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 __X__ RESOLUTION ___ REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 0 Austin Peay Highway, west side of Austin Peay Highway, north of New Covington Pike and south of Egypt Central Road, known as case number PD 2026-013

CASE NUMBER: PD 2026-013

DEVELOPMENT: Integra Planned Development–Amendment

LOCATION: 0 Austin Peay Highway, west side of Austin Peay Highway, north of New Covington Pike and south of Egypt Central Road

COUNCIL DISTRICTS: District 1 and Super District 9

OWNER/APPLICANT: ARJ Business Enterprises, INC

REPRESENTATIVE: Cory Brady

REQUEST: Amendment to PD 2000-316 CC to update the outline plan conditions to allow broader variety of mix uses (commercial, office, residential, civic)

AREA: +/-28.58 acres

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

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

PRIOR ACTION ON ITEM:
(1) _____ APPROVAL - (1) APPROVED (2) DENIED
10/08/2026 DATE
(1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

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

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

ADMINISTRATIVE APPROVAL:	***DATE***	***POSITION***
[signature]	10/12/26	STAFF PLANNER
		DEPUTY ADMINISTRATOR
[signature]	10/12/26	ADMINISTRATOR
[signature]	10/12/26	DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN

Memphis City Council
Summary Sheet

PD 2026-013

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED ON 0 AUSTIN PEAY HIGHWAY, WEST SIDE OF AUSTIN PEAY HIGHWAY, NORTH OF NEW COVINGTON PIKE AND SOUTH OF EGYPT CENTRAL ROAD, KNOWN AS CASE NUMBER PD 2026-013

- This item is a resolution with conditions to allow an amendment to PD 2000-316 CC to update outline plan conditions to allow broader variety of mix uses (commercial, office, residential, civic); 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:	PD 2026-013
DEVELOPMENT:	Integra Planned Development–Amendment
LOCATION:	0 Austin Peay Highway, west side of Austin Peay Highway, north of New Covington Pike and south of Egypt Central Road
COUNCIL DISTRICT(S):	District 1 and Super District 9
OWNER/APPLICANT:	ARJ Business Enterprises, INC
REPRESENTATIVE:	Cory Brady
REQUEST:	Amendment to PD 2000-316 CC to update outline plan conditions to allow broader variety of mix uses (commercial, office, residential, civic)
EXISTING ZONING:	Governed by PD 2000-316 CC Areas A, C &D
AREA:	+/-28.58 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 conditions.

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

Respectfully,

Truus Abuosi

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

Cc: Committee Members
File

PD 2026-013
CONDITIONS

Outline Plan Conditions – Revisions
Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold strikethrough**~~

A. USES PERMITTED

~~**A. Area "A"- Any use permitted by right or administrative site plan review in the Planned Commercial (C-P) District including hospital use and assisted ling facility, and except the following uses**~~
~~**1. Automobile service station**~~
~~**2. Garage, commercial**~~
~~**3. Gasoline sales**~~
~~**4. Amusements, commercial indoor**~~
~~**5. Group shelter**~~
~~**6. Farm labor and Management services**~~
~~**7. General service and repair shop**~~
~~**8. Lawn, tree or garden service**~~
~~**9. Used goods, second hand sales**~~
~~**10. Vehicle wash**~~
~~**11. Convenience store**~~
~~**12. Transitional home**~~
~~**13. Outdoor sales**~~
~~**14. Greenhouse or nursery, commercial**~~
~~**15. Pawn shop**~~

A. Area "A" – Any use permitted by right in the Commercial Mixed Use -2 (CMU-2) District.
1. Except the following uses are prohibited:
a. Crematorium and pet crematorium
b. Animal boarding
c. Pawn shop
d. Smoke shop

B. Area "B" – Assisted living facility, day care center and hospital use.

~~**C. Area "C" - Any use permitted by right or administrative site plan review in the Multiple Dwelling Residential (R-ML) District, including a day care center**~~

C. Area "C" – Any use permitted by right in the Office General (OG) District.
1. The following uses are also permitted:
a. Multifamily (large home, stacked townhouse, apartment)
b. Assisted living facility
c. Residential home for the elderly
d. Independent living facility
e. Neighborhood arts center or similar community facility (public or private)

f. Hotel
g. Indoor multi-story
h. Recreation field, with lights

2. Except the following uses are prohibited:
a. Crematorium and pet crematorium
b. Animal boarding
c. Pawn shop
d. Smoke shop

~~**D. Area "D" - Any use permitted by right in the Duplex Residential (R-D District, including not more than four attached units, and, a day care center**~~

II. BULK REGULATIONS

~~**The bulk regulations for each area shall be governed by the zoning districts as follows Area "A" - C-P District, Area "C" - R-ML District, Area "D" - R-D District**~~
~~**A. Area "A" - the maximum commercial floor area permitted shall be 56,000 square feet**~~

A. Area "A" - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the CMU-2 District shall apply as modified below:
1. Front Yard Setback:
a. Austin Peay Highway: 60 feet
b. Integra Way: 30 feet
2. The maximum height of all buildings shall be 45 feet.

B. Area "B" — R-ML District. Area "B" – the maximum number of assisted living units shall be 100. The maximum height of all buildings shall be 35 feet. The minimum building setback from Austin Peay Highway shall be 60 feet.

~~**C. Area "C" - the maximum number of dwelling units shall be 135.**~~

~~**D. Area "D" - the maximum number of dwelling units shall be 72.**~~

~~**E.**~~

~~**F. The minimum building setback from the east property and shall be 30 feet**~~

~~**G.**~~

C. Area "C" - The bulk regulations for the OG District shall apply as modified below:
1. All residential uses shall be regulated by the RU-3 District.
2. East Boundary Setback: 30 feet
3. The maximum height for all buildings shall be 45 feet.

III. ACCESS, CIRCULATION, AND PARKING

~~A. Dedicate and improve Austin Peay Highway eighty (80") feet from centerline with one eastbound lane and provide striping for a center left turn lane with transitions the length of this development in accordance with Subdivision Regulations and Shelby County Paving Policy.~~

~~B. A fifty-two (52) foot wide collector street shall be dedicated and improved between Austin Peay Hwy and east property line to alignment acceptable to the City/County Engineer.~~

~~C. Dedicate full corner radii at the intersection of alternative design streets with standard design streets.~~

~~D. The design, location, and number of curb cuts shall be approved by the State of Tennessee in conjunction with the City/County Engineer's Office Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.~~

~~E. The minimum sight distance and geometry requirements for public streets shall be met as set out in the Subdivision Regulations.~~

~~F. Provide internal circulation and access between adjacent phases, lots and sections Common ingress/egress easements shall be shown on the final plat .~~

~~G. All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum with of twenty-two (22) feet.~~

~~H. Off street parking and loading shall be in accordance with Section 28 of the Zoning Ordinance Regulations.~~

A. There shall be no direct access to Austin Peay Highway other than the two public streets as generally shown on the concept plan, subject to City Engineering review and approval.

B. The City Engineer shall approve the design, number, and location of curb cuts.

C. All streets shall be designed and constructed to meet City standards subject to review and approval by the City Engineer.

IV. LANDSCAPING

A. **Area B:**

1. Plate A-3, expanded to 25 feet in width, shall be provided along Austin Peay Highway and the major collector street frontage.
2. Existing trees shall be preserved on the perimeter of the site, wherever feasible and incorporated into the required landscaping/screening requirements.
3. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area.
4. All required landscaping and screening shall not conflict with any easements, including overhead wires.

5. Equivalent landscaping may be substituted for that required above, subject to the approval of the ~~**Office**~~ **Division** of Planning and Development.
6. Lighting shall be directed so as to not glare onto residential property.
7. Refuse containers shall be completely screened from view from adjacent properties and public roads.
8. Heating and air conditioning equipment, including that located on the roof, shall be screened from view from adjacent properties and public roads through the Luse of architectural features or landscaping.
9. All loading facilities shall be screened from view of the public roads and adjacent properties.

B. Areas A and C:

1. Plate A-3 expanded to 25 feet in width shall be provided along the property's Austin Peay Highway Frontage.

2. Landscaping equivalent alternatives shall be permitted by the Zoning Administrator.

~~**J. No refuse storage area shall be located within 100 feet the east property line.**~~

V. SIGNS

Signs shall be regulated in accordance with the following:

~~**A. Area "A" - Planned Commercial (C-P) District.**~~

A. Area "A" - CMU-2 District.

B. Area "B" ~~**& C"**~~ - Multiple Dwelling Residential (R-ML) District.

~~**C. Area D" - Duplex Residential (R-D) District.**~~

C. Area "C"- OG District, except where residential uses are proposed then signs shall be in compliance with the RU-3 District.

~~VI. **GRADING AND DRAINAGE**~~

~~**A. An overall drainage plan for the entire site shall be submitted to the City/County Engineer for review and approval prior to approval of the first final plan.**~~

~~**B. All drainage plans shall be submitted to the City and County Engineer for review and approval.**~~

~~**C. Drainage improvements, including possible onsite detention, are to be provided under contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual.**~~

~~**D. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the water courses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 89-3-101 et Seq) The Developer should be aware that if on ARAP permit is required, he is responsible for any design modifications that result from**~~

the requirements of said permit Substantia modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.

E. A pro-rated fee for major drainage improvements through this site may be required for phased development.

F. The developer should be aware of his obligation under 40 CFR12225 (b) and TCA 69-03-101 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 construction and clearing/grading activity covered under the State and National Pollution Discharge Eliminating System (NPDES) general permit. The Nol shall be submitted 15 days before construction/clearing/ grading is proposed to disturb any area which exceeds five (5) acres or is part of a larger, phased plan of development

G. The Outline Plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.

H. All grading and drainage plans shall show a minimum of 100 feet of off-site topography on all sides in order to determine the effect of off-site features under review or its effect on adjacent properties.

VII. SITE PLAN REVIEW

A. A site plan shall be submitted for review, comment and recommendation to the Office of Planning and Development (OPD) and the appropriate City and County agencies, subject to the approval of the Land Use Control Board and prior to the approval of any final plan in Areas "A", "C" and "D".

B. The site plan shall be submitted at least twenty-one (21, days prior to a Land Use Control Board meeting and shall:
   1. Illustrate the size and configuration of all lots, the street layout, classification geometry of all streets, and a drainage plan.
   2. Building elevations for commercial and multi-family uses.
   3. Landscaping plan.

C. The site pian shall be reviewed based on the following criteria.
   1. Conformance with the outline plan conditions and to the standards and criteria for residential planned developments contained in the Zoning Ordinance and Subdivision Regulations.
   2. Elements of site design, such as building orientation and setback, access, parking, and interna site circulation, landscaping, and lighting.
   3. The Land Use Control Board may impose additional site design features at the time of site plan review.

VIII. The Land Use Control Boord may modify the building setback, height, access, parking, landscaping, sign requirements, and other design elements if equivalent alternatives are presented.

~~IX. Time Limit A final plan shall be filed for all phases of the project within five (5) years of approval of the Outline Plan The Land Use Control Board may grant extensions at the request of the applicant subject to additional conditions.~~

VI. UNDERGROUND UTILITY LINES

Areas A and C: All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

VII. PERIOD OF VALIDITY

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

X. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

A. The outline plan conditions.

B. A standard **improvement** ~~**subdivision**~~ contract, ~~**in accordance with the Subdivision Regulations and Shelby County Paving Policy,**~~ for any needed public improvements

C. The exact location and dimension including height, of all ~~**commercial and multi-family**~~ buildings or buildable areas, parking areas and number of parking spaces, drives, and required landscaping.

D. The content of all landscaping and screening to be provided.

~~**E. The location and group of trees to be preserved and required landscape/screening areas**~~

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

F. All common and open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association A statement to this effect shall appear on the final plat.

G. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City ~~**or County**~~ Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City~~**/County**~~ Engineer's Office. Such Maintenance shall include, but not be limited to: removal of

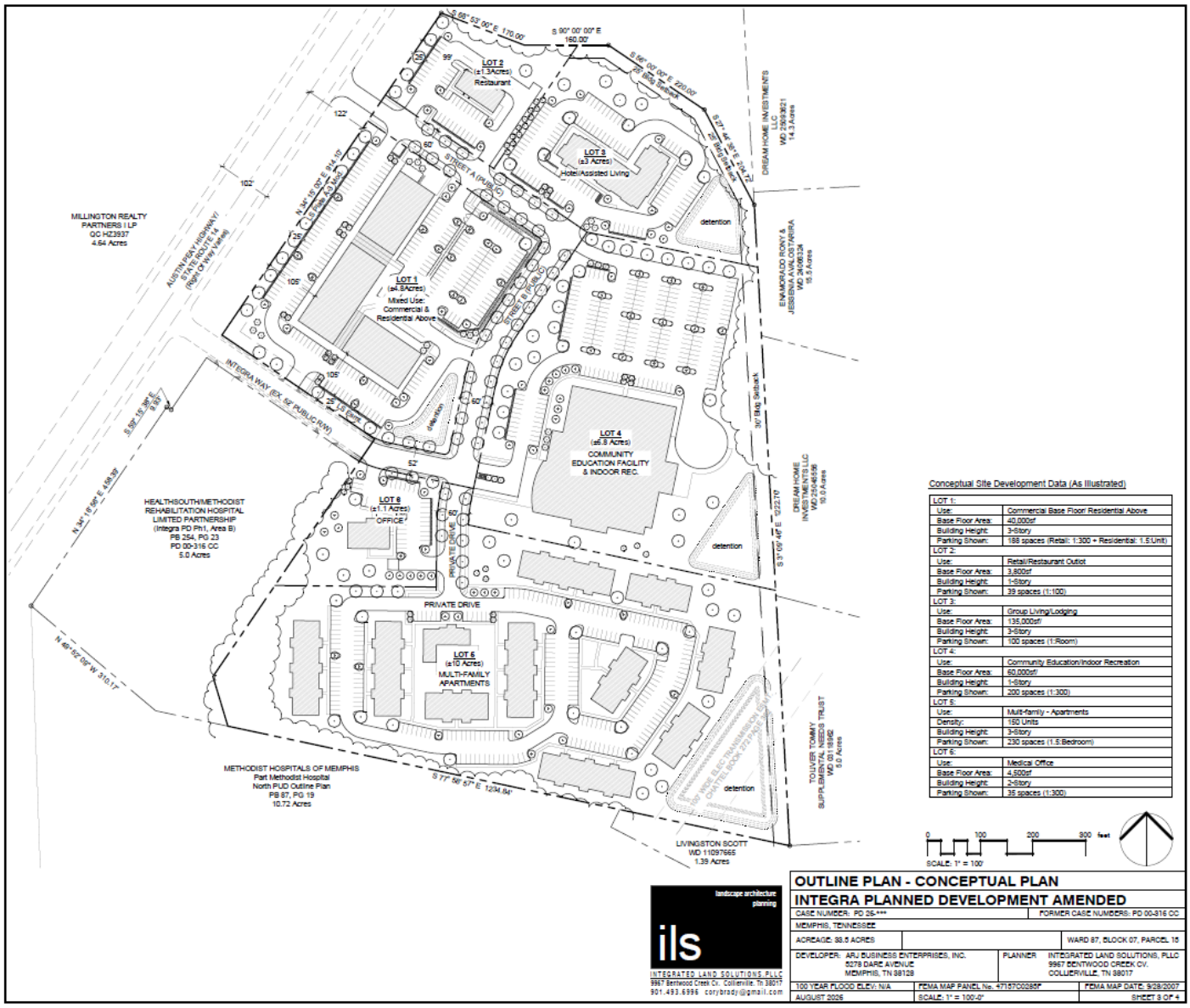
sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

H. The 100-year flood elevation.

I. Any site plan conditions imposed by the Land Use Control Board.

J. **Areas A and C: Building elevations with exterior finishes, attached sign areas, detached sign elevations, and photometric plan.**

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 ON 0 AUSTIN PEAY HIGHWAY, WEST SIDE OF AUSTIN PEAY HIGHWAY, NORTH OF NEW COVINGTON PIKE AND SOUTH OF EGYPT CENTRAL ROAD, KNOWN AS CASE NUMBER PD 2026-013

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

WHEREAS, the ARJ Business Enterprises, INC filed an application with the Memphis and Shelby County Division of Planning and Development to allow an amendment to PD 2000-316 CC to update outline plan conditions to allow broader variety of mix uses (commercial, office, residential, civic); 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 8, 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

A. USES PERMITTED

A. Area "A" – Any use permitted by right in the Commercial Mixed Use -2 (CMU-2) District.
   1. Except the following uses are prohibited:
      a. Crematorium and pet crematorium
      b. Animal boarding
      c. Pawn shop
      d. Smoke shop

B. Area "B" – Assisted living facility, day care center and hospital use.

C. Area "C" – Any use permitted by right in the Office General (OG) District.
   1. The following uses are also permitted:
      a. Multifamily (large home, stacked townhouse, apartment)
      b. Assisted living facility
      c. Residential home for the elderly
      d. Independent living facility
      e. Neighborhood arts center or similar community facility (public or private)
      f. Hotel
      g. Indoor multi-story
      h. Recreation field, with lights

   2. Except the following uses are prohibited:
      a. Crematorium and pet crematorium
      b. Animal boarding
      c. Pawn shop
      d. Smoke shop

II. BULK REGULATIONS

A. Area "A" - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the CMU-2 District shall apply as modified below:
   1. Front Yard Setback:
      a. Austin Peay Highway: 60 feet
      b. Integra Way: 30 feet
   2. The maximum height of all buildings shall be 45 feet.

B. Area "B" — R-ML District. Area "B" – the maximum number of assisted living units shall be 100. The maximum height of all buildings shall be 35 feet. The minimum building setback from Austin Peay Highway shall be 60 feet.

C. Area "C" - The bulk regulations for the OG District shall apply as modified below:
   1. All residential uses shall be regulated by the RU-3 District.
   2. East Boundary Setback: 30 feet
   3. The maximum height for all buildings shall be 45 feet.

III. ACCESS, CIRCULATION, AND PARKING

A. There shall be no direct access to Austin Peay Highway other than the two public streets as generally shown on the concept plan, subject to City Engineering review and approval.

B. The City Engineer shall approve the design, number, and location of curb cuts.

C. All streets shall be designed and constructed to meet City standards subject to review and approval by the City Engineer.

IV. LANDSCAPING

A. Area B:
   1. Plate A-3, expanded to 25 feet in width, shall be provided along Austin Peay Highway and the major collector street frontage.
   2. Existing trees shall be preserved on the perimeter of the site, wherever feasible and incorporated into the required landscaping/screening requirements.
   3. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area.
   4. All required landscaping and screening shall not conflict with any easements, including overhead wires.
   5. Equivalent landscaping may be substituted for that required above, subject to the approval of the Division of Planning and Development.
   6. Lighting shall be directed so as to not glare onto residential property.
   7. Refuse containers shall be completely screened from view from adjacent properties and public roads.
   8. Heating and air conditioning equipment, including that located on the roof, shall be screened from view from adjacent properties and public roads through the Luse of architectural features or landscaping.
   9. All loading facilities shall be screened from view of the public roads and adjacent properties.

B. Areas A and C:
   1. Plate A-3 expanded to 25 feet in width shall be provided along the property's Austin Peay Highway Frontage.
   2. Landscaping equivalent alternatives shall be permitted by the Zoning Administrator.

V. SIGNS

Signs shall be regulated in accordance with the following:

A. Area "A" - CMU-2 District.

B. Area "B" - Multiple Dwelling Residential (R-ML) District.

C. Area "C"- OG District, except where residential uses are proposed then signs shall be in compliance with the RU-3 District.

VI. UNDERGROUND UTILITY LINES

Areas A and C: All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

VII. PERIOD OF VALIDITY

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

VI. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

A. The outline plan conditions.

B. A standard improvement contract, for any needed public improvements

C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, and required landscaping.

D. The content of all landscaping and screening to be provided.

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

F. All common and open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association A statement to this effect shall appear on the final plat.

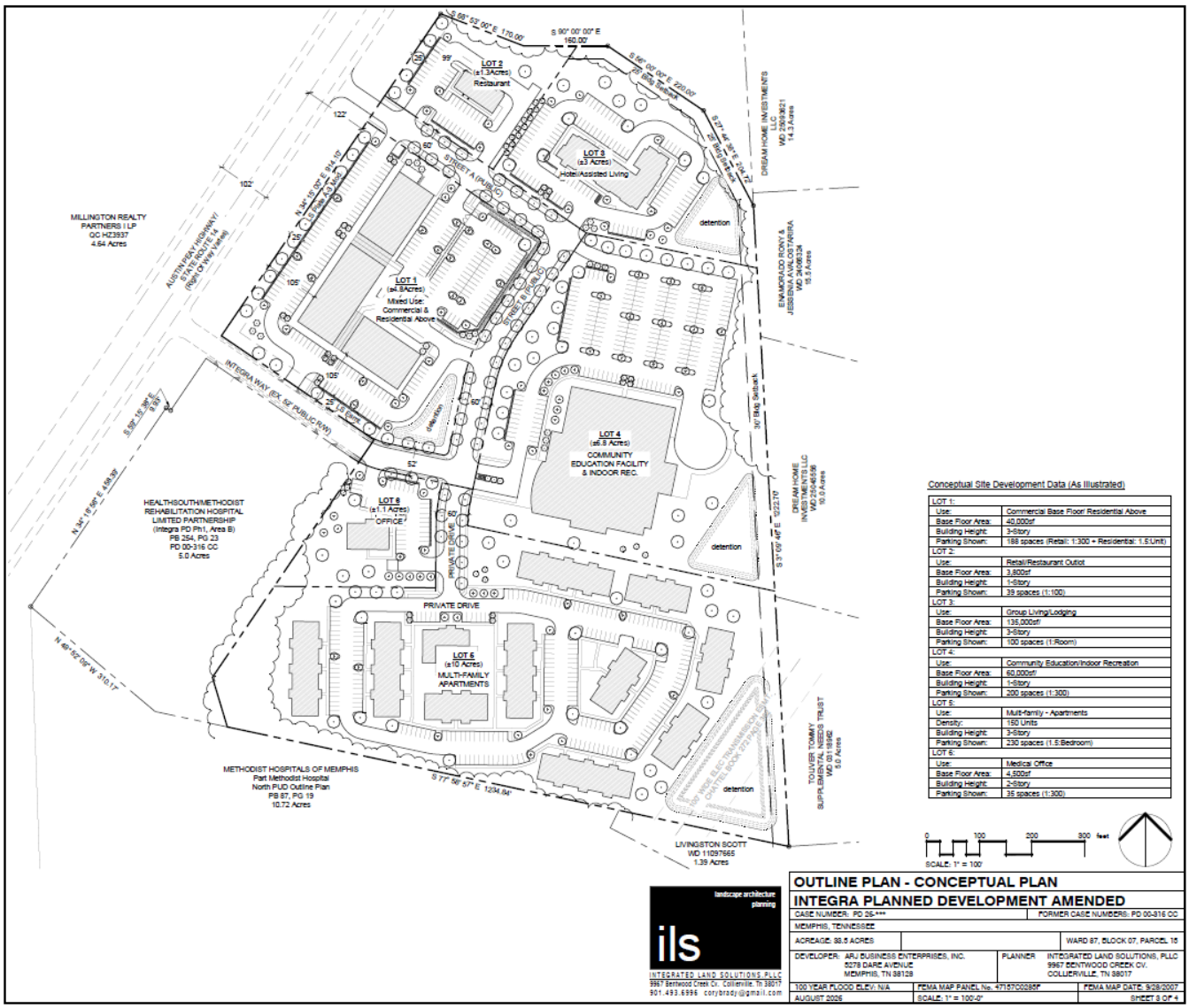
G. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

H. The 100-year flood elevation.

I. Any site plan conditions imposed by the Land Use Control Board.

J. Areas A and C: Building elevations with exterior finishes, attached sign areas, detached sign elevations, and photometric plan.

