN OF ANY DEVELOPMENT: "REMOVING ON-SITE STORM WATER DETENTION FACILITIES, THE AREAS DESIGNATED BY RESERVES 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 SEGMENTATION, 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 CUTTER SHALL BE EXTENDED ALONG THE FRONTAGE OF THE SITE

2. THE VEHICLE WASH STRUCTURE SHALL BE LOCATED NO CLOSER THAN 30 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 ARCHITECTUREALLY 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 THE SALES

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Willie F. Brooks Jr.
 WILLIE F. BROOKS JR. PLANNING & DEVELOPMENT, INC.

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 07/12/2022 09:49:40 AM
 BK 297 PG 27

Shelanda Y. Ford
 11/07/2023 09:49:40 AM

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 5, 2013
 MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

OWNER
 MAX ALLEY REAL ESTATE SERVICES, LLC.

DEVELOPER
 MAX ALLEY REAL ESTATE SERVICES, LLC.

8500 SHADERSHILL ROAD
 TEXARKANA, TEXAS 75503
 PH (903) 223-8000

PH (903) 223-8000

SEPTEMBER 2023 SHEET 8 OF 10 OUTLINE PLAN CONDITIONS

CARLSON
 CONSULTING
 ENGINEERS, INC.
 1105 LEBLANC
 BARTLETT, TENNESSEE 38153
 PH (901) 384-0401
 FX (901) 384-0710

OWNER'S CERTIFICATE

I, WILLIAM F. BROOKS JR., THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN, HEREBY ADAPT 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

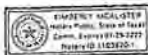
Willie F. Brooks Jr.
PRINT

NOTARY
STATE OF TENNESSEE TEXAS
COUNTY OF DECATUR

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED WILLIAM F. BROOKS 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 NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS DAY 21st OF SEPTEMBER, 2022.

NOTARY PUBLIC WILLIAM F. BROOKS JR.
MY COMMISSION EXPIRES 07/29/2025



MORTGAGEE'S CERTIFICATE

I, WILLIAM F. BROOKS JR., THE UNDERSIGNED MORTGAGEE OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY WILLIAM F. BROOKS JR., OWNER OF THE PROPERTY.

WILLIAM F. BROOKS JR.
INSTITUTION

WILLIAM F. BROOKS JR.
SIGNATURE

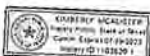
NOTARY

STATE OF TEXAS
COUNTY OF DECATUR

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED WILLIAM F. BROOKS JR., 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 NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS DAY 21st OF SEPTEMBER, 2022.

NOTARY PUBLIC WILLIAM F. BROOKS JR.
MY COMMISSION EXPIRES 07/29/2025



PRIVATE SEWER & PUMP OWNERSHIP NOTICE
THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY WILLIAM F. BROOKS JR. LLC

SIGNATURE WILLIAM F. BROOKS JR. DATE 09/21/2022

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: BRAND L. BUCHHEIT

TENNESSEE CERTIFICATE NO 26978



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: BRAND L. BUCHHEIT

DATE 9/19/2022

TENNESSEE LICENSE NO 2230



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: BRAND L. BUCHHEIT DATE 7/11/22

LUDS: BRAND L. BUCHHEIT DATE 7/11/22

CITY ENGINEER: BRAND L. BUCHHEIT DATE 7.8.2022

23095620-
11/07/2022 12:22:07 PM
BK 308 PG 31
Willie F. Brooks Jr.
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

22076957-
07/12/2022 09:40:49 AM
BK 297 PG 27
Sheldandra 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 03166 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755
OWNER: DEVELOPER:

ENGINEER
ICAD CONSULTING ENGINEERS INC.
7025 LEONESTONE CONDOMINIUMS
BARTLETT, TENNESSEE 38133
PH (901) 384-0404
FX (901) 384-0710

OWNER
1470, LLC
6250 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH (903) 223-8000

DEVELOPER
ESTATE SERVICES, LLC
4506 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH (903) 223-8000

SEPTEMBER 2023

SHEET 9 OF 10 CERTIFICATIONS

OWNER'S CERTIFICATE

I/WE SARAH MEMPHIS LTD 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 ACCRUED TO THE LAND SUBJECT.