CONCEPT PLAN



ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

AGENDA ITEM: 12 **L.U.C.B. MEETING:** October 8, 2026

CASE NUMBER: PD 2026-013

DEVELOPMENT: Integra Planned Development–Amendment

LOCATION: West side of Austin Peay Highway, north of New Covington Pike and south of Egypt Central Road

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: ARJ Business Enterprises, INC

REPRESENTATIVE: Cory Brady

REQUEST: Amendment to PD 2000-316 CC to update outline plan conditions to allow broader variety of mix of uses (commercial, office, residential, civic)

EXISTING ZONING: Governed by PD 2000-316 CC Areas A, C & D

CONCLUSIONS

1. The original outline plan approved under PD 2000-316 CC divided the property into four development areas identified as Areas A, B, C, and D. Since the approval of the planned development, Area B has been developed, while the remaining areas have largely remained vacant.

2. Under the approved outline plan, Area “A” permits any use allowed by right or through administrative site plan review in the Planned Commercial (C-P) District, including hospital and assisted living facility uses, with certain prohibited uses. Area “C” permits any use allowed by right or through administrative site plan review in the Multiple Dwelling Residential (R-ML) District, including a day care center. Area “D” permits any use allowed by right in the Duplex Residential (R-D) District, including developments of up to four attached dwelling units and a day care center.

3. As part of this request, the applicant is revising the outline plan to reflect current development objectives and changes to the UDC that have occurred since the original approval. The remaining undeveloped portions of the site are now identified as Areas A and C, and the proposed amendment updates the permitted uses and development conditions to align with the current zoning regulations while providing additional flexibility for a mix of commercial, office, residential, and civic uses.

4. Staff finds that the proposed concept plan is consistent with the amended outline plan conditions and staff also note that four letters and one petition of support were received.

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

CONSISTENCY WITH MEMPHIS 3.0

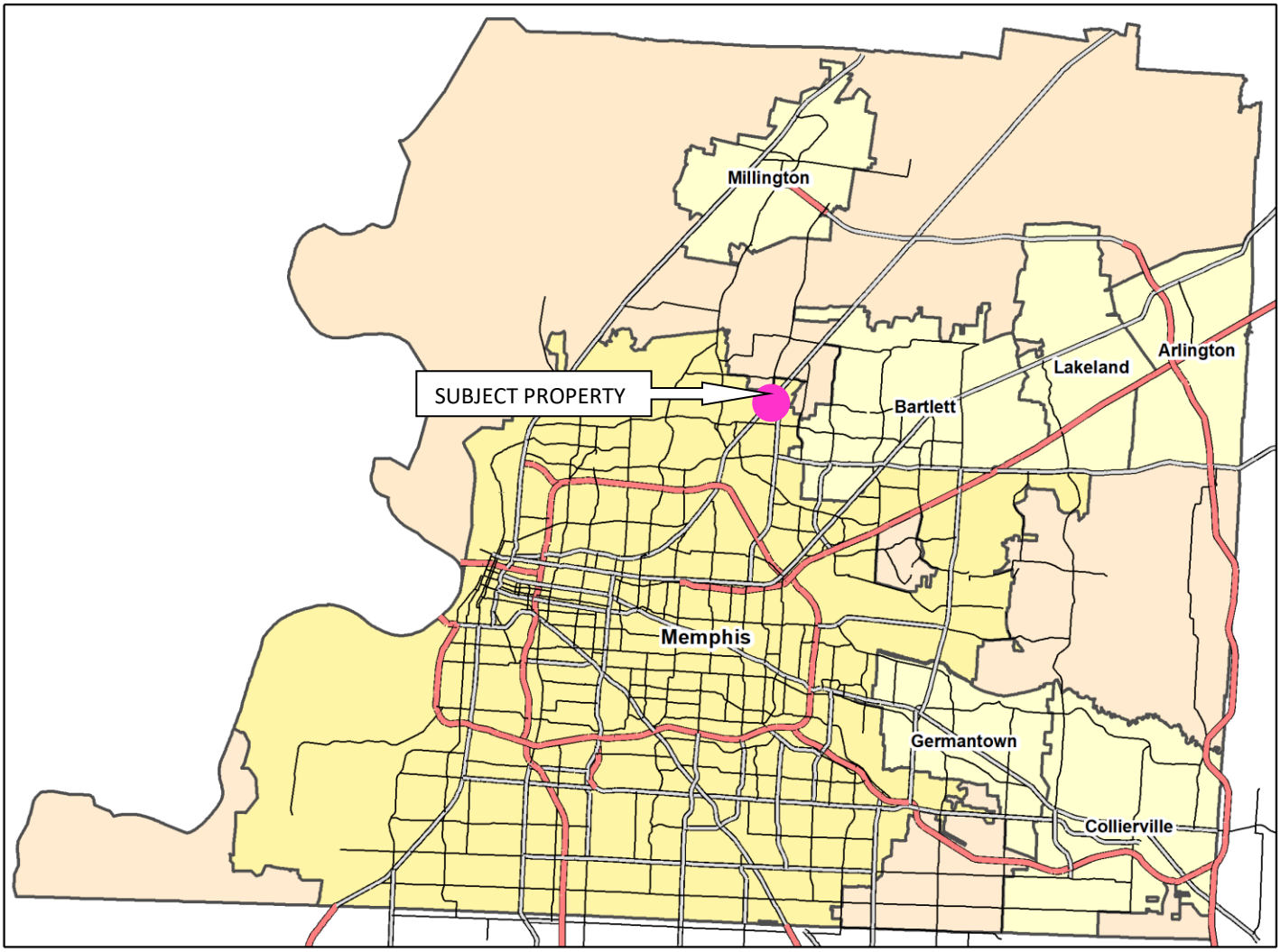
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 32-35 of this report.

RECOMMENDATION:

Approval with conditions

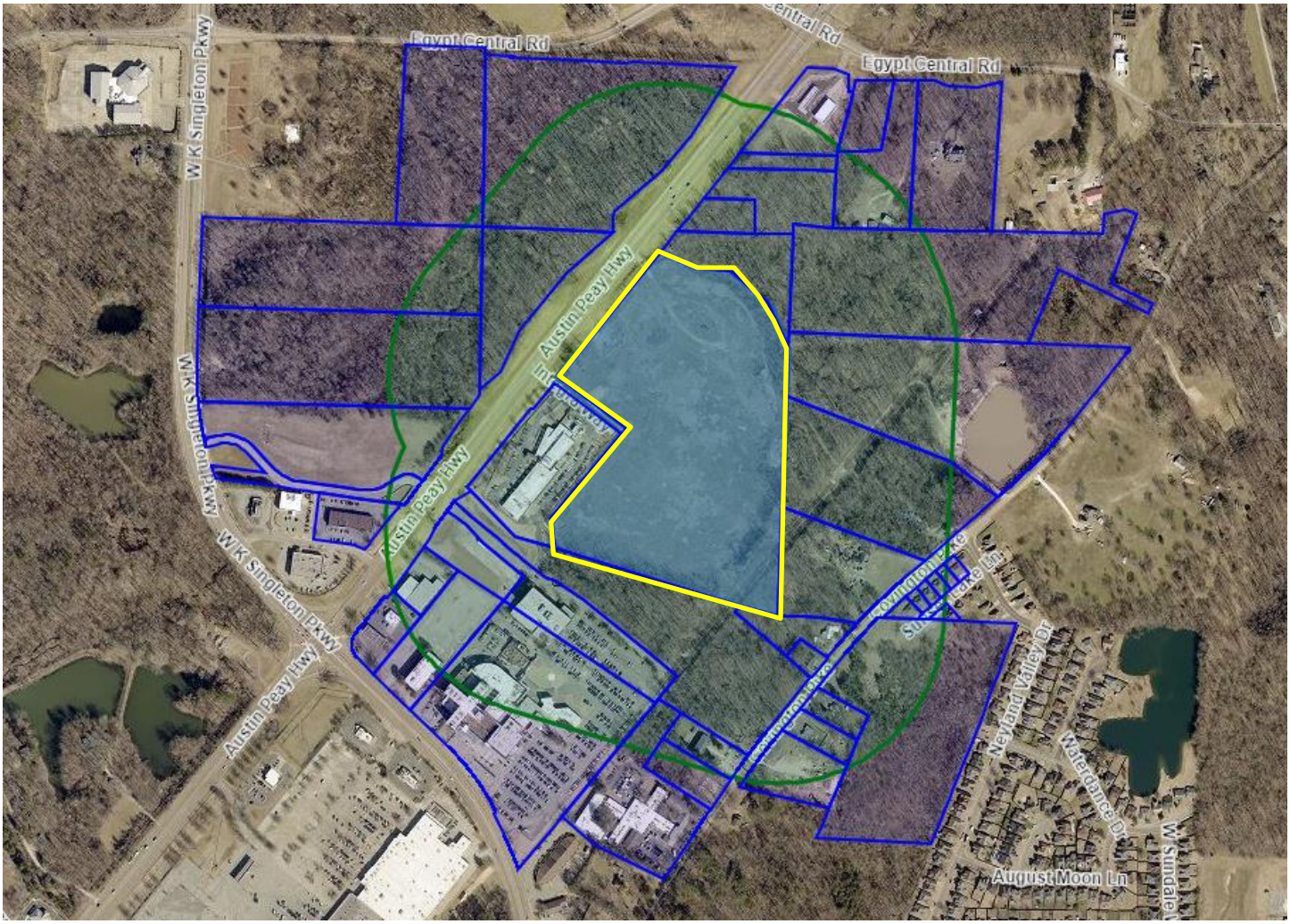
Staff Writer: ***Truus Abuosi*** **E-mail:** ***Truus.Abuosi@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 38 notices were mailed on September 11, 2026, see page 31 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see page 32 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

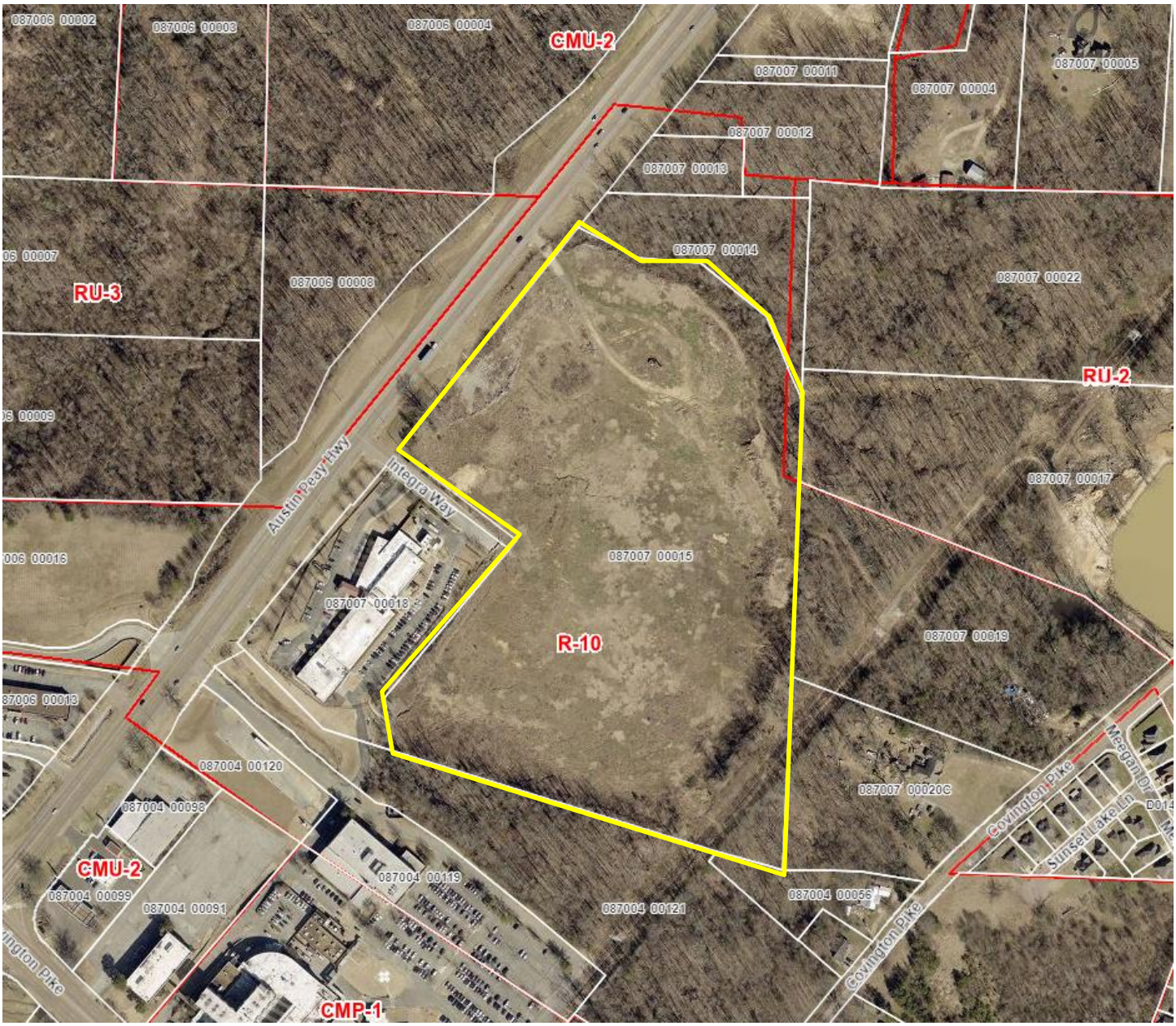
The meeting was held at 6:00 PM on Monday, September 21, 2026, at Greater Imani Church, 3824 Austin Peay Highway. A copy of the neighborhood meeting notice, summary sheet, and sign-in sheet can be found on pages 35-38 of this report.

AERIAL



Subject property outlined in yellow, imagery from 2026

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS

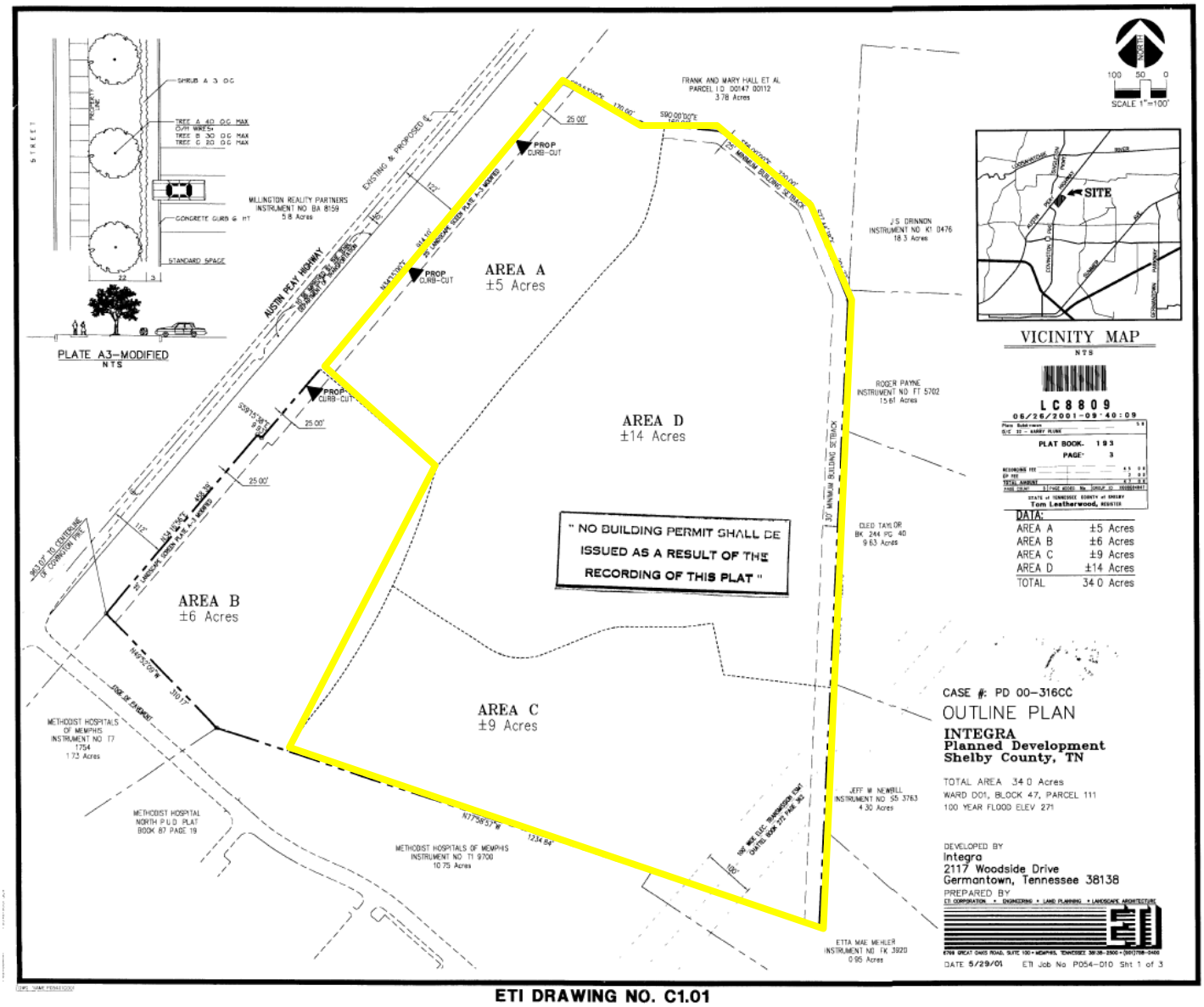


View of subject property from Austin Peay Highway looking northeast



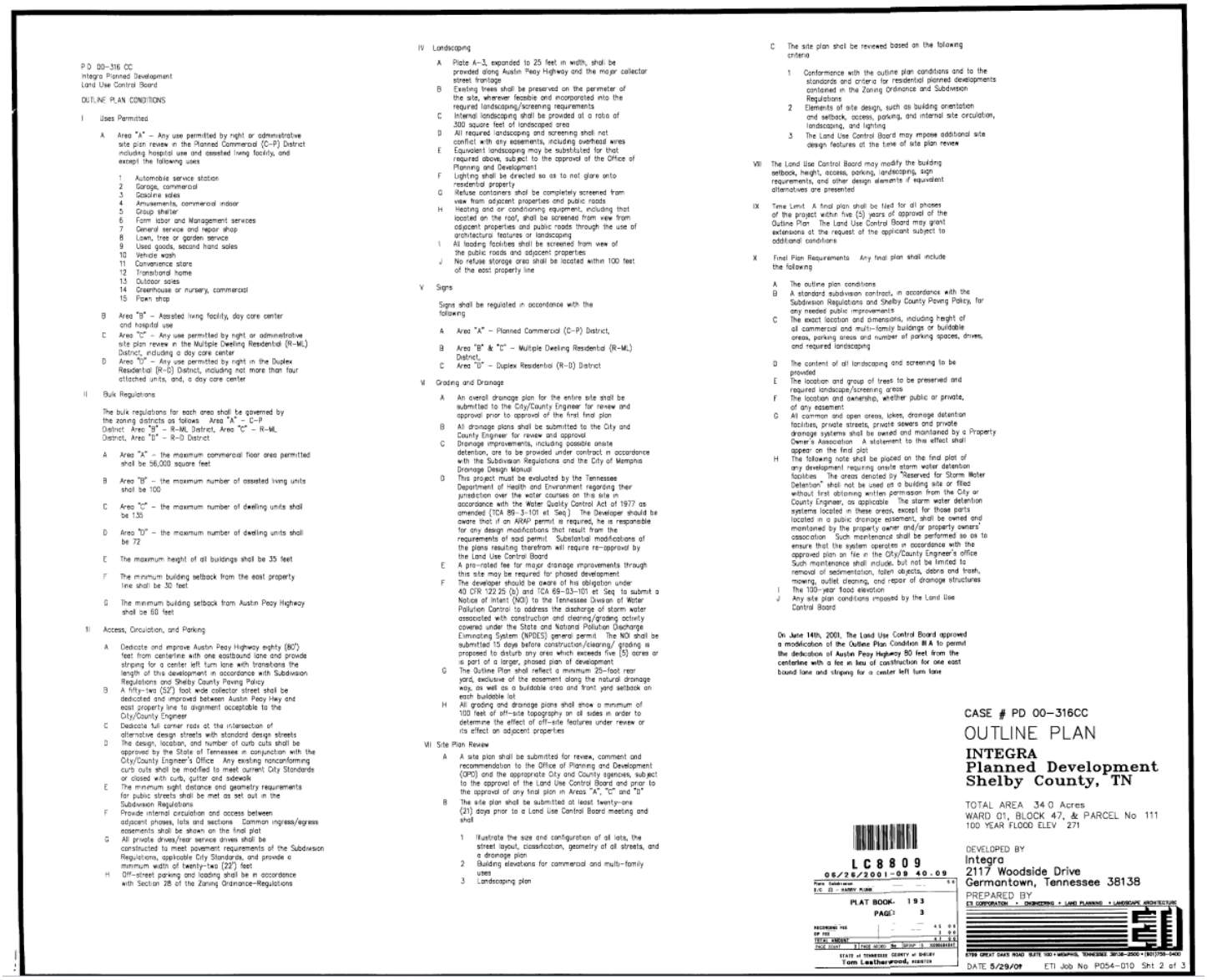
View of subject property from Integra Way looking southeast

RECORDED FINAL PLAT (2001) (PLAT BOOK 193 PAGE 03)



ETI DRAWING NO. C1.01

Subject property highlighted in yellow



P.D. 00-316 CC
Integra Planned Development
Land Use Control Board

OUTLINE PLAN CONDITIONS

I Uses Permitted

A Area "A" – Any use permitted by right or administrative site plan review in the Planned Commercial (C-P) District including hospital use and assisted living facility, and except the following uses

1 Automobile service station
2 Garage, commercial
3 Gasoline sales
4 Amusements, commercial indoor
5 Group shelter
6 Farm labor and Management services
7 General service and repair shop
8 Lawn, tree or garden service
9 Used goods, second hand sales
10 Vehicle wash
11 Convenience store
12 Transitional home
13 Outdoor sales
14 Greenhouse or nursery, commercial
15 Pawn shop

B Area "B" – Assisted living facility, day care center and hospital use

C Area "C" – Any use permitted by right or administrative site plan review in the Multiple Dwelling Residential (R-ML) District, including a day care center

D Area "D" – Any use permitted by right in the Duplex Residential (R-D) District, including not more than four attached units, and, a day care center

II Bulk Regulations

The bulk regulations for each area shall be governed by the zoning districts as follows Area "A" – C-P District Area "B" – R-ML District, Area "C" – R-ML District, Area "D" – R-D District

A Area "A" – the maximum commercial floor area permitted shall be 56,000 square feet

B Area "B" – the maximum number of assisted living units shall be 100

C Area "C" – the maximum number of dwelling units shall be 135

D Area "D" – the maximum number of dwelling units shall be 72

E The maximum height of all buildings shall be 35 feet

F The minimum building setback from the east property line shall be 30 feet

G The minimum building setback from Austin Peay Highway shall be 60 feet

III Access, Circulation, and Parking

A Dedicate and improve Austin Peay Highway eighty (80') feet from centerline with one eastbound lane and provide striping for a center left turn lane with transitions the length of this development in accordance with Subdivision Regulations and Shelby County Paving Policy

B A fifty-two (52') foot wide collector street shall be dedicated and improved between Austin Peay Hwy and east property line to alignment acceptable to the City/County Engineer

C Dedicate full corner rads at the intersection of alternative design streets with standard design streets

D The design, location, and number of curb cuts shall be approved by the State of Tennessee in conjunction with the City/County Engineer's Office Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk

E The minimum sight distance and geometry requirements for public streets shall be met as set out in the Subdivision Regulations

F Provide internal circulation and access between adjacent phases, lots and sections Common ingress/egress easements shall be shown on the final plat

G All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two (22') feet

H Off-street parking and loading shall be in accordance with Section 28 of the Zoning Ordinance-Regulations

IV Landscaping

A Plate A-3, expanded to 25 feet in width, shall be provided along Austin Peay Highway and the major collector street frontage

B Existing trees shall be preserved on the perimeter of the site, wherever feasible and incorporated into the required landscaping/screening requirements

C Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area

D All required landscaping and screening shall not conflict with any easements, including overhead wires

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

F Lighting shall be directed so as to not glare onto residential property

G Refuse containers shall be completely screened from view from adjacent properties and public roads

H Heating and air conditioning equipment, including that located on the roof, shall be screened from view from adjacent properties and public roads through the use of architectural features or landscaping

I All loading facilities shall be screened from view of the public roads and adjacent properties

J No refuse storage area shall be located within 100 feet of the east property line

V Signs

Signs shall be regulated in accordance with the following

A Area "A" – Planned Commercial (C-P) District,

B Area "B" & "C" – Multiple Dwelling Residential (R-ML) District,

C Area "D" – Duplex Residential (R-D) District

VI Grading and Drainage

A An overall drainage plan for the entire site shall be submitted to the City/County Engineer for review and approval prior to approval of the first final plan

B All drainage plans shall be submitted to the City and County Engineer for review and approval

C Drainage improvements, including possible onsite detention, are to be provided under contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual

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

E A pro-rated fee for major drainage improvements through this site may be required for phased development

F The developer should be aware of his obligation under 40 CFR 122.25 (b) and TCA 69-03-101 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 construction and clearing/grading activity covered under the State and National Pollution Discharge Eliminating System (NPDES) general permit. The NOI shall be submitted 15 days before construction/clearing/ grading is proposed to disturb any area which exceeds five (5) acres or is part of a larger, phased plan of development

G The Outline Plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot

H All grading and drainage plans shall show a minimum of 100 feet of off-site topography on all sides in order to determine the effect of off-site features under review or its effect on adjacent properties

VII Site Plan Review

A A site plan shall be submitted for review, comment and recommendation to the Office of Planning and Development (OPD) and the appropriate City and County agencies, subject to the approval of the Land Use Control Board and prior to the approval of any final plan in Areas "A", "C" and "D"

B The site plan shall be submitted at least twenty-one (21) days prior to a Land Use Control Board meeting and shall

1 Illustrate the size and configuration of all lots, the street layout, classification, geometry of all streets, and a drainage plan
2 Building elevations for commercial and multi-family uses
3 Landscaping plan

C The site plan shall be reviewed based on the following criteria

1 Conformance with the outline plan conditions and to the standards and criteria for residential planned developments contained in the Zoning Ordinance and Subdivision Regulations
2 Elements of site design, such as building orientation and setback, access, parking, and internal site circulation, landscaping, and lighting
3 The Land Use Control Board may impose additional site design features at the time of site plan review

VIII The Land Use Control Board may modify the building setback, height, access, parking, landscaping, sign requirements, and other design elements if equivalent alternatives are presented

IX Time Limit A final plan shall be filed for all phases of the project within five (5) years of approval of the Outline Plan The Land Use Control Board may grant extensions at the request of the applicant subject to additional conditions

X Final Plan Requirements Any final plan shall include the following

A The outline plan conditions
B A standard subdivision contract, in accordance with the Subdivision Regulations and Shelby County Paving Policy, for any needed public improvements
C The exact location and dimensions, including height of all commercial and multi-family buildings or buildable areas, parking areas and number of parking spaces, drives, and required landscaping

D The content of all landscaping and screening to be provided
E The location and group of trees to be preserved and required landscape/screening areas
F The location and ownership, whether public or private, of any easement
G All common and open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association A statement to this effect shall appear on the final plat
H The following note shall be placed on the final plat of any development requiring onsite storm water detention facilities The areas denoted By "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's office Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures
I The 100-year flood elevation
J Any site plan conditions imposed by the Land Use Control Board

On June 14th, 2001, The Land Use Control Board approved a modification of the Outline Plan Condition III A to permit the dedication of Austin Peay Highway 80 feet from the centerline with a fee in lieu of construction for one east bound lane and striping for a center left turn lane

CASE # PD 00-316CC

OUTLINE PLAN

INTEGRA
Planned Development
Shelby County, TN

TOTAL AREA 34.0 Acres
WARD 01, BLOCK 47, & PARCEL No 111
100 YEAR FLOOD ELEV 271

DEVELOPED BY
Integra
2117 Woodside Drive
Germantown, Tennessee 38138

PREPARED BY
ETI CORPORATION • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
6799 GREAT OAKS ROAD SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400

DATE 5/29/01 ETI Job No P054-010 Sht 2 of 3

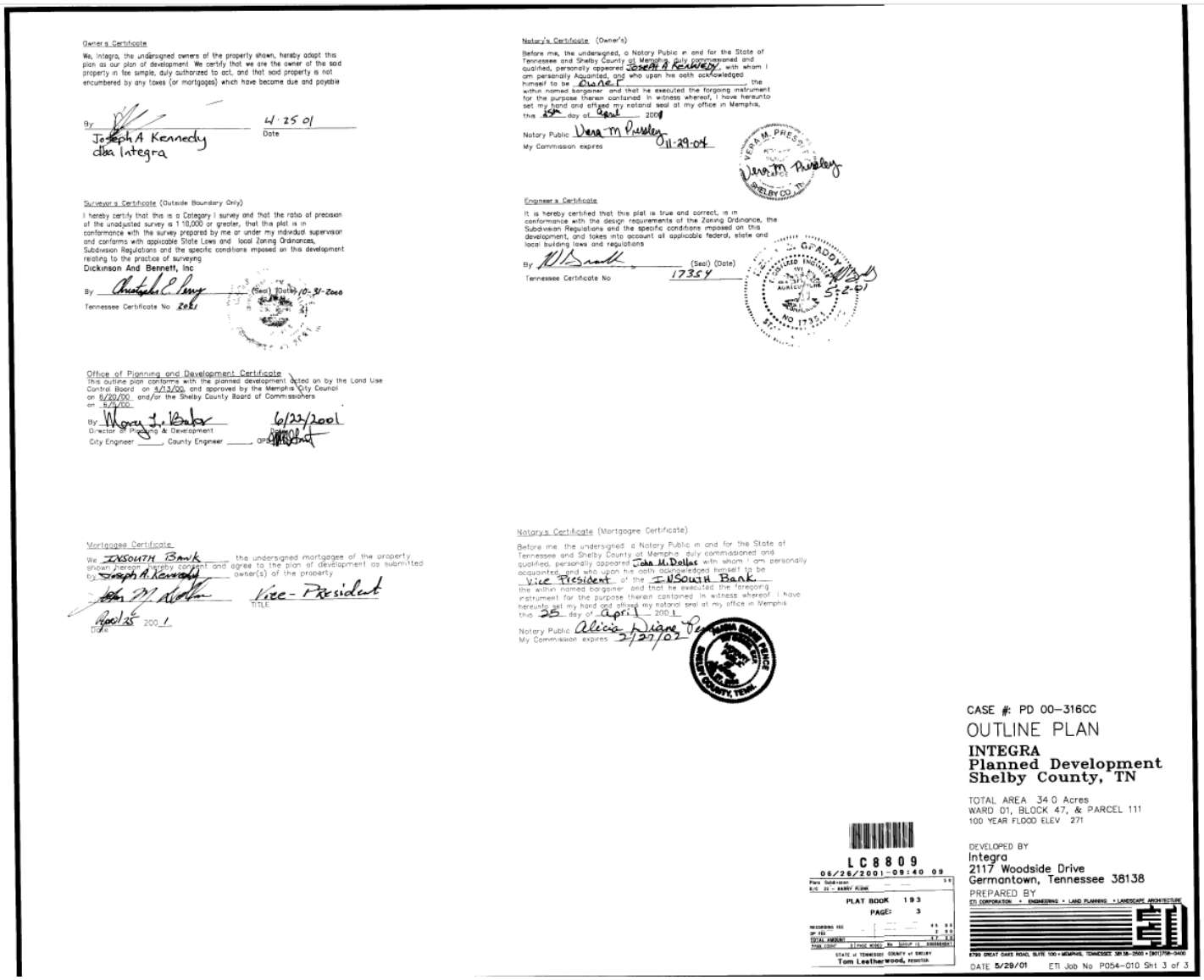
LC8809
05/26/2001-09 40.09

Plans Submitted — — 5.0
R.O. ID - HARRY PLUMB

PLAT BOOK- 193
PAGE 3

RECORDING FEE — — 45.00
DP FEE — — 3.00
TOTAL AMOUNT — — 47.00
TAXES PAID 3 PAGE MORE No GROUP 13 X00816847

STATE of TENNESSEE COUNTY of SHELBY
Tom Leatherwood, REGISTER



Owner's Certificate

We, Integra, the undersigned owners of the property shown, hereby adopt this plan as our plan of development. We certify that we are the owner of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes (or mortgages) which have become due and payable

By _____ 4·25·01
Joseph A Kennedy — Date
dba Integra

Surveyor's Certificate (Outside Boundary Only)

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 plat is in conformance with the survey prepared by me or under my individual supervisor and conforms with applicable State Laws and local Zoning Ordinances, Subdivision Regulations and the specific conditions imposed on this development relating to the practice of surveying

Dickinson And Bennett, Inc

By _____ (Seal) (Date) 10-31-2000
Tennessee Certificate No 2081

Office of Planning and Development Certificate

This outline plan conforms with the planned development noted on by the Land Use Control Board on 4/13/00, and approved by the Memphis City Council on 6/20/00 and/or the Shelby County Board of Commissioners on 6/26/00

By _____ 6/27/2001
Director of Planning & Development — Date
City Engineer _____, County Engineer _____ OR

Mortgagee Certificate

We INSOUTH Bank the undersigned mortgagee of the property shown hereon hereby consent and agree to the plan of development as submitted by Joseph A. Kennedy owner(s) of the property

_____ Vice-President
TITLE

4/25/ 200 1
Date

Notary's Certificate (Owner's)

Before me, the undersigned, a Notary Public in and for the State of Tennessee and Shelby County at Memphis, duly commissioned and qualified, personally appeared Joseph A Kennedy with whom I am personally Aquainted, and who upon his oath acknowledged himself to be Owner the within named bargainer and that he executed the forgoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 25th day of April 2001

Notary Public Vera M Pressley
My Commission expires 11-29-04

Engineer's Certificate

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations

By _____ (Seal) (Date) 5-2-01
Tennessee Certificate No 17354

Notary's Certificate (Mortgagee Certificate)

Before me the undersigned a Notary Public in and for the State of Tennessee and Shelby County at Memphis, duly commissioned and qualified, personally appeared John M Dollar with whom I am personally acquainted, and who upon his oath acknowledged himself to be Vice President of the INSOUTH Bank the within named bargainer and that he executed the foregoing instrument for the purpose therein contained. In witness whereof I have hereunto set my hand and affixed my notarial seal at my office in Memphis this 25 day of April 200 1

Notary Public Alicia Diane [illegible]
My Commission expires 3/27/02

LC8809
06/26/2001-09:40 09
PLAT BOOK 193
PAGE: 3
STATE of TENNESSEE COUNTY of SHELBY
Tom Leatherwood, REGISTER

CASE #: PD 00-316CC

OUTLINE PLAN

INTEGRA
Planned Development
Shelby County, TN

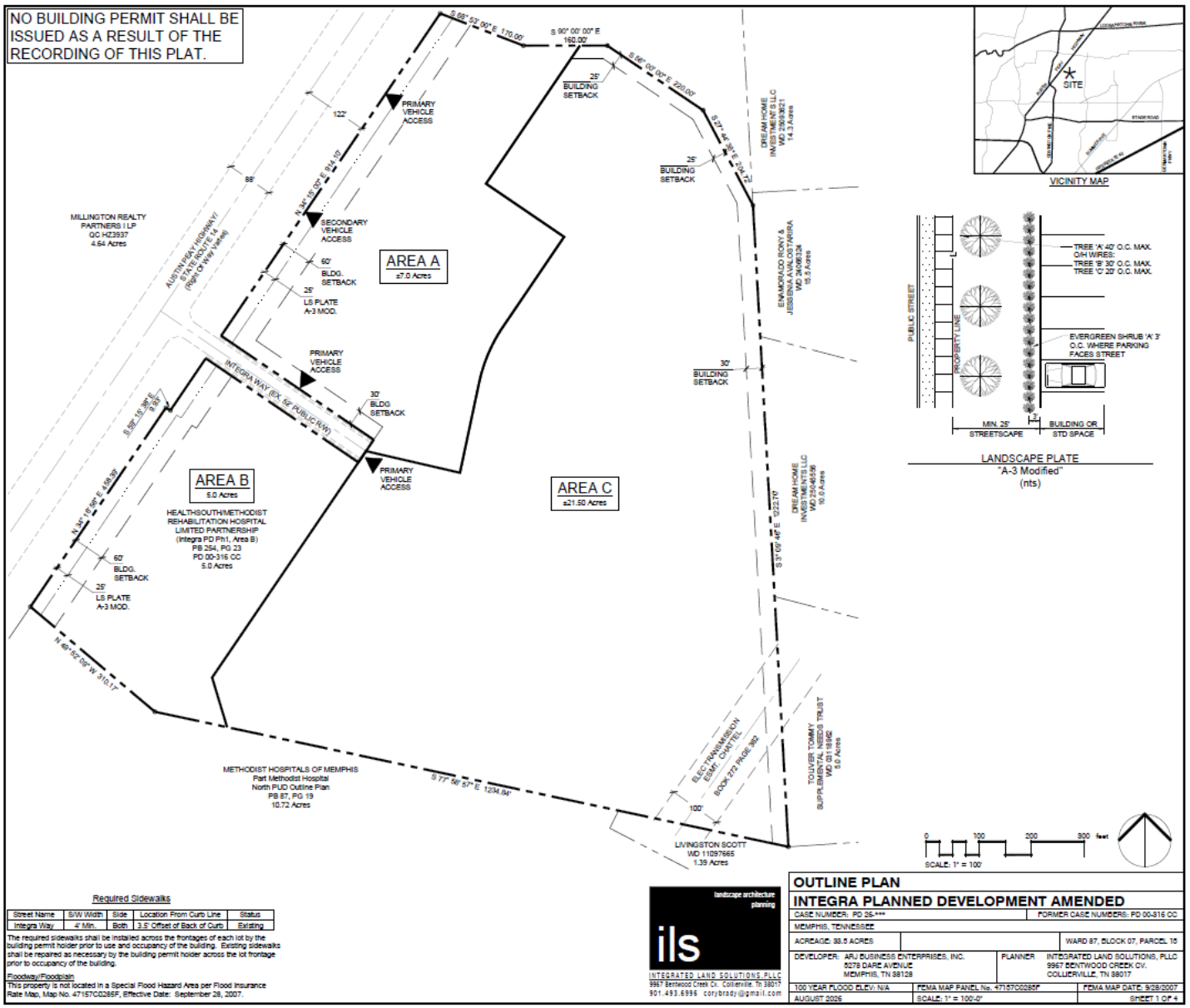
TOTAL AREA 34.0 Acres
WARD 01, BLOCK 47, & PARCEL 111
100 YEAR FLOOD ELEV 271

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6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400

DATE 5/29/01 ETI Job No P054-010 Sht 3 of 3

OUTLINE PLAN



Required Sidewalks

Street Name	S/W Width	Side	Location From Curb Line	Status
Integra Way	4' Min.	Both	3.5' Offset of Back of Curb	Existing

The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

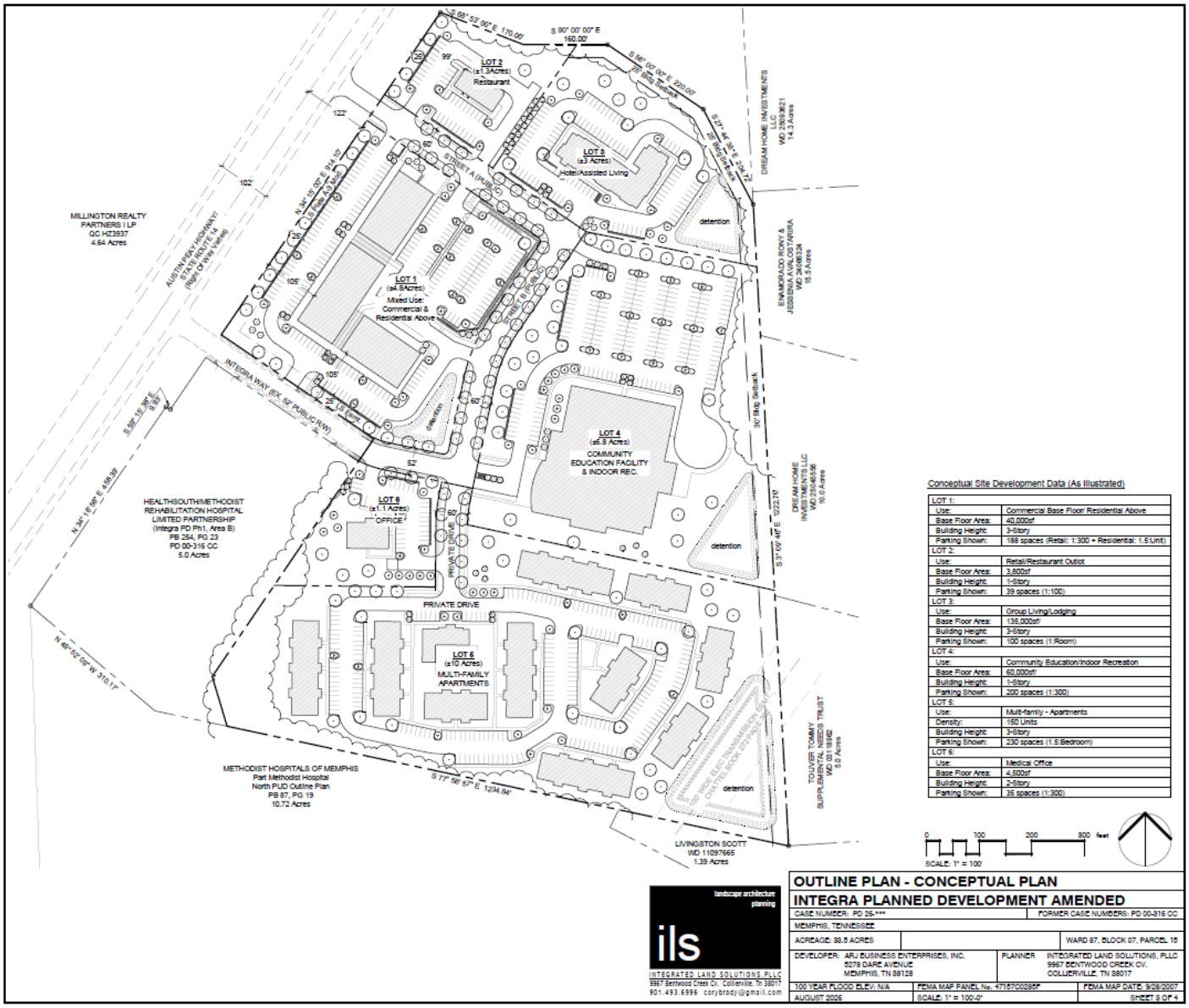
Floodway/Floodplain
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C0285F, Effective Date: September 28, 2007.

ils landscape architecture planning
INTEGRATED LAND SOLUTIONS, PLLC
9967 Brentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

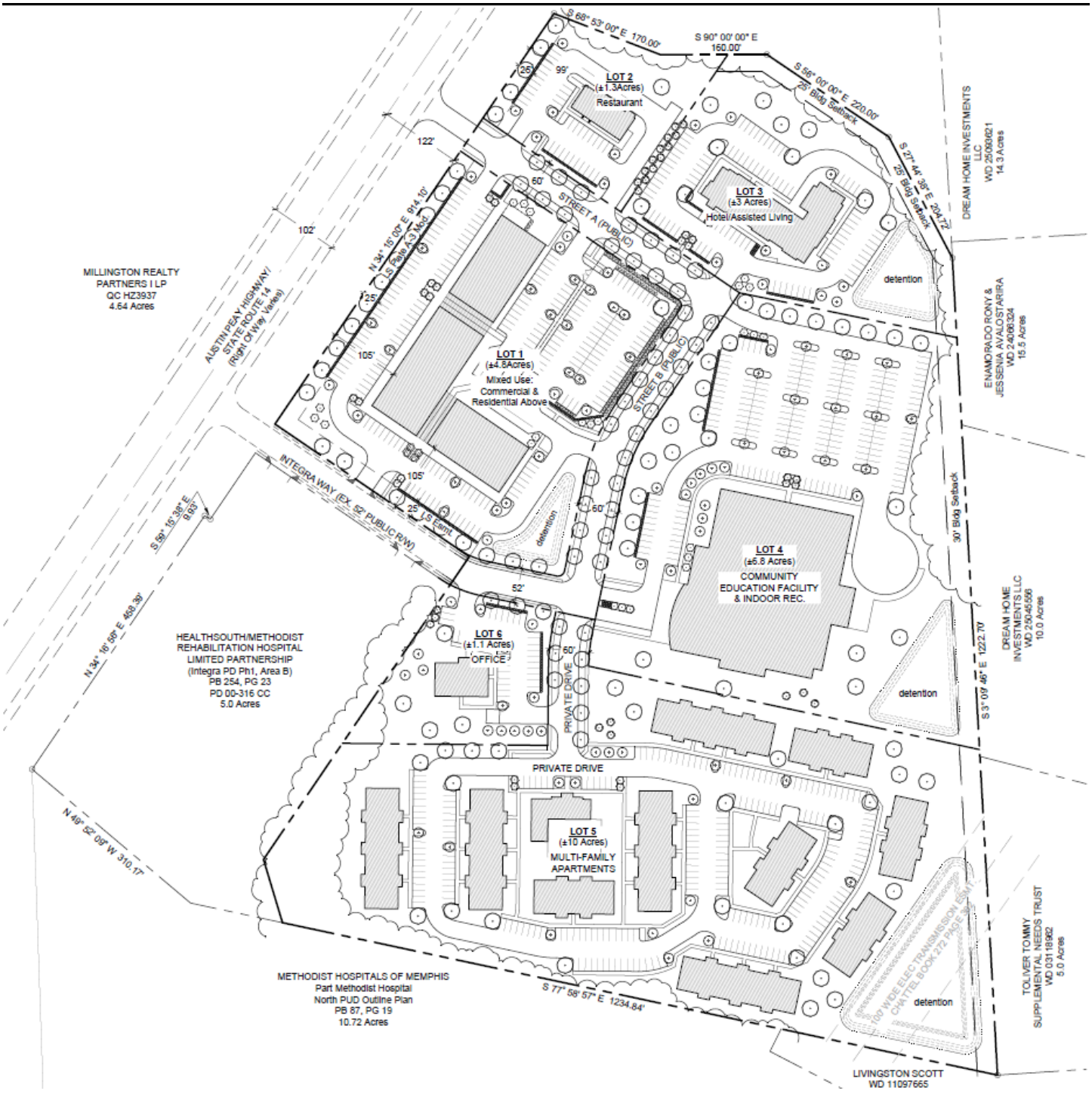
OUTLINE PLAN
INTEGRA PLANNED DEVELOPMENT AMENDED

CASE NUMBER: PD 26-***		FORMER CASE NUMBERS: PD 00-316 CC
MEMPHIS, TENNESSEE		
ACREAGE: 38.5 ACRES		WARD 87, BLOCK 07, PARCEL 15
DEVELOPER: ARJ BUSINESS ENTERPRISES, INC. 5278 DARE AVENUE MEMPHIS, TN 38128	PLANNER	INTEGRATED LAND SOLUTIONS, PLLC 9967 BENTWOOD CREEK CV. COLLIERVILLE, TN 38017
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0285F	FEMA MAP DATE: 9/28/2007
AUGUST 2026	SCALE: 1" = 100'-0"	SHEET 1 OF 4

CONCEPT PLAN



CONCEPT PLAN – MAGNIFIED



CASE REVIEW

Request

Amendment to PD 2000-316 CC to update outline plan conditions to allow broader variety of mix uses (commercial, office, residential, civic)

Applicability

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

4.10.2 Applicability

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

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

General Provisions

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

4.10.3 General Provisions

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

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

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

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

Residential Criteria

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

4.10.4 Planned Residential Developments

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

A. *Formal Open Space*

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

B. *Accessibility of Site*

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

C. *Off-Street Parking*

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

D. *Pedestrian Circulation*

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

E. *Privacy*

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

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

F. Distance Requirements

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

Commercial or Industrial Criteria

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

4.10.5 Planned Commercial or Industrial Developments

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

A. Screening

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

B. Display of Merchandise

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

C. Accessibility

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

D. Landscaping

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

Approval Criteria

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

9.6.9 Approval Criteria

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

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

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

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

Site Details

Address:
West side of Austin Peay Highway, north of New Covington Pike and south of Egypt Central Road

Parcel ID:
087007 00015

Area:
+/- 28.58 acres

Description:
The subject property +/- 28.58 acres and located at south side of Austin Peay Highway, east of New Covington Pike and west of Egypt Central Road. The site is currently governed by PD 2000-316 CC Areas A, C & D with an underlying zoning as Residential Single-Family—10 (R-10). The subject property is currently vacant and surrounded by vacant lots as well as residential and institutional zoning and/or land uses.