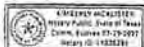
Curtis R Green, Jr., Manager
SIGNATURE
PRINT

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 SARAH MEMPHIS LTD LLC 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 SEP 2023.

NOTARY PUBLIC Kym McGehee
MY COMMISSION EXPIRES 7/25/2027



MORTGAGEE'S CERTIFICATE

I/WE First American Bank THE UNDERSIGNED MORTGAGEE, OF THE PROPERTY SHOWN, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY SARAH MEMPHIS LTD LLC OWNER OF THE PROPERTY.

First American Bank & Trust
INSTITUTION
[Signature]
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 First American Bank 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 10TH OF SEP 2023.

NOTARY PUBLIC Kym McGehee
MY COMMISSION EXPIRES 7/25/2027



PRIVATE SEWER & PUMP OWNERSHIP NOTICE

THE OPERATION AND MAINTENANCE OF THE FACILITY INCLUDING THE PRIVATE SANITARY SEWER SYSTEM AND PUMP WILL BE OWNED AND MAINTAINED BY SARAH MEMPHIS LTD LLC

Curtis R Green, Jr. 9/21/2023
SIGNATURE 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 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 [Signature]

TENNESSEE CERTIFICATE NO 22278



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 O'S

BY Brian L. Buchheit DATE 9/6/23
ZONING ADMINISTRATOR

LUOS A/W DATE 11-6-23

CITY ENGINEER DATE

23095620-
11/07/2023 12:32:01 PM

BK 303 PG 31

William F Brooks Jr

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 03160 DATED: FEBRUARY 6, 2013
MEMPHIS, TN WARD 96 BLOCK 500 PARCEL ID 096500-00755

ENGINEER
CONSULTING ENGINEERS, INC.
7028 LEONESTORE COMBOS
BARTLETT, TENNESSEE 38133
PH. (901) 284-0404
FX. (901) 384-0710

OWNER
1470, LLC
5000 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
PH. (903) 223-3808

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

SEPTEMBER 2023

SHEET 10 OF 10 CERTIFICATIONS



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

<u>This Instrument Prepared</u>	<u>Name and Address of</u>	
<u>By:</u> Lynn A. Gardner Glankler Brown, PLLC 6000 Poplar Ave., Ste. 400 Memphis, Tennessee 38119	<u>Property Owner:</u> GX11 Memphis 1470 LLC 6500 Summerhill Road Suite 2E Texarkana, Texas 75503	Property Address: 1470 North Germantown Parkway Cordova, Tennessee 38016
<u>Return To:</u> 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.

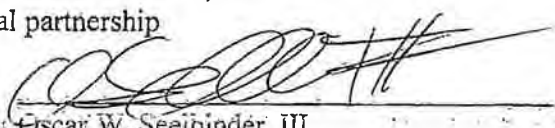
USE RESTRICTION

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: 

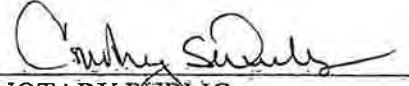
Name: Oscar W. Seebinder, III

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. Seebinder, 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

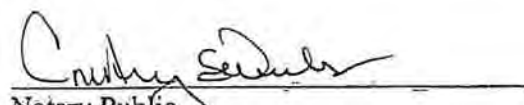


My Commission Expires
January 14, 2023

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



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 25, 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 REVISED 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 SUBDIVISION; 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 23 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 SAID 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 PLAN - 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

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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

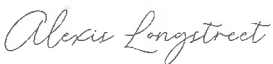
Avanti Planned Development, 3rd Amendment, Phase 7
Case Number: MJR 2026-022 (PD 2021-024 CORRES.)
LUCB Decision: Approval with revisions to the outline plan conditions

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
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

Letter to Applicant
MJR 2026-022 (PD 2021-014 CORRES.)

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

Letter to Applicant

MJR 2026-022 (PD 2021-014 CORRES.)

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).

Letter to Applicant

MJR 2026-022 (PD 2021-014 CORRES.)

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