Concept Plan Review

The proposed concept plan divides the subject property into six development lots, along with a stormwater detention area.

- Lot 1 is proposed for a 3-story mixed-use commercial and residential building. The ground floor will consist of commercial space, with residential units located on the upper two floors. A total of 188 parking spaces are provided.
- Lot 2 is proposed as a 1-story retail/restaurant outlot with 39 parking spaces.
- Lot 3 is designated for a 3-story assisted living facility or hotel and includes 100 parking spaces.

- Lot 4 is proposed for a 1-story community education and indoor recreation facility with 200 parking spaces.
- Lot 5 is planned for a 1-story multifamily residential development with 230 parking spaces.
- Lot 6 is proposed for a 2-story office building with 35 parking spaces.

The concept plan also includes a stormwater detention facility to serve the proposed development.

Analysis

The applicant is requesting an amendment to PD 2000-316 CC to update the outline plan conditions for a variety of mix of uses (commercial, office, residential, civic) as well as approve the concept plan.

The original outline plan approved under PD 2000-316 CC divided the property into four development areas identified as Areas A, B, C, and D. Since the approval of the planned development, Area B has been developed, while the remaining areas have largely remained vacant.

Under the approved outline plan, Area "A" permits any use allowed by right or through administrative site plan review in the Planned Commercial (C-P) District, including hospital and assisted living facility uses, with certain prohibited uses. Area "C" permits any use allowed by right or through administrative site plan review in the Multiple Dwelling Residential (R-ML) District, including a day care center. Area "D" permits any use allowed by right in the Duplex Residential (R-D) District, including developments of up to four attached dwelling units and a day care center.

As part of this request, the applicant is revising the outline plan to reflect current development objectives and changes to the UDC that have occurred since the original approval. The remaining undeveloped portions of the site are now identified as Areas A and C, and the proposed amendment updates the permitted uses and development conditions to align with the current zoning regulations while providing additional flexibility for a mix of commercial, office, residential, and civic uses.

Staff finds that the proposed concept plan is consistent with the amended outline plan conditions and staff also note that four letters and one petition of support were received.

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. Area "A" - Any use permitted by right or administrative site plan review in the Planned Commercial (C-P) District including hospital use and assisted ling facility, and except the following uses**~~
~~**1. Automobile service station**~~
~~**2. Garage, commercial**~~
~~**3. Gasoline sales**~~
~~**4. Amusements, commercial indoor**~~
~~**5. Group shelter**~~
~~**6. Farm labor and Management services**~~
~~**7. General service and repair shop**~~
~~**8. Lawn, tree or garden service**~~
~~**9. Used goods, second hand sales**~~
~~**10. Vehicle wash**~~
~~**11. Convenience store**~~
~~**12. Transitional home**~~
~~**13. Outdoor sales**~~
~~**14. Greenhouse or nursery, commercial**~~
~~**15. Pawn shop**~~

A. Area "A" – Any use permitted by right in the Commercial Mixed Use -2 (CMU-2) District.
1. Except the following uses are prohibited:
a. Crematorium and pet crematorium
b. Animal boarding
c. Pawn shop
d. Smoke shop

B. Area "B" – Assisted living facility, day care center and hospital use.

~~**C. Area "C" - Any use permitted by right or administrative site plan review in the Multiple Dwelling Residential (R-ML) District, including a day care center**~~

C. Area "C" – Any use permitted by right in the Office General (OG) District.
1. The following uses are also permitted:
a. Multifamily (large home, stacked townhouse, apartment)
b. Assisted living facility
c. Residential home for the elderly
d. Independent living facility
e. Neighborhood arts center or similar community facility (public or private)

f. Hotel
g. Indoor multi-story
h. Recreation field, with lights

2. Except the following uses are prohibited:
a. Crematorium and pet crematorium
b. Animal boarding
c. Pawn shop
d. Smoke shop

~~**D. Area "D" - Any use permitted by right in the Duplex Residential (R-D District, including not more than four attached units, and, a day care center**~~

II. BULK REGULATIONS

~~**The bulk regulations for each area shall be governed by the zoning districts as follows Area "A" - C-P District, Area "C" - R-ML District, Area "D" - R-D District**~~
~~**A. Area "A" - the maximum commercial floor area permitted shall be 56,000 square feet**~~

A. Area "A" - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the CMU-2 District shall apply as modified below:
1. Front Yard Setback:
a. Austin Peay Highway: 60 feet
b. Integra Way: 30 feet
2. The maximum height of all buildings shall be 45 feet.

B. Area "B" — R-ML District. Area "B" – the maximum number of assisted living units shall be 100. The maximum height of all buildings shall be 35 feet. The minimum building setback from Austin Peay Highway shall be 60 feet.

~~**C. Area "C" - the maximum number of dwelling units shall be 135.**~~

~~**D. Area "D" - the maximum number of dwelling units shall be 72.**~~

~~**E.**~~

~~**F. The minimum building setback from the east property and shall be 30 feet**~~

~~**G.**~~

C. Area "C" - The bulk regulations for the OG District shall apply as modified below:
1. All residential uses shall be regulated by the RU-3 District.
2. East Boundary Setback: 30 feet
3. The maximum height for all buildings shall be 45 feet.

III. ACCESS, CIRCULATION, AND PARKING

~~**A. Dedicate and improve Austin Peay Highway eighty (80") feet from centerline with one eastbound lane and provide striping for a center left turn lane with transitions the length of this development in accordance with Subdivision Regulations and Shelby County Paving Policy.**~~

~~**B. A fifty-two (52) foot wide collector street shall be dedicated and improved between Austin Peay Hwy and east property line to alignment acceptable to the City/County Engineer.**~~

~~**C. Dedicate full corner radii at the intersection of alternative design streets with standard design streets.**~~

~~**D. The design, location, and number of curb cuts shall be approved by the State of Tennessee in conjunction with the City/County Engineer's Office Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.**~~

~~**E. The minimum sight distance and geometry requirements for public streets shall be met as set out in the Subdivision Regulations.**~~

~~**F. Provide internal circulation and access between adjacent phases, lots and sections Common ingress/egress easements shall be shown on the final plat .**~~

~~**G. All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum with of twenty-two (22) feet.**~~

~~**H. Off-street parking and loading shall be in accordance with Section 28 of the Zoning Ordinance Regulations.**~~

A. There shall be no direct access to Austin Peay Highway other than the two public streets as generally shown on the concept plan, subject to City Engineering review and approval.

B. The City Engineer shall approve the design, number, and location of curb cuts.

C. All streets shall be designed and constructed to meet City standards subject to review and approval by the City Engineer.

IV. LANDSCAPING

A. **Area B:**
1. Plate A-3, expanded to 25 feet in width, shall be provided along Austin Peay Highway and the major collector street frontage.
2. Existing trees shall be preserved on the perimeter of the site, wherever feasible and incorporated into the required landscaping/screening requirements.
3. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area.
4. All required landscaping and screening shall not conflict with any easements, including overhead wires.
5. Equivalent landscaping may be substituted for that required above, subject to the approval of the ~~**Office**~~ **Division** of Planning and Development.

6. Lighting shall be directed so as to not glare onto residential property.
7. Refuse containers shall be completely screened from view from adjacent properties and public roads.
8. Heating and air conditioning equipment, including that located on the roof, shall be screened from view from adjacent properties and public roads through the Luse of architectural features or landscaping.
9. All loading facilities shall be screened from view of the public roads and adjacent properties.

B. Areas A and C:

1. Plate A-3 expanded to 25 feet in width shall be provided along the property's Austin Peay Highway Frontage.

2. Landscaping equivalent alternatives shall be permitted by the Zoning Administrator.

~~**J. No refuse storage area shall be located within 100 feet the east property line.**~~

V. SIGNS

Signs shall be regulated in accordance with the following:

~~**A. Area "A" - Planned Commercial (C-P) District.**~~

A. Area "A" - CMU-2 District.

B. Area "B" ~~**& C"**~~ - Multiple Dwelling Residential (R-ML) District.

~~**C. Area D" - Duplex Residential (R-D) District.**~~

C. Area "C"- OG District, except where residential uses are proposed then signs shall be in compliance with the RU-3 District.

~~VI. **GRADING AND DRAINAGE**~~

~~**A. An overall drainage plan for the entire site shall be submitted to the City/County Engineer for review and approval prior to approval of the first final plan.**~~

~~**B. All drainage plans shall be submitted to the City and County Engineer for review and approval.**~~

~~**C. Drainage improvements, including possible onsite detention, are to be provided under contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual.**~~

~~**D. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the water courses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 89-3-101 et Seq) The Developer should be aware that if on ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit Substantia modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.**~~

~~E. A pro-rated fee for major drainage improvements through this site may be required for phased development.~~

~~F. The developer should be aware of his obligation under 40 CFR12225 (b) and TCA 69-03-101 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 construction and clearing/grading activity covered under the State and National Pollution Discharge Eliminating System (NPDES) general permit. The Nol shall be submitted 15 days before construction/clearing/ grading is proposed to disturb any area which exceeds five (5) acres or is part of a larger, phased plan of development~~

~~G. The Outline Plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.~~

~~H. All grading and drainage plans shall show a minimum of 100 feet of off-site topography on all sides in order to determine the effect of off-site features under review or its effect on adjacent properties.~~

~~VII. SITE PLAN REVIEW~~

~~A. A site plan shall be submitted for review, comment and recommendation to the Office of Planning and Development (OPD) and the appropriate City and County agencies, subject to the approval of the Land Use Control Board and prior to the approval of any final plan in Areas "A", "C" and "D".~~

~~B. The site plan shall be submitted at least twenty-one (21, days prior to a Land Use Control Board meeting and shall:~~

~~1. Illustrate the size and configuration of all lots, the street layout, classification geometry of all streets, and a drainage plan.~~

~~2. Building elevations for commercial and multi-family uses.~~

~~3. Landscaping plan.~~

~~C. The site pian shall be reviewed based on the following criteria.~~

~~1. Conformance with the outline plan conditions and to the standards and criteria for residential planned developments contained in the Zoning Ordinance and Subdivision Regulations.~~

~~2. Elements of site design, such as building orientation and setback, access, parking, and interna site circulation, landscaping, and lighting.~~

~~3. The Land Use Control Board may impose additional site design features at the time of site plan review.~~

~~VIII. The Land Use Control Boord may modify the building setback, height, access, parking, landscaping, sign requirements, and other design elements if equivalent alternatives are presented.~~

~~IX. Time Limit A final plan shall be filed for all phases of the project within five (5) years of approval of the Outline Plan The Land Use Control Board may grant extensions at the request of the applicant subject to additional conditions.~~

VI. UNDERGROUND UTILITY LINES

Areas A and C: All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and

street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

VII. PERIOD OF VALIDITY

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

X. FINAL PLAN REQUIREMENTS
Any final plan shall include the following:

A. The outline plan conditions.

B. A standard **improvement** ~~**subdivision**~~ contract, ~~**in accordance with the Subdivision Regulations and Shelby County Paving Policy,**~~ for any needed public improvements

C. The exact location and dimension including height, of all ~~**commercial and multi-family**~~ buildings or buildable areas, parking areas and number of parking spaces, drives, and required landscaping.

D. The content of all landscaping and screening to be provided.

~~**E. The location and group of trees to be preserved and required landscape/screening areas**~~

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

F. All common and open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association A statement to this effect shall appear on the final plat.

G. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City ~~**or County**~~ Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City~~**/County**~~ Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

H. The 100-year flood elevation.

I. Any site plan conditions imposed by the Land Use Control Board.

J. **Areas A and C: Building elevations with exterior finishes, attached sign areas, detached sign elevations, and photometric plan.**

DEPARTMENTAL COMMENTS

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

City Engineering: Comments received, see pages 27-28.

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: Comments received, see pages 29-31.

Office of Comprehensive Planning: Comments received, see pages 32-35.

CITY ENGINEERING'S COMMENTS

Basin/Lot/CD: Mimosa 8-P/28.58 acres/District 1

Traffic Engineering:

Roads:

1. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.

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

Traffic Control Provisions:

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

4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

6. The City Engineer shall approve the design, number, and location of curb cuts.

7. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

8. Will require engineering ASPR.

Sanitary Sewer:

1. Sewer extension required to serve this development.

Drainage:
No comments

Site Plan Notes:
No comments

OFFICE OF SUSTAINABILITY AND RESILIENCE COMMENTS

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

Sylvia Akotia
Planning Intern
Office of Sustainability and Resilience
125 N. Main St., Memphis, TN 38103
Sylvia.Akotia@memphistn.gov

MEMORANDUM

To: Truus Abuosi, Planner I

From: Sylvia Akotia, Planning Intern

Date: September 21, 2026

Subject: OSR Comments on PD 2026-013: RALEIGH

General Comments & Analysis:

Located in Zones 1 of the Resilience Zone Framework:

> Zone 1 areas have the lowest level of development risk and conflict. These areas avoid high risk disaster zones, such as floodplains, and they also do not conflict with sensitive ecological areas. These areas are the most straightforward for development, and development would have the lowest impact on regional resilience. Consider incorporating the protection of ecological assets while balancing the promotion of low-impact site design and compact development typologies in appropriate areas.

The application seeks an amendment to PD 00-316 CC to update the development standards of the previously approved planned development to reflect current UDC requirements and standards.

Consistent with the Mid-South Regional Resilience Master Plan best practices: YES.

This application is generally consistent with the Mid-South Regional Resilience Master Plan. The site is located within Zone 1, where development is encouraged, which is consistent with Section 4.1 – Resilient Sites. An increase in impervious surfaces conflicts with the recommendations found in Section 2.3 – Low-Impact Development.

Consistent with the Memphis Area Climate Action Plan best practices: N/A



Recommendations:

Staff recommends adding a condition requiring the installation of electrical vehicle charging stations, or the installation of electrical wiring necessary to support the future installation of electric vehicle charging stations:

1. At least 5 percent of parking spaces should either have EV charging stations installed or have the electrical wiring necessary to support the future installation of electric vehicle charging stations.
2. All work must be completed according to all applicable building and electrical codes.

3. Parking facilities shall be designed so that at least one of the EV-ready spaces is handicap accessible. When infrastructure is installed on the space, the charging station hardware must be handicap accessible.
4. When calculating the number of required spaces, any fraction of a required parking space shall be rounded up to the nearest whole number.

Some other elements that could be added to enhance the sustainability and resilience of the site include:

- Incorporate Low-Impact Development (LID) techniques whenever possible in the landscaping of the site. LID uses natural solutions to help address stormwater runoff and other hydrological issues. Some elements that could be beneficial for the site include rain gardens, linear bioretention, or permeable pavement, though other LID techniques would also be welcomed. More information about LID can be found in the Mid-South Regional Resilience Master Plan in Section 2.3 – Low-Impact Development.
- Install either green roofs or cool roofs for some of the larger buildings in the proposed development. Both options will help increase the energy efficiency of the buildings and will decrease the heat experienced on the site. For more information about green and cool roofs, please refer to the Mid-South Regional Resilience Master Plan, Section 3.4 – Roof Design.

Comprehensive Planning Review of Memphis 3.0 Consistency

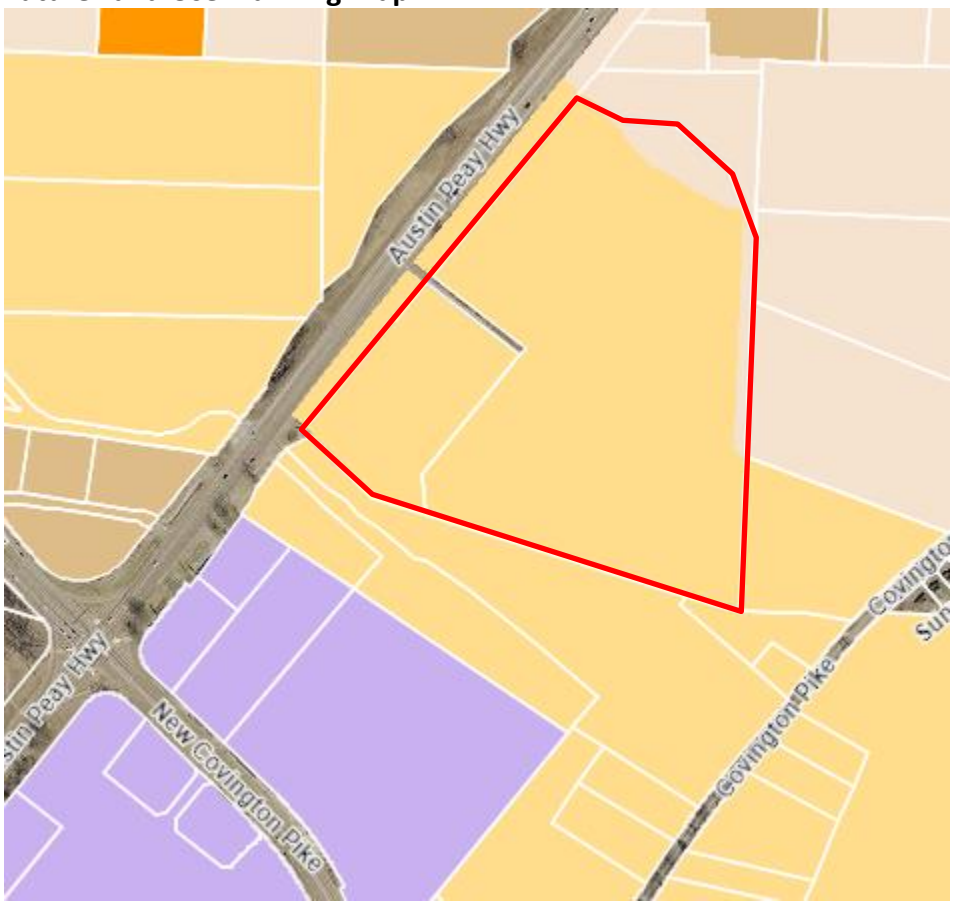
This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: **PD 2026-013**

Site Address/Location: 0 Austin Peay Highway (Parcel ID: 087007 00015)
Overlay District/Historic District/Flood Zone: Not in an Overlay/Historic District nor Flood Zone
Future Land Use Designation: Anchor Neighborhood-Primarily Single-Unit (AN-S)
Street Type: Parkway

The applicant is requesting a modification to a PD to allow for a greater mix of uses.

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

1. **Future Land Use Planning Map**



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

2. **Land Use Description/Intent**

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



"AN-S" Form & Location Characteristics

NURTURE

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

SUSTAIN

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

ACCELERATE

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

"AN-S" Zoning Notes

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

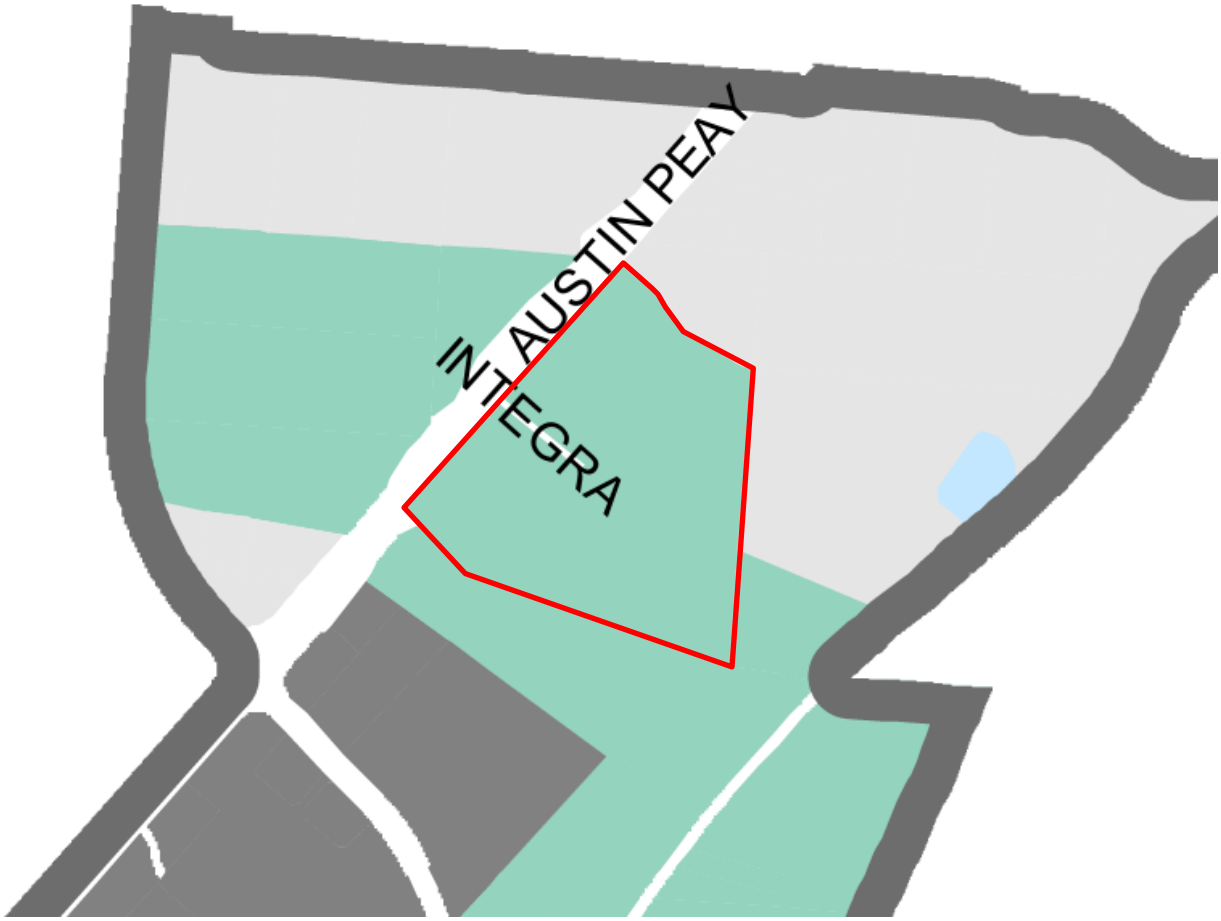
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, R-10

Adjacent Land Use and Zoning: Institutional, Vacant, Office; CMP-1, RU-2, RU-3

Overall Compatibility: *This requested use is somewhat compatible with the land use description/intent, form & location characteristics; and is compatible with the zoning notes, and existing, adjacent land use and zoning. While the proposed development features multi-family and mixed-use development, the height is capped at 3 stories, which is similar to single-family home heights of roughly 45 feet. The development would support the nearby hospital campus and other commercial developments along Austin Peay Highway.*

3. Degree of Change Map



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

4. Degree of Change Description

Nuture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. *The proposed development is a private investment and infill development somewhat contextually compatible with the anchor neighborhood.*

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

The proposal to include a community education facility and indoor recreation center is consistent with **Objective 1.1** – *Focus future growth and density in and around Community and Citywide Anchors* **Action 1.1.13** *- support the creation and rehabbing of public spaces within and around anchors to create central spaces to gether and interact*.

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

While the proposal is somewhat consistent, the proposal is inconsistent with **Objective 4.2** – *Promote safe movement of people and vehicles across all modes of travel* **Action 4.2.5** – *Leverage the redevelopment of large parcels within anchors and anchor neighborhoods to increase connectivity through the creation of new streets and/or connective routes* ***AND ACTION 4.2.2*** – *Prioritize pedestrian and bicycle improvements within anchors and anchor neighborhoods, starting with accelerate anchors*.
The redevelopment does introduce new connections to Austin Peay Highway, but does not support

connectivity to surrounding developments—especially the nearby anchor. While the surrounding area is auto-centric, internal improvements such as connecting the apartments to nearby developments via walking/biking paths, instead of creating a 150 unit cul-de-sac, would be more desirable.

Consistency Analysis Summary

The applicant is requesting a modification to a PD to allow for a greater mix of uses

This requested use is somewhat compatible with the land use description/intent, form & location characteristics; and is compatible with the zoning notes, and existing, adjacent land use and zoning. While the proposed development features multi-family and mixed-use development, the height is capped at 3 stories, which is similar to single-family home heights of roughly 45 feet. The development would support the nearby hospital campus and other commercial developments along Austin Peay Highway.

The proposed development is a private investment and infill development somewhat contextually compatible with the anchor neighborhood.

The proposal to include a community education facility and indoor recreation center is consistent with **Objective 1.1** – *Focus future growth and density in and around Community and Citywide Anchors* **Action 1.1.13** - *support the creation and rehabbing of public spaces within and around anchors to create central spaces to gether and interact*.

While the proposal is somewhat consistent, the proposal is inconsistent with **Objective 4.2** – *Promote safe movement of people and vehicles across all modes of travel* **Action 4.2.5** – *Leverage the redevelopment of large parcels within anchors and anchor neighborhoods to increase connectivity through the creation of new streets and/or connective routes* ***AND ACTION 4.2.2*** – *Prioritize pedestrian and bicycle improvements within anchors and anchor neighborhoods, starting with accelerate anchors*.

If possible, more should be done to increase safety of movement and connectivity for all modes of transportation to the surrounding developments in the area.

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

Summary Compiled by: Grayson Vincent, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

CASE NUMBER:	PD 2026-013
ADDRESS:	south side of Austin Peay Hwy, east of New Covington Pike and west of Egypt Central Rd.
REQUEST:	Amendment to PD 2000-316 CC to update outline plan conditions
APPLICANT:	Cory Brady

Meeting Details

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

Time: 9:00 AM

Date: Thursday, October 8, 2026

VICINITY MAP



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

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

38 Notices Mailed 9/11/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Cory Brady *, being duly sworn, depose and say that at* 5:00 *am/pm on the* 21 *day of* September *, 20*26*, I posted* 2 *Public Notice Sign(s) pertaining to Case No.* PD 2026-013 *at* Integra Way and Austin Peay Hwy *, providing notice of a Public Hearing before the (check one):*

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

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

Cory Brady — *Owner, Applicant or Representative*

9/22/26 — *Date*

Subscribed and sworn to before me this 22nd *day of* September *,* 2026*.*

Notary Public

My commission expires: Feb 14, 2029

DWANA ROBINSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. FEB. 14, 2029


PUBLIC
NOTICE
AN APPLICATION HAS
BEEN FILED FOR A
PLANNED
DEVELOPMENT
ON THIS PROPERTY.
A PUBLIC HEARING
WILL BE HELD.
CASE NO:
INFORMATION:
PD 2026-013
026-0015


FOR SALE
PUBLIC
NOTICE
PLANNED
DEVELOPMENT

NEIGHBORHOOD MEETING NOTICE

INTEGRATED LAND SOLUTIONS, pllc
planning ▪ design ▪ landscape architecture

August 31, 2026

Re: Neighborhood Meeting Invitation
Amendment – Integra Planned Development
DPD Case/Record Number: PD 2026-013

Neighboring Property Owner or Tenant,

On behalf of the applicant, I invite you to a neighborhood meeting to discuss a proposed amendment to the Integra Planned Development generally located at the northeast corner of Austin Peay Highway and Integra Way.

The proposed amendment will support the applicant's intent to develop a "Youth Improvement Campus" anchored by a community education facility offering workforce training, sports and wellness facilities, creative arts studios, and other community improvement services in addition to various commercial, office, and residential opportunities, consistent with the original vision of the Integra Planned Development. A copy of the conceptual master plan is attached for your reference.

The neighborhood meeting will be held as follows:

Date:	Monday, September 21st
Time:	6:00pm – 7:00pm
Location:	Greater Imani Church 3824 Austin Peay Highway, Memphis, TN

Tentatively, this project will be heard by the Memphis/Shelby County Land Use Control Board on October 8th, 2026, at 9:00 AM. If you have any questions pertaining to the City's review procedures, please contact the City of Memphis' Land Use and Development staff at (901)636-6619 and refer to case # PD 2026-013. If you are unable to attend and have general questions pertaining to this request, you are welcome to contact me by e-mail or phone. A copy of the proposed subdivision plan related to this request is attached for your reference.

Respectfully,
Cory Brady
Cory Brady, PLA, AICP
Integrated Land Solutions, pllc
corybrady@gmail.com
(901)493-6996

9967 Bentwood Creek Cove ▪ Collierville, TN 38017
901.493.6996 ▪ corybrady@gmail.com

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-013

Meeting Information

Location: Greater Imani Church

Date: 09/22/26

Address: 3824 Austin Peay Hwy.

Time: 18:00

Attendance

Attended on behalf of the applicant:	*Role (Applicant, Engineer, Architect, etc.)*
Jordan Pinkney	Applicant
Cory Brady	Representative

Number of Invitations Mailed: 80

Approx. Neighborhood Attendees: 3

Proceedings

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

The meeting was attended by three individuals as noted on the enclosed sign in sheet

After a brief introduction and explanation, the meeting continued in an open and

informal fashion. The attendees were supportive of the project and appreciative of

what the applicant/developer intended to do for the community.

No changes are anticipated and we anticipate letters of support from the attendees.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-013

Attachments

Also included in this submission are the following:

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

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

Attestation

This meeting was:

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

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

Cory Brady
Print Name

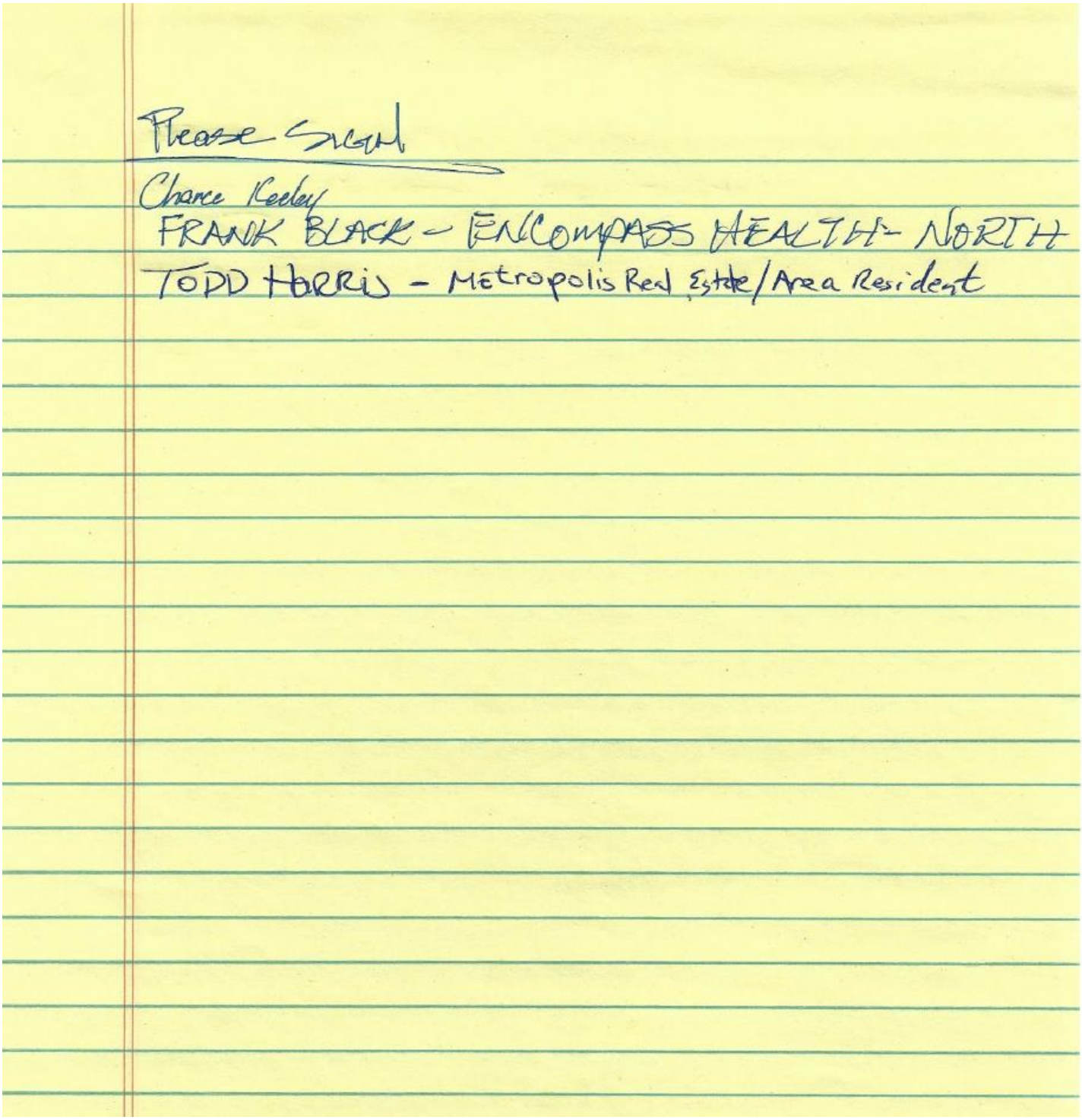
Cory Brady
Signature

09/22/26
Date

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

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

NEIGHBORHOOD MEETING SIGN-IN SHEET


Please Sign
Chance Keeley
FRANK BLACK - ENCOMPASS HEALTH - NORTH
TODD HARRIS - Metropolis Real Estate/Area Resident

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Pending

Opened Date: August 24, 2026

Record Number: PD 2026-013

Expiration Date:

Record Name: Integra PD - Amendment

Description of Work: Proposed amendment to the Integra Planned Development (PD 00-316 CC), recorded in PB 193, Pg 3

Parent Record Number:

Address:
38128

Owner Information

Primary	Owner Name
Y	BIGGS LEONARD

Owner Address | **Owner Phone**

5021 HIGHWAY 14, BRIGHTON, TN 38011

Parcel Information

087007 00015

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Truus Abuosi
Date of Meeting	08/10/2026
Pre-application Meeting Type	Virtual

GENERAL PROJECT INFORMATION

Planned Development Type	Amendment to Existing PD
Previous Docket / Case Number	PD 00-316 CC, Integra PD PB 193 PG 3, Integra Ph1 Area B PB254 PG 23
Medical Overlay / Uptown	No

GENERAL PROJECT INFORMATION

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

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The Integra PD is an enacted planned development originally approved with a mixture of commercial and residential uses. The proposed plan updates the development standards to reflect current UDC requirements and eliminates or replaces outdated standards and provisions established under a previous zoning ordinance. The proposed conditions are intended to maintain the overall scale of development and mix of uses envisioned for the property while providing the flexibility necessary to accommodate the proposed community education facility and associated uses in a manner that is compatible with the recommendations and objectives established through the adoption of the Memphis 3.0 Comprehensive Plan.
UDC Sub-Section 9.6.9B	The proposed amendment is compatible with adjacent properties, uses, and regulatory standards prevalent in the immediate vicinity. Various restrictions and regulations enacted with the original approval are maintained with the proposed amendment to assure compatibility.
UDC Sub-Section 9.6.9C	The project is served by all essential infrastructure, facilities and services.
UDC Sub-Section 9.6.9D	No such features exist on the subject property.
UDC Sub-Section 9.6.9E	The proposal is compliant.
UDC Sub-Section 9.6.9F	The project will not adversely affect any known plan or violate the character of the existing standards of development of any adjacent property.

GENERAL PROVISIONS

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	The proposed development is composed of compatible uses and regulatory provisions outlined by the City's UDC. The proposed development and will not harm or hinder any surrounding development.
B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development	All water, sewer, and stormwater drainage facilities shall be installed as necessary concurrent with the development of the property.
C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation	This is understood.
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	The proposed district standards are consistent with the public interest and stated goals of Memphis 3.0.
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements	A property owner's association will be established to maintain any common areas and/or common facilities where applicable.
F) Lots of record are created with the recording of a planned development final plan	This is understood.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	-
Overlay/Special Purpose District	-
Zoning	R-10
State Route	1
Lot	-
Subdivision	PT INTEGRA PD OUTLINE PLAN
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

AREA INFORMATION

Name:	Area A
Size (Acres):	7
Existing Use of Property:	Vacant
Requested Use of Property:	Commercial Mixed-Use

Name:	Area B
Size (Acres):	5
Existing Use of Property:	Medical Rehabilitation
Requested Use of Property:	Medical Rehabilitation

Name:	Area C
Size (Acres):	21.5
Existing Use of Property:	Vacant
Requested Use of Property:	Office/Residential/Education

Contact Information

Name
ARJ BUSINESS ENTERPRISES, INC

Address

Phone
-

Contact Type
APPLICANT

Name
CORY BRADY

Address

Phone
(901)493-6996

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Name
WILLIAM ALLEN WOOTEN, ATTN

Address

Phone
(901)457-1050

Contact Type
PROPERTY OWNER OF RECORD

Name
CORY BRADY

Address

Phone
(901)493-6996

Contact Type
REPRESENTATIVE

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1755036	Planned Development - each additional or fractional acres above 5	29	2,850.00	INVOICED	0.00	08/24/2026
1755036	Credit Card Use Fee (.026 x fee)	1	113.10	INVOICED	0.00	08/24/2026
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Total Fee Invoiced: $4,463.10 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$4,463.10	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, William A. Wooten, _____, state that I have read the definition of
(Print Name) Estate Attorney (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 the Northeast corner of Integra Way and Austin Peay Highway, and further identified by Assessor's Parcel Number 087007 00015.
for which an application is being made to the Division of Planning and Development.

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

Amanda E Simpson
Signature of Notary Public

AMANDA E. SIMPSON STATE OF TENNESSEE NOTARY PUBLIC TIPTON COUNTY

1/12/28
My Commission Expires

LETTER OF INTENT

INTEGRATED LAND SOLUTIONS, pllc
planning • design • landscape architecture

August 28, 2026

Jeffrey Penzes, Zoning Administrator
LUDS, Division of Planning and Development
City of Memphis
125 N. Main, Ste. 468
Memphis, TN 38103 Memphis, TN 38002

RE: Request for Planned Development Amendment
Integra PD (PD 00-316 CC) PB 193, Pg 3

Mr. Penzes:

On behalf of the Applicant, I am requesting approval of an amendment to the Integra PD Outline Plan recorded in plat book 193, page 3, formerly PD 00-316 CC. The property is located approximately 850 feet north of New Covington Pike, along the south/east side of Austin Peay Highway. The remaining, undeveloped portion of the planned development is identified as Parcel Number 087007 00015. Phase one of the planned development is recorded in plat book 254 page 23.

The Applicant intends to develop a "Youth Improvement Campus" anchored by a community education facility offering workforce training, sports and wellness facilities, creative arts studios, and other community improvement services for the immediate benefit of the Raleigh community and the surrounding Memphis area. As an infill, mixed-use development, the campus is also intended to provide a variety of commercial, office, and residential opportunities, consistent with the original vision of the Integra Planned Development.

The proposed amendment represents a modern evolution of the previously approved and executed Integra Planned Development. The proposed plan updates the development standards to reflect current UDC requirements and eliminates or replaces outdated standards and provisions established under a previous zoning ordinance. The proposed conditions are intended to maintain the overall scale of development and mix of uses envisioned for the property while providing the flexibility necessary to accommodate the proposed community education facility and associated uses in a manner that is compatible with the recommendations and objectives established through the adoption of the Memphis 3.0 Comprehensive Plan.

We appreciate your consideration of this request and look forward discussing this project with staff and City representatives. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
Cory Brady
Cory Brady, PLA, AICP
Integrated Land Solutions, PLLC

9967 Bentwood Creek Cove • Collierville, TN 38017
901.493.6996 • corybrady@gmail.com

LETTERS RECEIVED

Four letters and one petition of support received at the time of completion of this report and have subsequently been attached.

DR. BILL ADKINS
Senior Pastor/Founder

Greater Imani Church
THE CATHEDRAL OF FAITH

September 23, 2026

Tai Adkins, C.A.O.
Greater Imani Church | The Cathedral of Faith
3824 Austin Peay Highway
Memphis, TN 38128

RE: Letter of Support for the Raleigh Renaissance Development

To Whom It May Concern,

I am writing to formally express my support for Jordan Christopher and his vision for the Raleigh Renaissance development along Austin Peay Highway. Greater Imani was honored to host Mr. Christopher's neighborhood meeting, providing a venue for residents and community stakeholders to engage with the proposed plans for Raleigh.

Prior to the meeting, Mr. Christopher and I had the opportunity to discuss the potential development of housing on church-owned property. He offered immediate insights and potential strategies, expressing a commendable willingness to support our objectives. This collaborative spirit is essential for the continued growth of the Raleigh community. This partnership is particularly meaningful given Mr. Christopher's history as a former member of the Greater Imani congregation; his return as a developer seeking to invest in the community's future is both heartening and significant.

I fully endorse his efforts to introduce quality housing, commercial development, and essential community resources to the area, and I look forward to the realization of this vision.

Kind regards,

Tai Adkins
Chief Administration Officer
Greater Imani Church | The Cathedral of Faith

GREATER IMANI CHURCH THE CATHEDRAL OF FAITH
DEACON WILLIE BURTCH DRIVE
3824 AUSTIN PEAY HWY
PH: 901.274.6711 | FAX: 901.274.6310
WWW.THECATHEDRALOFFAITH.COM

Chance Keely
4005 Covington Pike
Memphis, TN

RE: Letter of Support for the Raleigh Renaissance Development

To Whom It May Concern: As a Raleigh resident whose home directly touches the property proposed for the Raleigh Renaissance development, I strongly support Jordan Christopher's vision for this land and for our community. I worked hard to put myself and my family in a better environment, and now as the father of a nine month old son, what happens in this neighborhood means more to me than simply what gets built next door; it is about the kind of community my son will grow up in. I walk this property regularly and know the land and surrounding area extremely well, so I have seen firsthand both its current condition and the opportunity that exists here. Some of the challenges this project is designed to address for young people also connect personally with challenges I experienced growing up, which makes the youth and community focused parts of this vision especially important to me. I want my son and other children in Raleigh to grow up around quality housing, safe places, businesses, opportunities, education, and people who are intentionally investing in their future, and after hearing Jordan explain the complete vision at the neighborhood meeting, I believe this development represents the kind of positive investment I want to see directly beside my home and throughout Raleigh.

Signature: _____ Date: 9-24-26

Frank Black, Facilities Management Director & Safety Officer
Encompass Health Rehabilitation Hospital of North Memphis
4100 Austin Peay Highway
Memphis, TN 38128

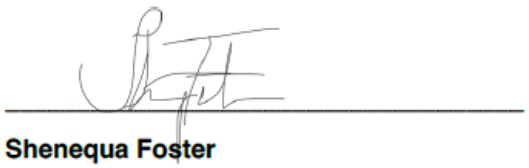
RE: Letter of Support for the Raleigh Renaissance Development

To Whom It May Concern: On behalf of my perspective as a neighboring business leader, I am pleased to express my support for Jordan Christopher and the proposed Raleigh Renaissance development adjacent to Encompass Health Rehabilitation Hospital of North Memphis. After attending the neighborhood meeting and learning more about the residential, commercial, community, and medical components being proposed, I was encouraged by the level of investment and activity this project could bring to the Austin Peay corridor and the greater Raleigh community. Our hospital is an immediate neighbor to the development site, making the future of this property particularly important to us, and as Encompass Health considers opportunities to expand our capacity and serve additional patients, I am especially interested in the proposed medical office component and the potential opportunities for collaboration or partnership that could develop between our organizations. I believe bringing additional healthcare services, quality development, housing, and complementary commercial uses together in this area can strengthen an already important healthcare presence along Austin Peay, and I support Jordan's efforts to move this development forward and look forward to continuing conversations about how our organizations may work together as the project progresses.

Signature: Frank Black _____ Date: 9/25/26 _____

LETTER OF SUPPORT

As a Raleigh resident and longtime advocate for Memphis, I am proud to support the proposed development at 4118 Austin Peay Highway and the continued investment it represents for the Raleigh community. My career has centered on helping people and organizations turn ideas into viable opportunities through branding, strategy, and monetization, and I believe thoughtful development like this can help create new opportunities and momentum in Raleigh. I support this project and its vision for the community.



Shenequa Foster
Raleigh Resident
5190 Yellowood Road
Memphis, TN 38134

RALEIGH COMMUNITY SUPPORT LETTER

After meeting with **Jordan Christopher** and hearing him explain the proposed Raleigh development, his vision for the project, and his commitment to involving the community throughout the development process, **I support the proposed development and its continued progress.**

By signing below, I acknowledge my support for the development and Jordan's efforts to engage and include the Raleigh community.

#	PRINT NAME	SIGNATURE	ADDRESS
1	Quella Johnson	Quella Johnson	4933 Elmore Rd
2	Elvira Leigh		4932 Elmore RD
3	RELINDA SCOTT		4932 ELMORE RD
4	Shun Jones		4932 Elmore Rd
5	Steven Perkins		1835 thomas rd.
6	Jean Pullen		1835 Thomas RD
7	Kenneth Hill		3372 Kenneth Street
8	Vivian Lewis	Vivian Lewis	3647 Sunrise St
9	Rosie Glover	Rosie Glover	6480 Kilock Cart
10	Denise Nguyen	Denise Nguyen	6924 W. Sunrise St
11	Stekia Chamberlain		5072 Yale RD
12	Denise Jones		3552 Vanderwood Dr
13	Michael Kae		3535 Austin Peay
14	Victor Hernandez		3535 Austin Peay Hwy
15	Taylaur Cecil		3535 Austin Peay Hwy
16	Tarshish Johns.		3535 austin Peay Hwy
17	Mariela Rodriguez		3535 austin peay hwy
18	Terricka Mays	Terricka mays	3082 Steele Manor loop
19	London Wilkerson		1527 Semmes
20	ALindrea Shelton	Alindrea Shelton	1307 Vinton Ave
21	Melanie Goodwin	Melanie Goodwin	7674 Richmond GN
22	Latangia Tucker		5130 Rolling Fields Dr.
23	Cassandra Wade		2545 Lowell Mphs 38114
24	Nicole Bitterum	Nicole Bitterum	3161 New Allen Rd. 38128
25	Clyde Crawford	Clyde Crawford	Memphis, TN.

RALEIGH COMMUNITY SUPPORT LETTER

After meeting with **Jordan Christopher** and hearing him explain the proposed Raleigh development, his vision for the project, and his commitment to involving the community throughout the development process, **I support the proposed development and its continued progress.**

By signing below, I acknowledge my support for the development and Jordan's efforts to engage and include the Raleigh community.

#	PRINT NAME	SIGNATURE	ADDRESS
1	Erin Richardson	[signature]	Memphis, TN
2	Evangelica Rogers	[signature]	Memphis, TN 38134
3	[illegible]	[signature]	Memphis, Tn 38109
4	Alexandria Taylor	[signature]	Prefer not to say
5	Jeriyah McFarland	[signature]	38128
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Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Pending

Opened Date: August 24, 2026

Record Number: PD 2026-013

Expiration Date:

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Description of Work: Proposed amendment to the Integra Planned Development (PD 00-316 CC), recorded in PB 193, Pg 3

Parent Record Number:

Address:

38128

Owner Information

Primary	Owner Name
Y	BIGGS LEONARD

Owner Address

5021 HIGHWAY 14, BRIGHTON, TN 38011

Owner Phone

Parcel Information

087007 00015

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Truus Abuosi
Date of Meeting	08/10/2026
Pre-application Meeting Type	Virtual

GENERAL PROJECT INFORMATION

Planned Development Type	Amendment to Existing PD
Previous Docket / Case Number	PD 00-316 CC, Integra PD PB 193 PG 3, Integra Ph1 Area B PB254 PG 23
Medical Overlay / Uptown	No

GENERAL PROJECT INFORMATION

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

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The Integra PD is an enacted planned development originally approved with a mixture of commercial and residential uses. The proposed plan updates the development standards to reflect current UDC requirements and eliminates or replaces outdated standards and provisions established under a previous zoning ordinance. The proposed conditions are intended to maintain the overall scale of development and mix of uses envisioned for the property while providing the flexibility necessary to accommodate the proposed community education facility and associated uses in a manner that is compatible with the recommendations and objectives established through the adoption of the Memphis 3.0 Comprehensive Plan.
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GENERAL PROVISIONS

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

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	-
Overlay/Special Purpose District	-
Zoning	R-10
State Route	1
Lot	-
Subdivision	PT INTEGRA PD OUTLINE PLAN
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

AREA INFORMATION

Name:	Area A
Size (Acres):	7
Existing Use of Property:	Vacant
Requested Use of Property:	Commercial Mixed-Use

Name:	Area B
Size (Acres):	5
Existing Use of Property:	Medical Rehabilitation
Requested Use of Property:	Medical Rehabilitation

Name:	Area C
Size (Acres):	21.5
Existing Use of Property:	Vacant
Requested Use of Property:	Office/Residential/Education

Contact Information

Name
ARJ BUSINESS ENTERPRISES, INC

Contact Type
APPLICANT

Address

Phone
-

Name
CORY BRADY

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address

Phone
(901)493-6996

Name
WILLIAM ALLEN WOOTEN, ATTN

Contact Type
PROPERTY OWNER OF RECORD

Address

Phone
(901)457-1050

Name
CORY BRADY

Contact Type
REPRESENTATIVE

Address

Phone
(901)493-6996

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
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$4,463.10	Credit Card

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

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

I, William A. Wooten, _____, state that I have read the definition of
(Print Name) Estate Attorney (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

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of the property located at the Northeast corner of Integra Way and Austin Peay Highway, and further identified by Assessor's Parcel Number 087007 00015.
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 24th day of August in the year of 2024.

Amanda E Simpson
Signature of Notary Public

AMANDA E. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

1/12/28
My Commission Expires

INTEGRATED LAND SOLUTIONS, pllc
planning ▪ design ▪ landscape architecture

August 28, 2026

Jeffrey Penzes, Zoning Administrator
LUDS, Division of Planning and Development
City of Memphis
125 N. Main, Ste. 468
Memphis, TN 38103 Memphis, TN 38002

RE: Request for Planned Development Amendment
Integra PD (PD 00-316 CC) PB 193, Pg 3

Mr. Penzes:

On behalf of the Applicant, I am requesting approval of an amendment to the Integra PD Outline Plan recorded in plat book 193, page 3, formerly PD 00-316 CC. The property is located approximately 850 feet north of New Covington Pike, along the south/east side of Austin Peay Highway. The remaining, undeveloped portion of the planned development is identified as Parcel Number 087007 00015. Phase one of the planned development is recorded in plat book 254 page 23.

The Applicant intends to develop a "Youth Improvement Campus" anchored by a community education facility offering workforce training, sports and wellness facilities, creative arts studios, and other community improvement services for the immediate benefit of the Raleigh community and the surrounding Memphis area. As an infill, mixed-use development, the campus is also intended to provide a variety of commercial, office, and residential opportunities, consistent with the original vision of the Integra Planned Development.

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We appreciate your consideration of this request and look forward discussing this project with staff and City representatives. Should you have any questions or require additional information, please do not hesitate to contact me.

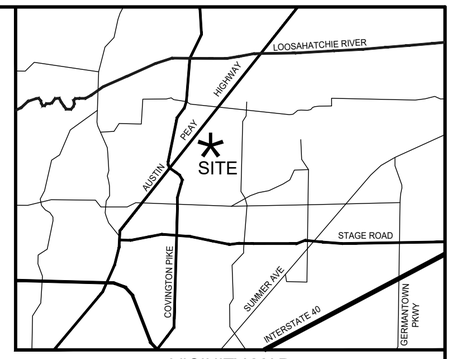
Sincerely,

Cory Brady

Cory Brady, PLA, AICP
Integrated Land Solutions, PLLC

9967 Bentwood Creek Cove ▪ Collierville, TN 38017
901.493.6996 ▪ corybrady@gmail.com

NO BUILDING PERMIT SHALL BE ISSUED AS A RESULT OF THE RECORDING OF THIS PLAT.



VICINITY MAP

MILLINGTON REALTY PARTNERS I LP
QC HZ3937
4.64 Acres

AUSTIN PEAY HIGHWAY/ STATE ROUTE 14 (Right Of Way Varies)

122'
88'

PRIMARY VEHICLE ACCESS

N 34° 15' 00" E 914.10'

SECONDARY VEHICLE ACCESS

60' BLDG. SETBACK

25' LS PLATE A-3 MOD.

AREA A
±7.0 Acres

PRIMARY VEHICLE ACCESS

INTEGRA WAY (EX. 52' PUBLIC R/W)

30' BLDG SETBACK

PRIMARY VEHICLE ACCESS

S 59° 15' 38" E 9.93'

N 34° 16' 56" E 458.39'

AREA B
5.0 Acres

HEALTHSOUTH/METHODIST REHABILITATION HOSPITAL LIMITED PARTNERSHIP
(Integra PD Ph1, Area B)
PB 254, PG 23
PD 00-316 CC
5.0 Acres

60' BLDG. SETBACK

25' LS PLATE A-3 MOD.

N 49° 52' 09" W 310.17'

METHODIST HOSPITALS OF MEMPHIS
Part Methodist Hospital
North PUD Outline Plan
PB 87, PG 19
10.72 Acres

S 77° 58' 57" E 1234.84'

S 68° 53' 00" E 170.00'

S 90° 00' 00" E 160.00'

25' BUILDING SETBACK

S 56° 00' 00" E 220.00'

S 27° 44' 38" E 204.72'

25' BUILDING SETBACK

DREAM HOME INVESTMENTS LLC
WD 25093621
14.3 Acres

ENAMORADO RONY & JESSENIA AVALOSTARIRA
WD 24066324
15.5 Acres

30' BUILDING SETBACK

AREA C
±21.50 Acres

DREAM HOME INVESTMENTS LLC
WD 25045556
10.0 Acres

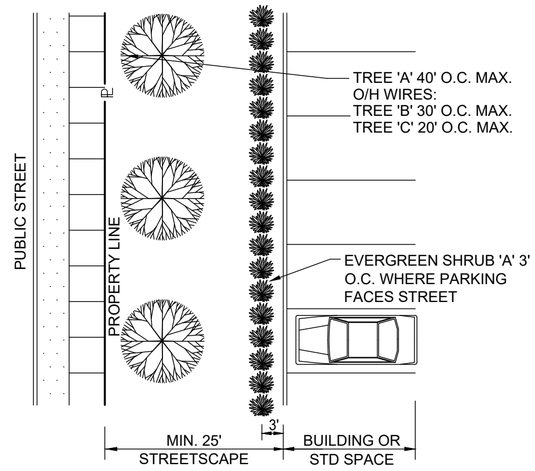
S 3° 09' 46" E 1222.70'

ELEC TRANSMISSION ESMT. CHATTEL BOOK 272 PAGE 362

100'

TOLIVER TOMMY SUPPLEMENTAL NEEDS TRUST
WD 03118962
5.0 Acres

LIVINGSTON SCOTT
WD 11097665
1.39 Acres



LANDSCAPE PLATE
"A-3 Modified"
(nts)

0 100 200 300 feet

SCALE: 1" = 100'

Required Sidewalks

Street Name	S/W Width	Side	Location From Curb Line	Status
Integra Way	4' Min.	Both	3.5' Offset of Back of Curb	Existing

The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

Floodway/Floodplain
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C0285F, Effective Date: September 28, 2007.

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OUTLINE PLAN
INTEGRA PLANNED DEVELOPMENT AMENDED

CASE NUMBER: PD 26-***		FORMER CASE NUMBERS: PD 00-316 CC
MEMPHIS, TENNESSEE		
ACREAGE: 33.5 ACRES		WARD 87, BLOCK 07, PARCEL 15
DEVELOPER: ARJ BUSINESS ENTERPRISES, INC. 5278 DARE AVENUE MEMPHIS, TN 38128	PLANNER	INTEGRATED LAND SOLUTIONS, PLLC 9967 BENTWOOD CREEK CV. COLLIERVILLE, TN 38017
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0285F	FEMA MAP DATE: 9/28/2007
AUGUST 2026	SCALE: 1" = 100'-0"	SHEET 1 OF 4

I. USES PERMITTED

A. Area “A” - Any use permitted by right in the Commercial Mixed Use -2 (CMU-2) District.
B. Area “B” - As permitted by PD 00-316CC and recorded in Plat Book 193, Page 3.
C. Area “C” - Any use permitted by right in the Office General (OG) District including the following:
Multifamily (Large Home, Stacked Townhouse, Apartment),
Supportive Living Facility,
Neighborhood Arts Center or Similar Community Facility (public or private),
Hotel (Internal Corridor Only),
Mini-storage,
Indoor multi-story,
*Recreation Field, with lights (Accessory Only, per UDC 4.7).

D. Prohibited Uses (All Areas):
Crematorium and Pet crematorium,
Animal Boarding,
Pawn Shop,
Smoke Shop.

II. BULK REGULATIONS

A. Area “A” - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the CMU-2 District shall apply as modified below:
1. Front Yard Setback:
- Austin Peay Highway: 60-ft
- Integra Way: 30-ft

B. Area “B” - The bulk regulations established with by PD 00-316CC and recorded in Plat Book 193, Page 3 shall apply.

C. Area “C” - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the OG District shall apply as modified below:
1. All residential uses shall be regulated by the RU-3 District regulations outlined in UDC Sub-section 3.7.2.
2. Side/Rear Setback:
- Along East Boundary: 30-ft

D. The maximum building height for all buildings shall be 45-ft.

III. ACCESS, CIRCULATION AND PARKING

A. The access standards outlined in UDC Chapter 4.4 shall apply, as modified herein.

B. There shall be no dedication or improvements required along Austin-Peay Highway.

C. Access and Circulation:

1. Including Integra Way (existing), there shall be two (2) points of primary vehicular access to Austin Peay Highway as generally illustrated on the outline plan.

2. Primary vehicular access shall be provided via a network of internal, minor collector streets.

3. Area “A” shall be permitted one (1) secondary point of vehicular access to Austin Peay Highway for the immediate ingress/egress of Area “A” only.

4. Integra Way shall be extended internally to provide primary means of vehicular access to Austin Peay Highway.

5. The design and location of curb cuts illustrated upon the final plan are conceptual. The final location of all curb cuts shall be approved by the State of Tennessee in conjunction with the City Engineer's office.

6. Internal cross access and circulation shall be provided between adjacent land use areas, phases, lots and/or sections with common ingress/egress easements shown on the final plat. This applies to vehicular and pedestrian circulation.

7. All streets shall be designed and constructed in compliance with Street and Alley standards outlined in UDC Chapter 5.2, subject to the City Engineer's approval.

8. Pedestrian sidewalks shall be required along both sides of all public streets and private drives, excluding internal drive-isles.

D. Parking: Off-street parking and loading shall be provided in accordance with the ratios specified in UDC Chapter 4.5.

IV. LANDSCAPING, SCREENING, AND FENCING REQUIREMENTS

A. Plate A-3 Modified, as established with PD 00-316CC shall be provided along the property's Austin Peay Highway Frontage.

B. All internal streetscape shall comply with the specifications outlined in Chapter 4.3 of the UDC. Where more than one plate is allowed, the appropriate plate must be determined in consultation with the Zoning Administrator.

C. Private streets and drives are exempt from the streetscape standards provided in Chapter 4.3. However, private streets and/or drives shall be designed in a manner consistent with the overall design theme.

D. This planned development shall comply with the landscape and screening requirements outlined in Chapter 4.6 of the UDC unless otherwise approved by the Zoning Administrator.

E. Equivalent alternatives shall be permitted by the Zoning Administrator.

V. LIGHTING REQUIREMENTS

A. All parking and general site lighting shall comply with Chapter 4.7 of the UDC unless modified herein and approved by the zoning administrator.

B. Equivalent alternatives shall be permitted by the Zoning Administrator.

VI. UNDERGROUND UTILITY LINES

All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

VII. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the UDC as modified herein.

B. Area “A”: As regulated by the CMU-2 Sign Regulations.

C. Area “B”: As regulated by PD 00-316CC and recorded in Plat Book 193, Page 3.

D. Area “C”:
1. As regulated by the OG Sign Regulations, as modified.
2. Where residential uses are proposed, signs shall be in compliance with the RU-3 sign regulations.

E. Permanent, Off-Premise signs (Billboards) are prohibited.

VIII. PERIOD OF VALIDITY

A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the UDC.

B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

IX. FINAL PLAN REQUIREMENTS
Any final plan shall include the following:

A. The approved outline plan conditions.

B. A standard subdivision contract for any needed public improvements.

C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.

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

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

F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

G. A photometric lighting plan.

H. The enclosed master plan, corresponding plans, and building elevations are conceptual. The Zoning Administrator shall have the authority to approve modifications to the final plan, associated plans, and building elevations without limitation, where the final plan complies with these conditions.

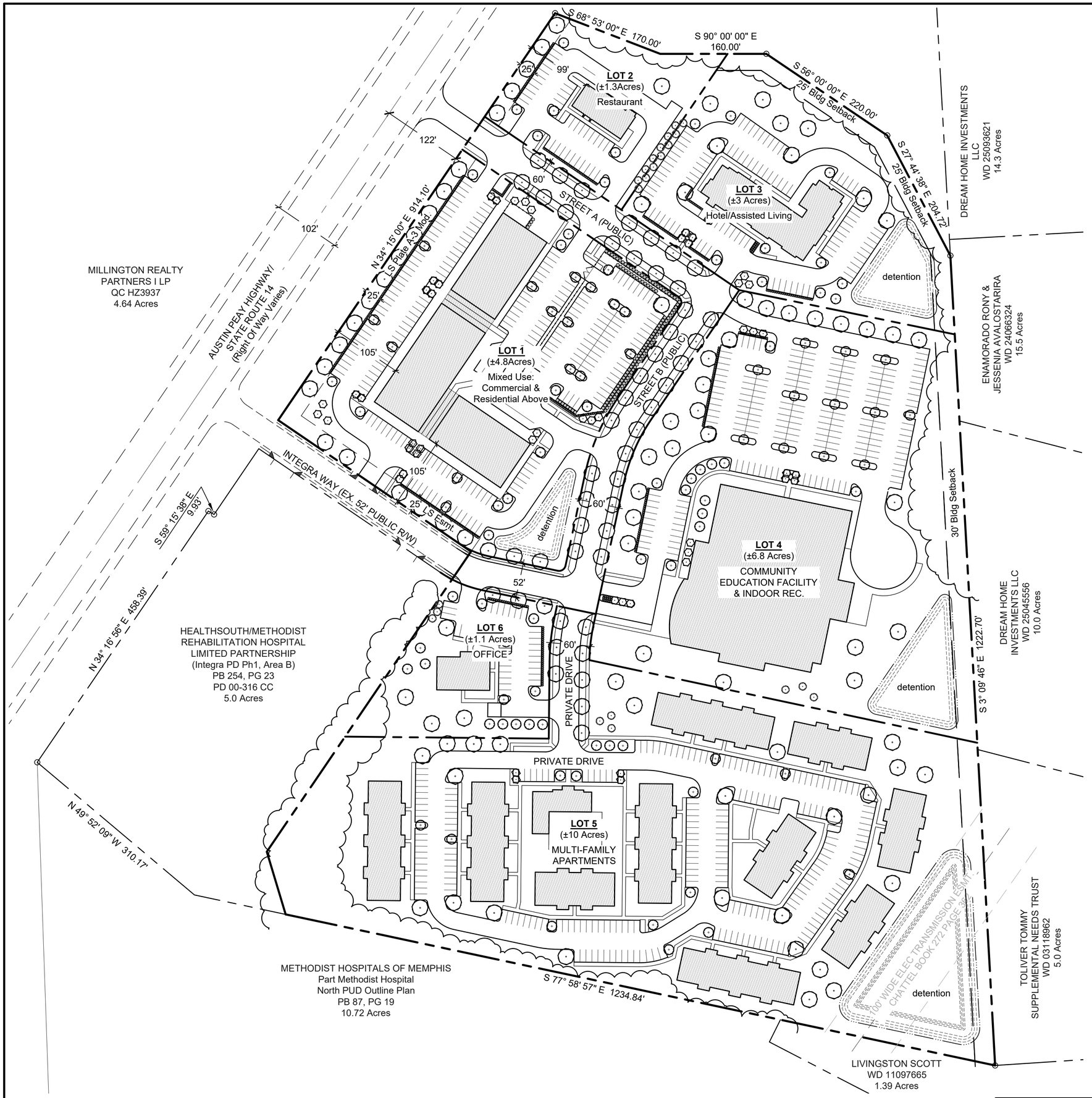
0 100 200 300 feet

SCALE: 1" = 100'

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901.493.6996 corybrady@gmail.com

OUTLINE PLAN - CONDITIONS
INTEGRA PLANNED DEVELOPMENT AMENDED

CASE NUMBER: PD 26-***		FORMER CASE NUMBERS: PD 00-316 CC
MEMPHIS, TENNESSEE		
ACREAGE: 33.5 ACRES		WARD 87, BLOCK 07, PARCEL 15
DEVELOPER: ARJ BUSINESS ENTERPRISES, INC. 5278 DARE AVENUE MEMPHIS, TN 38128	PLANNER	INTEGRATED LAND SOLUTIONS, PLLC 9967 BENTWOOD CREEK CV. COLLIERVILLE, TN 38017
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0285F	FEMA MAP DATE: 9/28/2007
AUGUST 2026	SCALE: 1" = 100'-0"	SHEET 2 OF 4



Conceptual Site Development Data (As Illustrated)

LOT 1:	
Use:	Commercial Base Floor/ Residential Above
Base Floor Area:	40,000sf
Building Height:	3-Story
Parking Shown:	188 spaces (Retail: 1:300 + Residential: 1.5:Unit)
LOT 2:	
Use:	Retail/Restaurant Outlot
Base Floor Area:	3,800sf
Building Height:	1-Story
Parking Shown:	39 spaces (1:100)
LOT 3:	
Use:	Group Living/Lodging
Base Floor Area:	135,000sf/
Building Height:	3-Story
Parking Shown:	100 spaces (1:Room)
LOT 4:	
Use:	Community Education/Indoor Recreation
Base Floor Area:	60,000sf/
Building Height:	1-Story
Parking Shown:	200 spaces (1:300)
LOT 5:	
Use:	Multi-family - Apartments
Density:	150 Units
Building Height:	3-Story
Parking Shown:	230 spaces (1.5:Bedroom)
LOT 6:	
Use:	Medical Office
Base Floor Area:	4,500sf
Building Height:	2-Story
Parking Shown:	35 spaces (1:300)

0 100 200 300 feet

SCALE: 1" = 100'

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OUTLINE PLAN - CONCEPTUAL PLAN
INTEGRA PLANNED DEVELOPMENT AMENDED

CASE NUMBER: PD 26-***		FORMER CASE NUMBERS: PD 00-316 CC
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100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0285F	FEMA MAP DATE: 9/28/2007
AUGUST 2026	SCALE: 1" = 100'-0"	SHEET 3 OF 4

OWNER'S CERTIFICATE

I,_____, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN, HEREBY ADOPT THIS PLAT AS MY PLAN OF DEVELOPMENT. I CERTIFY THAT I AM THE OWNER OF 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.

_____
OWNER DATE

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED_____, WITH WHO I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH ACKNOWLEDGED HIMSELF TO BE THE OWNER OF_____, AND HE AS SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS _____ DAY OF_____, 20_____.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

MORTGAGEE CERTIFICATE

WE, THE UNDERSIGNED, _____, MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY, _____, OWNER OF THE PROPERTY.

_____ _____
DATE SIGNATURE OF MORTGAGEE

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED _____, WITH WHO I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH ACKNOWLEDGED HIMSELF TO BE THE OWNER OF _____, AND HE AS SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS _____ DAY OF_____, 20_____.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

LANDSCAPE ARCHITECT CERTIFICATE

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

BY: Cory Brady, PLA, AICP
DATE: _____
TENNESSEE CERTIFICATE NO. 795



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS A CATEGORY_____ SURVEY AND THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:_____ OR GREATER; THAT THIS PLAT 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 SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY: _____

DATE:_____
TENNESSEE CERTIFICATE NO. _____

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

THIS OUTLINE PLAN CONFORMS WITH THE PLANNED DEVELOPMENT ACTED ON BY THE LAND USE CONTROL BOARD ON _____ AND APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON _____.

BY_____ DATE _____
ZONING ADMINISTRATOR

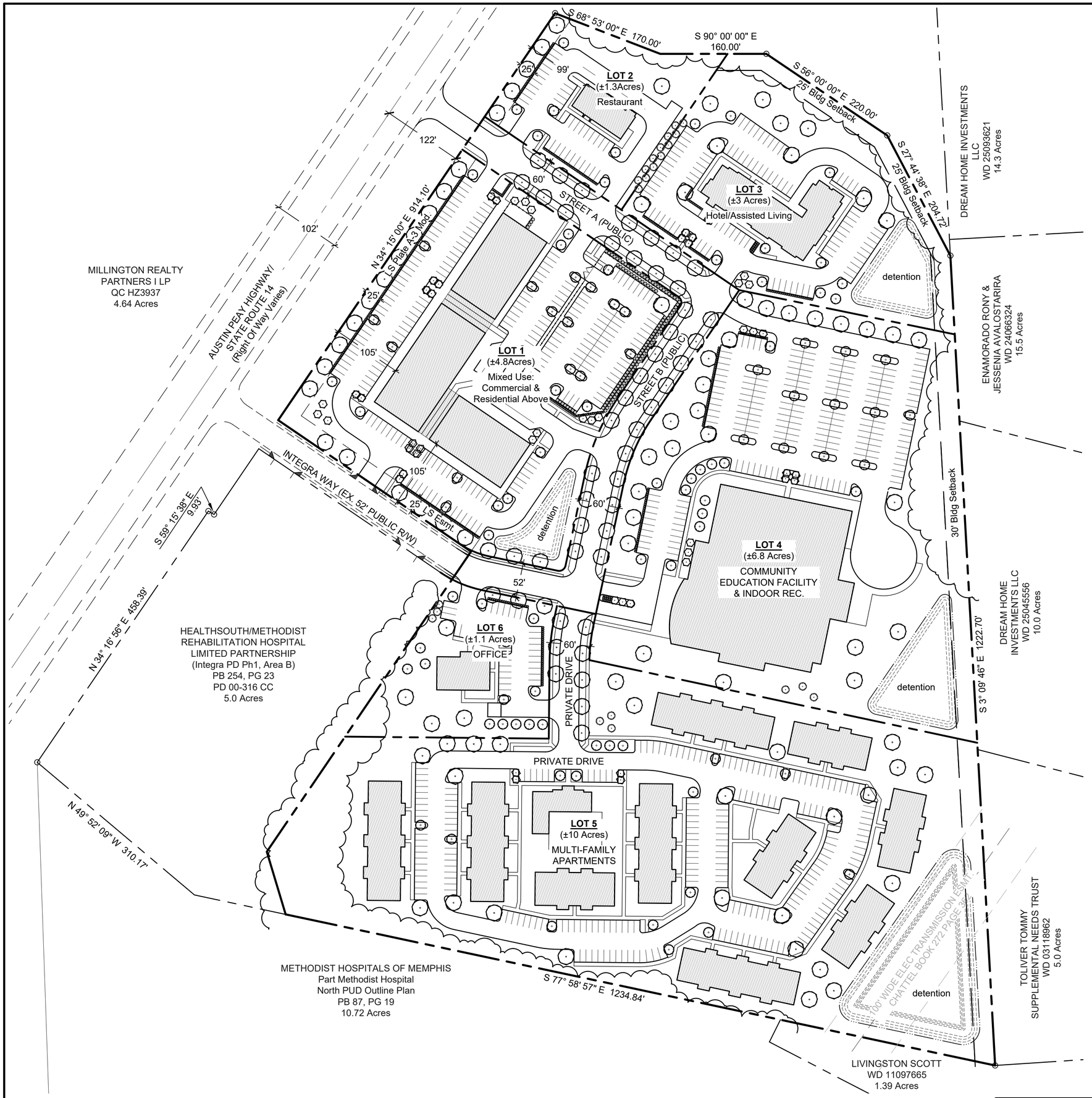
LUDS _____ DATE _____

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OUTLINE PLAN - CERTIFICATES
INTEGRA PLANNED DEVELOPMENT AMENDED

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100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0285F	FEMA MAP DATE: 9/28/2007
AUGUST 2026	SCALE: 1" = 100'-0"	SHEET 4 OF 4



Conceptual Site Development Data (As Illustrated)

LOT 1:	
Use:	Commercial Base Floor/ Residential Above
Base Floor Area:	40,000sf
Building Height:	3-Story
Parking Shown:	188 spaces (Retail: 1:300 + Residential: 1.5:Unit)
LOT 2:	
Use:	Retail/Restaurant Outlot
Base Floor Area:	3,800sf
Building Height:	1-Story
Parking Shown:	39 spaces (1:100)
LOT 3:	
Use:	Group Living/Lodging
Base Floor Area:	135,000sf/
Building Height:	3-Story
Parking Shown:	100 spaces (1:Room)
LOT 4:	
Use:	Community Education/Indoor Recreation
Base Floor Area:	60,000sf/
Building Height:	1-Story
Parking Shown:	200 spaces (1:300)
LOT 5:	
Use:	Multi-family - Apartments
Density:	150 Units
Building Height:	3-Story
Parking Shown:	230 spaces (1.5:Bedroom)
LOT 6:	
Use:	Medical Office
Base Floor Area:	4,500sf
Building Height:	2-Story
Parking Shown:	35 spaces (1:300)

0 100 200 300 feet

SCALE: 1" = 100'

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OUTLINE PLAN - CONCEPTUAL PLAN
INTEGRA PLANNED DEVELOPMENT AMENDED

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100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0285F	FEMA MAP DATE: 9/28/2007
AUGUST 2026	SCALE: 1" = 100'-0"	SHEET 3 OF 4

INTEGRA PLANNED DEVELOPMENT **DRAFT**

Outline/Final Plat Conditions

I. USES PERMITTED

A. Area "A" – Any use permitted by right in the Commercial Mixed Use -2 (CMU-2) District.
B. Area "B" – As permitted by PD 00-316CC and recorded in Plat Book 193, Page 3.
C. Area "C" – Any use permitted by right in the Office General (OG) District including the following:
Multifamily (Large Home, Stacked Townhouse, Apartment),
Supportive Living Fcility,
Neighborhood Arts Center or Similar Community Facility (public or private),
Hotel (Internal Corridor Only),
Mini-storage,
Indoor multi-story,
*Recreation Field, with lights (Accessory Only, per UDC 4.7).

D. Prohibited Uses (All Areas):
Crematorium and Pet crematorium,
Animal Boarding,
Pawn Shop,
Smoke Shop.

II. BULK REGULATIONS

A. Area "A" - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the CMU-2 Disctrict shall apply as modified below:
1. Front Yard Setback:
- Austin Peay Highway: 60-ft
- Integra Way: 30-ft

B. Area "B" – The bulk regulations established with by PD 00-316CC and recorded in Plat Book 193, Page 3 shall apply.

C. Area "C" - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the OG Disctrict shall apply as modified below:
1. All residential uses shall be regulated by the RU-3 District regulations outlined in UDC Sub-section 3.7.2.
2. Side/Rear Setback:
- Along East Boundary: 30-ft

D. The maximum building height for all buildings shall be 45-ft.

III. ACCESS, CIRCULATION AND PARKING

A. The access standards outlined in UDC Chapter 4.4 shall apply, as modified herein.

B. There shall be no dedication or improvements required along Austin-Peay Highway.

C. Access and Circulation:

1. Including Integra Way (existing), there shall be two (2) points of primary vehicular access to Austin Peay Highway as generally illustrated on the outline plan.

2. Primary vehicular access shall be provided via a network of internal, minor collector streets.

3. Area "A" shall be permitted one (1) secondary point of vehicular access to Austin Peay Highway for the immediate ingress/egress of Area "A" only.

4. Integra Way shall be extended internally to provide primary means of vehicular access to Austin Peay Highway.

5. The design and location of curb cuts illustrated upon the final plan are conceptual. The final location of all curb cuts shall be approved by the State of Tennessee in conjunction with the City Engineer's office.

6. Internal cross access and circulation shall be provided between adjacent land use areas, phases, lots and/or sections with common ingress/egress easements shown on the final plat. This applies to vehicular and pedestrian circulation.

7. All streets shall be designed and constructed in compliance with Street and Alley standards outlined in UDC Chapter 5.2, subject to the City Engineer's approval.

8. Pedestrian sidewalks shall be required along both sides of all public streets and private drives, excluding internal drive-isles.

D. Parking: Off-street parking and loading shall be provided in accordance with the ratios specified in UDC Chapter 4.5.

IV. LANDSCAPING, SCREENING, AND FENCING REQUIREMENTS

A. Plate A-3 Modified, as established with PD 00-316CC shall be provided along the property's Austin Peay Highway Frontage.

B. All internal streetscape shall comply with the spacifications outlined in Chapter 4.3 of the of the UDC. Where more than one plate is allowed, the appropriate plate must be determined in consultation with the Zoning Administrator.

C. Private streets and drives are exempt from the streetscape standards provided in Chapter 4.3. However, private streets and/or drives shall be designed in a manner consisetent with the overall design theme.

D. This planned development shall comply with the landscape and screening requirements outlined in Chapter 4.6 of the UDC unless otherwise approved by the Zoning Administrator.

E. Equivalent alternatives shall be permitted by the Zoning Administrator.

V. LIGHTING REQUIREMENTS

A. All parking and general site lighting shall comply with Chapter 4.7 of the UDC unless modified herein and approved by the zoning administrator.

B. Equivalent alternatives shall be permitted by the Zoning Administrator.

VI. UNDERGROUND UTILITY LINES

All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

VII. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the UDC as modified herein.

B. Area “A”: As regulated by the CMU-2 Sign Regulations.

C. Area “B”: As regulated by PD 00-316CC and recorded in Plat Book 193, Page 3.

D. Area “C”:
   1. As regulated by the OG Sign Regulations, as modified.
   2. Where residential uses are proposed, signs shall be in compliance with the RU-3 sign regulations.

E. Permanent, Off-Premise signs (Billboards) are prohibited.

VIII. PERIOD OF VALIDITY

A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.

B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

IX. FINAL PLAN REQUIREMENTS
Any final plan shall include the following:

A. The approved outline plan conditions.

B. A standard subdivision contract for any needed public improvements.

C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.

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

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

F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written

permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

G. A photometric lighting plan.

H. The enclosed master plan, corresponding plans, and building elevations are conceptual. The Zoning Administrator shall have the authority to approve modifications to the final plan, associated plans, and building elevations without limitation, where the final plan complies with these conditions.

IN THE CHANCERY COURT OF TIPTON COUNTY, TENNESSEE

IN THE MATTER OF:	)	
	)	
THE ESTATE OF	)	
LEONARD L. BIGGS	)	**No.** PR 4490
	)	
Deceased	)	
	)	

ORDER ADMITTING WILL TO PROBATE AND APPOINTING CO-EXECUTORS WITHOUT BOND

This cause came to be heard on the 15th day of November, 2022, before the Clerk and Master of this Court and based upon the examination of the sworn petition, the Decedent's Last Will and Testament, and the affidavit of the subscribing witnesses, the Court Clerk and Master finds as follows:

1. That the Decedent was a resident of Tipton County, Tennessee, when he died on the 1st day of October, 2022.

2. That the Decedent left a will dated the 16th day of September, 2022, which was properly published, executed and witnessed.

3. That the Decedent at the time of the executing of said will was of sound and disposing mind and memory, was eighteen (18) years of age or older, was under no duress, compulsion or constraint and was fully cognizant of the nature of his acts.

4. That the Petitioners, Michelle Brown and Leonard D. Biggs, were nominated as Co-Executors by the Decedent's Last Will and Testament and are excused from the requirement for bond, inventory and accounting.

5. That the Petitioners are over eighteen (18) years of age and are willing and capable of serving as Co-Executors.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

A. That the document is the true whole and Last Will and Testament of the deceased, Leonard L. Biggs, and that the same is hereby admitted to probate as such and that the same be recorded.

B. That the Petitioners, Michelle Brown and Leonard D. Biggs, are appointed Co-Executors under said documents, to serve without bond.

C. That Letters Testamentary be issued to Michelle Brown and Leonard D. Biggs upon their taking the actions prescribed by law.

ENTERED THIS the 15th day of November, 2022.

A true copy: Attest:
Deputy C & M

CHANCERY COURT SEAL TIPTON CO. TENN

CLERK AND MASTER

APPROVED FOR ENTRY:

WOOTEN LAW OFFICE

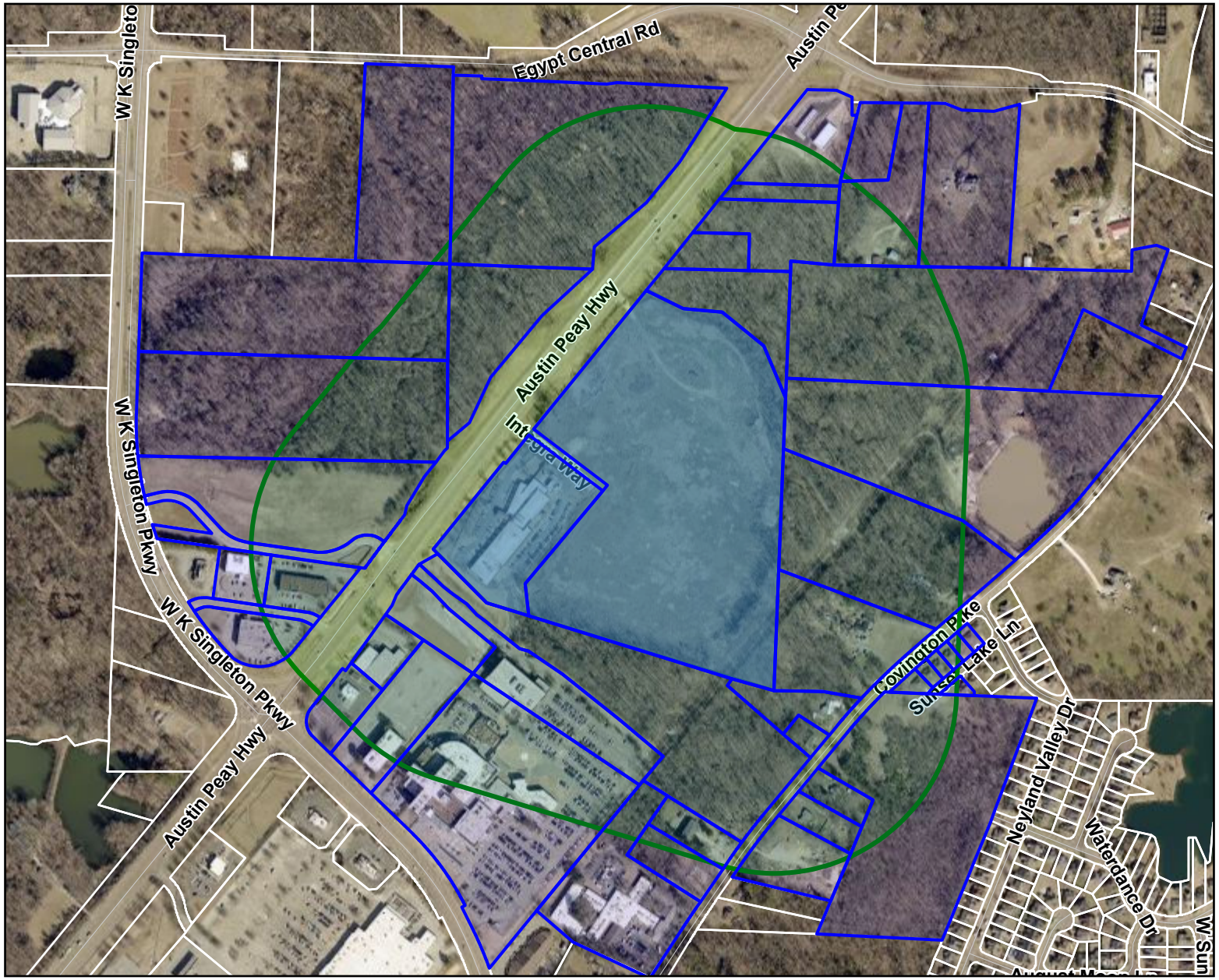
BY: _____

WILLIAM A. WOOTEN (#026674)
Attorney for Petitioners
120 Court Square East
Covington, Tennessee 38019
(901) 475-1050
Fax: (901) 234-0028

RECEIVED
TIME: 11:50 Am
NOV 15 2022
VIRGINIA GRAY, CLERK & MASTER
By _____ D.C.&M
Entered Minute Book 34 Page _____
Probate

Legend

Roads
Parcel



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 20, 2026

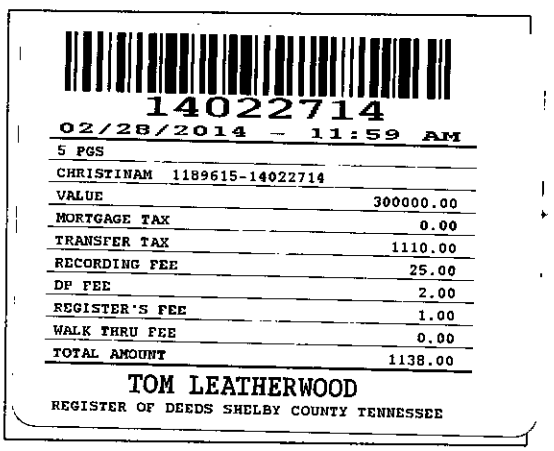
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0 50 100 200 mi

Tom Leatherwood

Shelby County Register

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



14022714

02/28/2014 - 11:59 AM

5 PGS	
CHRISTINAM 1189615-14022714	
VALUE	300000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1110.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	1138.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W 165 ~ Memphis, Tennessee 38134 (901) 222-8100
Website: http://register.shelby.tn.us Email: Tom.Leatherwood@shelbycountytn.gov

This instrument prepared by:
Bass Berry & Sims PLC (TGU)
100 Peabody Place, Suite 900
Memphis, TN 38103

When recorded return to:
Danny Goulder, Attorney
55 College Street
Munford, TN 38058

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of February, 2014, by and between Burton Capital, LLC, a Delaware limited liability company ("Grantor") and Leonard Biggs, a Tennessee resident ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all 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, situated and being in the County of Shelby, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This being the same property conveyed to Grantor by Clerk and Master's Tax Deed of record at Instrument No. 08023379, in the Register's Office of Shelby County, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for the Permitted Exceptions, as defined and more particularly described on Exhibit "B" attached hereto and made a part hereof; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Grantor is hereby conveying said property in "AS-IS, WHERE IS, WITH ALL FAULTS" condition, which Grantee hereby acknowledges and accepts.

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

BURTON CAPITAL, LLC,
a Delaware limited liability company

By: _____
Name: Harrison Kerr Tigrett
Title: President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harrison Kerr Tigrett, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Burton Capital, LLC, a Delaware limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and Official Seal at office, this 18th day of February, 2014.

T. GAILLARD URSS WHITEHORN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

_____
Notary Public

My Commission Expires Oct. 18, 2014.

***

VALUE AFFIDAVIT

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 $300,000.00, 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 25th day of February, 2014.

_____
Notary Public

DANNY GOULDER STATE OF TENNESSEE NOTARY PUBLIC THURSTON COUNTY

My Commission Expires: 8-17-16.

Tax Parcel Number:
087-007-00015

Tax Notices to:
Leonard L. Biggs
5021 Hwy. 14
Brighton, Tn 38011

Property Address:
Vacant Land

Name and Address of Property Owner:
Leonard L. Biggs
5021 Hwy. 14
Brighton, Tn 38011

EXHIBIT A

PROPERTY DESCRIPTION

Being a description of the Joseph A. Kennedy property as recorded in KL 6768 at the Shelby County Register's Office and being located in Shelby County, Tennessee and being more particularly described as follows:

Being at a found iron pin on the east line of Austin Peay Highway 963.07 feet north of the Tangent intersection of said east line with centerline of New Covington Pike, said point also being the northwest corner of the Methodist Hospitals of Memphis P.U.D. (Plat Book 87, Page 19); thence north 34 degrees 16 minutes 56 seconds east along the said east line of Austin Peay Highway 458.39 feet to a found State of Tennessee concrete R.O.W. Monument; thence south 59 degrees 15 minutes 38 seconds east along said east line 9.93 feet to a found State of Tennessee concrete R.O.W. Monument; thence north 34 degrees 15 minutes east along said east line 914.10 feet to a set iron pin in a small creek; thence 68 degrees 53 minutes east along said creek 170.00 feet to a set iron pin at an angle point; thence south 90 degrees east along said creek 160.00 feet to a set iron pin at an angle point; thence south 56 degrees east along said creek 220.00 feet to a set iron pin at an angle point; thence south 27 degrees 44 minutes 38 seconds east along said creek 204.72 feet to a set iron pin on the west line of the Roger Payne property; thence south 3 degrees 9 minutes 46 seconds east along said west line and along the west line of the Cleo Taylor property and along the west line of the Jeff W. Newbill property, and along the west line of the Etta Mae Mehler property a distance of 1222.70 feet to a set iron pin; thence north 77 degrees 58 minutes 57 seconds west along the north line of the said Etta Mae Mahler property and along the north line of the Methodist Hospitals of Memphis P.U.D. passing a found 1" bolt at 342.13 feet and continuing for a total distance of 1234.84 feet to a found iron pin at an angle point; thence north 49 degrees 52 minutes 9 seconds west along said north line 310.17 feet to the point of beginning. Containing 33.9668 acres more or less.

Less & except area B, phase 1, Integra P.D., as shown on plat of record in Plat Book 193, Page 53, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes and assessments not yet due and payable.

2. Restrictive Covenants of record at Instrument No. LF 0530, in the Register's Office of Shelby County, Tennessee.

3. Easements of record at Instrument Nos. LJ 7655 and LJ 7656, in said Register's Office.

4. Petition for Annexation by The City of Memphis of record at Instrument No. LF 0529, in said Register's Office.

5. Application for Greenbelt Assessment of record at Instrument No. 06042755, in said Register's Office.

6. All other matters of record or matters which are not shown by the public records.

7. All matters an accurate survey would reveal.

12801630.2

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

ARJ Business Enterprises, INC
0 Austin Peay Hwy, West side of Austin Peay Highway, north of New Covington Pike and south of Egypt Central Road
Memphis, TN 38128

Sent via electronic mail to: corybrady@gmail.com and realtorjordanpink@gmail.com

Integra Planned Development –Amendment
Case Number: PD 2026-013
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, October 8, 2026, the Memphis and Shelby County Land Use Control Board recommended ***approval*** of your planned development amendment application for the Integra Planned Development, subject to the attached conditions.

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

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

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

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

Respectfully,

Truus Abuosi

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

Cc:
File

Outline Plan Conditions – Revisions

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

A. USES PERMITTED

~~**A. Area "A" - Any use permitted by right or administrative site plan review in the Planned Commercial (C-P) District including hospital use and assisted ling facility, and except the following uses**~~

~~**1. Automobile service station**~~
~~**2. Garage, commercial**~~
~~**3. Gasoline sales**~~
~~**4. Amusements, commercial indoor**~~
~~**5. Group shelter**~~
~~**6. Farm labor and Management services**~~
~~**7. General service and repair shop**~~
~~**8. Lawn, tree or garden service**~~
~~**9. Used goods, second hand sales**~~
~~**10. Vehicle wash**~~
~~**11. Convenience store**~~
~~**12. Transitional home**~~
~~**13. Outdoor sales**~~
~~**14. Greenhouse or nursery, commercial**~~
~~**15. Pawn shop**~~

A. Area "A" – Any use permitted by right in the Commercial Mixed Use -2 (CMU-2) District.

1. Except the following uses are prohibited:

a. Crematorium and pet crematorium
b. Animal boarding
c. Pawn shop
d. Smoke shop

B. Area "B" – Assisted living facility, day care center and hospital use.

~~**C. Area "C" - Any use permitted by right or administrative site plan review in the Multiple Dwelling Residential (R-ML) District, including a day care center**~~

C. Area "C" – Any use permitted by right in the Office General (OG) District.

1. The following uses are also permitted:

a. Multifamily (large home, stacked townhouse, apartment)
b. Assisted living facility
c. Residential home for the elderly
d. Independent living facility
e. Neighborhood arts center or similar community facility (public or private)
f. Hotel
g. Indoor multi-story
h. Recreation field, with lights

2. Except the following uses are prohibited:
- **a. Crematorium and pet crematorium**
- **b. Animal boarding**
- **c. Pawn shop**
- **d. Smoke shop**

~~**D. Area "D" - Any use permitted by right in the Duplex Residential (R-D District, including not more than four attached units, and, a day care center**~~

II. BULK REGULATIONS

~~**The bulk regulations for each area shall be governed by the zoning districts as follows Area "A" - C-P District, Area "C" - R-ML District, Area "D" - R-D District**~~

~~**A. Area "A" - the maximum commercial floor area permitted shall be 56,000 square feet**~~

A. Area "A" - The bulk regulations outlined in UDC Sub-section 3.10.2(b) for the CMU-2 District shall apply as modified below:
1. **Front Yard Setback:**
   - **a. Austin Peay Highway: 60 feet**
   - **b. Integra Way: 30 feet**
2. **The maximum height of all buildings shall be 45 feet.**

B. Area "B" — R-ML District. Area "B" – the maximum number of assisted living units shall be 100. The maximum height of all buildings shall be 35 feet. The minimum building setback from Austin Peay Highway shall be 60 feet.

~~**C. Area "C" - the maximum number of dwelling units shall be 135.**~~

~~**D. Area "D" - the maximum number of dwelling units shall be 72.**~~

~~**E.**~~

~~**F. The minimum building setback from the east property and shall be 30 feet**~~

~~**G.**~~

C. Area "C" - The bulk regulations for the OG District shall apply as modified below:
1. **All residential uses shall be regulated by the RU-3 District.**
2. **East Boundary Setback: 30 feet**
3. **The maximum height for all buildings shall be 45 feet.**

III. ACCESS, CIRCULATION, AND PARKING

~~**A. Dedicate and improve Austin Peay Highway eighty (80") feet from centerline with one eastbound lane and provide striping for a center left turn lane with transitions the length**~~

~~**of this development in accordance with Subdivision Regulations and Shelby County Paving Policy.**~~

~~**B. A fifty-two (52) foot wide collector street shall be dedicated and improved between Austin Peay Hwy and east property line to alignment acceptable to the City/County Engineer.**~~

~~**C. Dedicate full corner radii at the intersection of alternative design streets with standard design streets.**~~

~~**D. The design, location, and number of curb cuts shall be approved by the State of Tennessee in conjunction with the City/County Engineer's Office Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.**~~

~~**E. The minimum sight distance and geometry requirements for public streets shall be met as set out in the Subdivision Regulations.**~~

~~**F. Provide internal circulation and access between adjacent phases, lots and sections Common ingress/egress easements shall be shown on the final plat .**~~

~~**G. All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum with of twenty-two (22) feet.**~~

~~**H. Off-street parking and loading shall be in accordance with Section 28 of the Zoning Ordinance Regulations.**~~

A. There shall be no direct access to Austin Peay Highway other than the two public streets as generally shown on the concept plan, subject to City Engineering review and approval.

B. The City Engineer shall approve the design, number, and location of curb cuts.

C. All streets shall be designed and constructed to meet City standards subject to review and approval by the City Engineer.

IV. LANDSCAPING

A. **Area B:**
1. Plate A-3, expanded to 25 feet in width, shall be provided along Austin Peay Highway and the major collector street frontage.
2. Existing trees shall be preserved on the perimeter of the site, wherever feasible and incorporated into the required landscaping/screening requirements.
3. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area.
4. All required landscaping and screening shall not conflict with any easements, including overhead wires.

5. Equivalent landscaping may be substituted for that required above, subject to the approval of the ~~**Office**~~ **Division** of Planning and Development.
6. Lighting shall be directed so as to not glare onto residential property.
7. Refuse containers shall be completely screened from view from adjacent properties and public roads.
8. Heating and air conditioning equipment, including that located on the roof, shall be screened from view from adjacent properties and public roads through the Luse of architectural features or landscaping.
9. All loading facilities shall be screened from view of the public roads and adjacent properties.

B. Areas A and C:

1. Plate A-3 expanded to 25 feet in width shall be provided along the property's Austin Peay Highway Frontage.

2. Landscaping equivalent alternatives shall be permitted by the Zoning Administrator.

~~**J. No refuse storage area shall be located within 100 feet the east property line.**~~

V. SIGNS

Signs shall be regulated in accordance with the following:

~~**A. Area "A" - Planned Commercial (C-P) District.**~~

A. Area "A" - CMU-2 District.

B. Area "B" ~~**& C"**~~ - Multiple Dwelling Residential (R-ML) District.

~~**C. Area D" - Duplex Residential (R-D) District.**~~

C. Area "C"- OG District, except where residential uses are proposed then signs shall be in compliance with the RU-3 District.

~~VI. **GRADING AND DRAINAGE**~~

~~**A. An overall drainage plan for the entire site shall be submitted to the City/County Engineer for review and approval prior to approval of the first final plan.**~~

~~**B. All drainage plans shall be submitted to the City and County Engineer for review and approval.**~~

~~**C. Drainage improvements, including possible onsite detention, are to be provided under contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual.**~~

~~**D. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the water courses on this site in accordance with the**~~

Water Quality Control Act of 1977 as amended (TCA 89-3-101 et Seq) The Developer should be aware that if on ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit Substantia modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.

E. A pro-rated fee for major drainage improvements through this site may be required for phased development.

F. The developer should be aware of his obligation under 40 CFR12225 (b) and TCA 69-03-101 et Seq to submit a Notice of Intent (NOl) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with construction and clearing/grading activity covered under the State and National Pollution Discharge Eliminating System (NPDES) general permit. The Nol shall be submitted 15 days before construction/clearing/ grading is proposed to disturb any area which exceeds five (5) acres or is part of a larger, phased plan of development

G. The Outline Plan shall reflect a minimum 25 foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.

H. All grading and drainage plans shall show a minimum of 100 feet of off-site topography on all sides in order to determine the effect of off-site features under review or its effect on adjacent properties.

VII. **SITE PLAN REVIEW**

A. A site plan shall be submitted for review, comment and recommendation to the Office of Planning and Development (OPD) and the appropriate City and County agencies, subject to the approval of the Land Use Control Board and prior to the approval of any final plan in Areas "A", "C" and "D".

B. The site plan shall be submitted at least twenty one (21, days prior to a Land Use Control Board meeting and shall:

1. **Illustrate the size and configuration of all lots, the street layout, classification geometry of all streets, and a drainage plan.**
2. **Building elevations for commercial and multi-family uses.**
3. **Landscaping plan.**

C. The site pian shall be reviewed based on the following criteria.

1. **Conformance with the outline plan conditions and to the standards and criteria for residential planned developments contained in the Zoning Ordinance and Subdivision Regulations.**
2. **Elements of site design, such as building orientation and setback, access, parking, and interna site circulation, landscaping, and lighting.**
3. **The Land Use Control Board may impose additional site design features at the time of site plan review.**

~~VIII. **The Land Use Control Boord may modify the building setback, height, access, parking, landscaping, sign requirements, and other design elements if equivalent alternatives are presented.**~~

~~IX. **Time Limit A final plan shall be filed for all phases of the project within five (5) years of approval of the Outline Plan The Land Use Control Board may grant extensions at the request of the applicant subject to additional conditions.**~~

VI. UNDERGROUND UTILITY LINES

Areas A and C: All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

VII. PERIOD OF VALIDITY

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

X. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

A. The outline plan conditions.

B. A standard **improvement** ~~**subdivision**~~ contract, ~~**in accordance with the Subdivision Regulations and Shelby County Paving Policy,**~~ for any needed public improvements

C. The exact location and dimension including height, of all ~~**commercial and multi-family**~~ buildings or buildable areas, parking areas and number of parking spaces, drives, and required landscaping.

D. The content of all landscaping and screening to be provided.

~~**E. The location and group of trees to be preserved and required landscape/screening areas**~~

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

F. All common and open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association A statement to this effect shall appear on the final plat.

G. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from

the City ~~**or County**~~ Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City~~**/County**~~ Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

H. The 100-year flood elevation.

I. Any site plan conditions imposed by the Land Use Control Board.

J. **Areas A and C: Building elevations with exterior finishes, attached sign areas, detached sign elevations, and photometric plan.**

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: 9/1/2026
DATE

PUBLIC SESSION: 9/15/2026
DATE

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

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

CASE NUMBER: PD 26-05

DEVELOPMENT: Covington Pike-Twin Woods Planned Development

LOCATION: 2604 Covington Pike

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

OWNER/APPLICANT: Worldwide Property Hub LLC

REPRESENTATIVE: David Bray, The Bray Firm

REQUEST: Planned development to allow 15 townhomes

AREA: +/-2.223 acres

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

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

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

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

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

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

Memphis City Council
Summary Sheet

PD 2026-005

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

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

LAND USE CONTROL BOARD RECOMMENDATION

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

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

The following spoke in support: None

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

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

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

Respectfully,

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

Cc: Committee Members
File

PD 2026-005
CONDITIONS

Outline Plan Conditions

I. USES PERMITTED:
Fifteen (15) townhomes and common open space lots (detention, drive/parking, and tree area)

II. BULK REGULATIONS:
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
A. The minimum lot size shall be 1700 square feet.

III. ACCESS AND CIRCULATION:
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.

IV. LANDSCAPING, SCREENING, AND LIGHTING:
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.

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

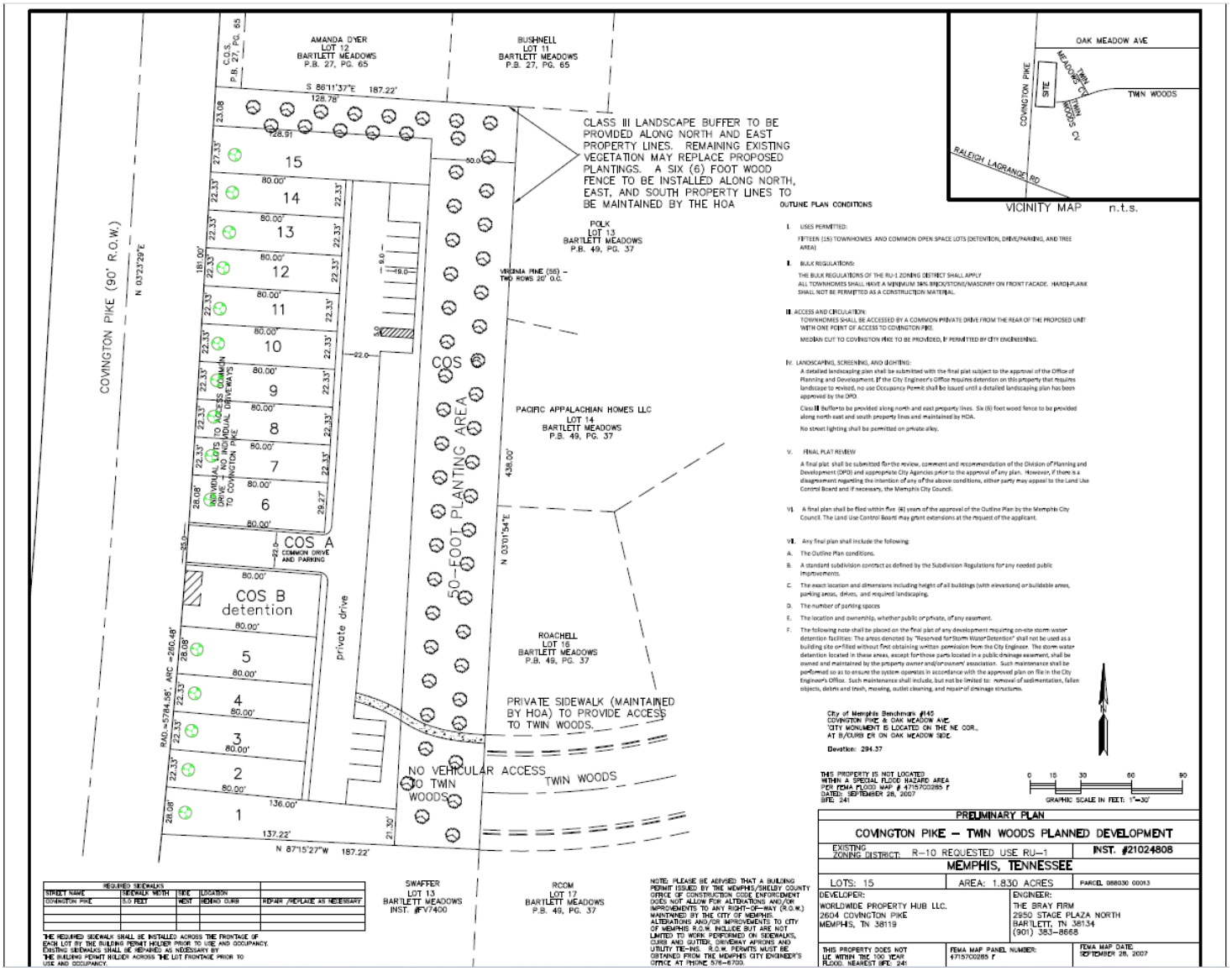
VI. A final plan shall be filed within five (5) years of the approval of the Outline Plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

VII. Any final plan shall include the following:

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

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

CONCEPT PLAN



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

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

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

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

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

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

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

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

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

OUTLINE PLAN CONDITIONS

I. USES PERMITTED:
Fifteen (15) townhomes and common open space lots (detention, drive/parking, and tree area)

II. BULK REGULATIONS:
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
A. The minimum lot size shall be 1700 square feet.

III. ACCESS AND CIRCULATION:
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.

IV. LANDSCAPING, SCREENING, AND LIGHTING:
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.

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

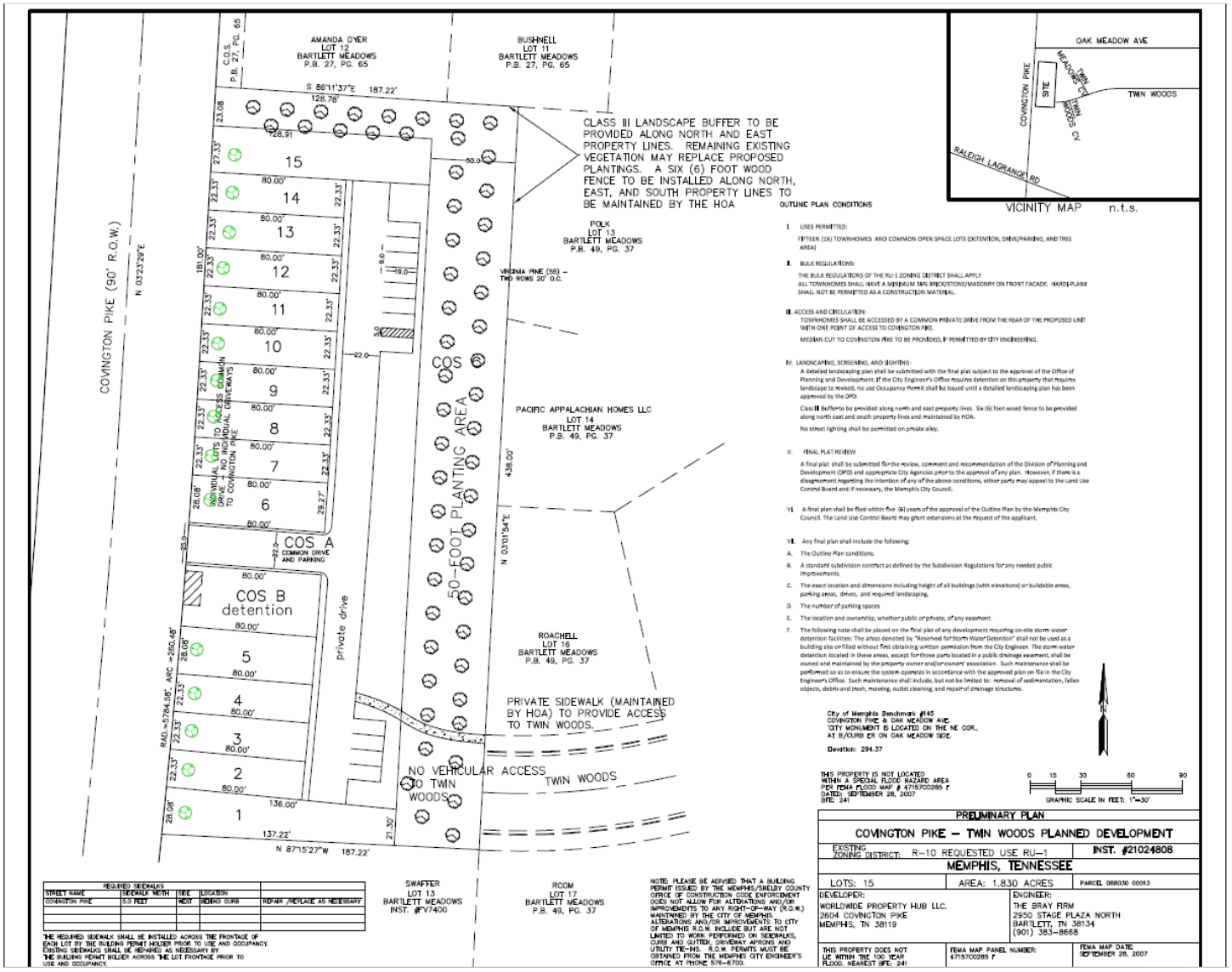
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VII. Any final plan shall include the following:

A. The Outline Plan conditions.
B. A standard improvement contract as defined by the Unified Development Code for any needed public improvements.
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D. The number of parking spaces
E. The location and ownership, whether public or private, of any easement.

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

CONCEPT PLAN



ATTEST:

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

dpd MEMPHIS AND SHELBY COUNTY STAFF REPORT

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

CASE NUMBER: PD 2026-005

DEVELOPMENT: Covington Pike-Twin Woods Planned Development

LOCATION: 2604 Covington Pike

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: Worldwide Property Hub LLC

REPRESENTATIVE: David Bray, The Bray Firm

REQUEST: Planned Development to allow 16 townhomes.

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

CONCLUSIONS

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

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

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

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

CONSISTENCY WITH MEMPHIS 3.0

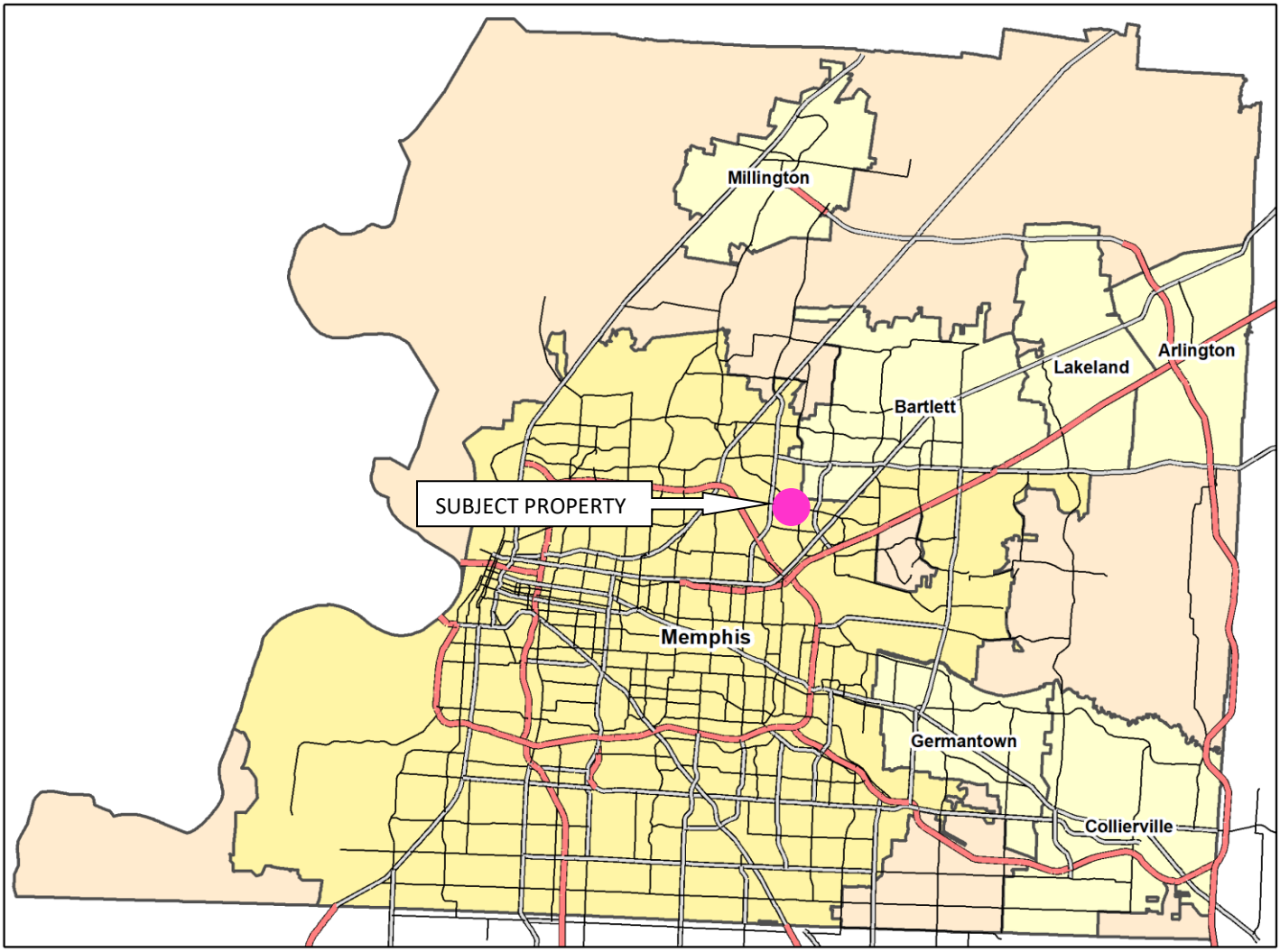
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 25-27 of this report.

RECOMMENDATION:

Approval with conditions

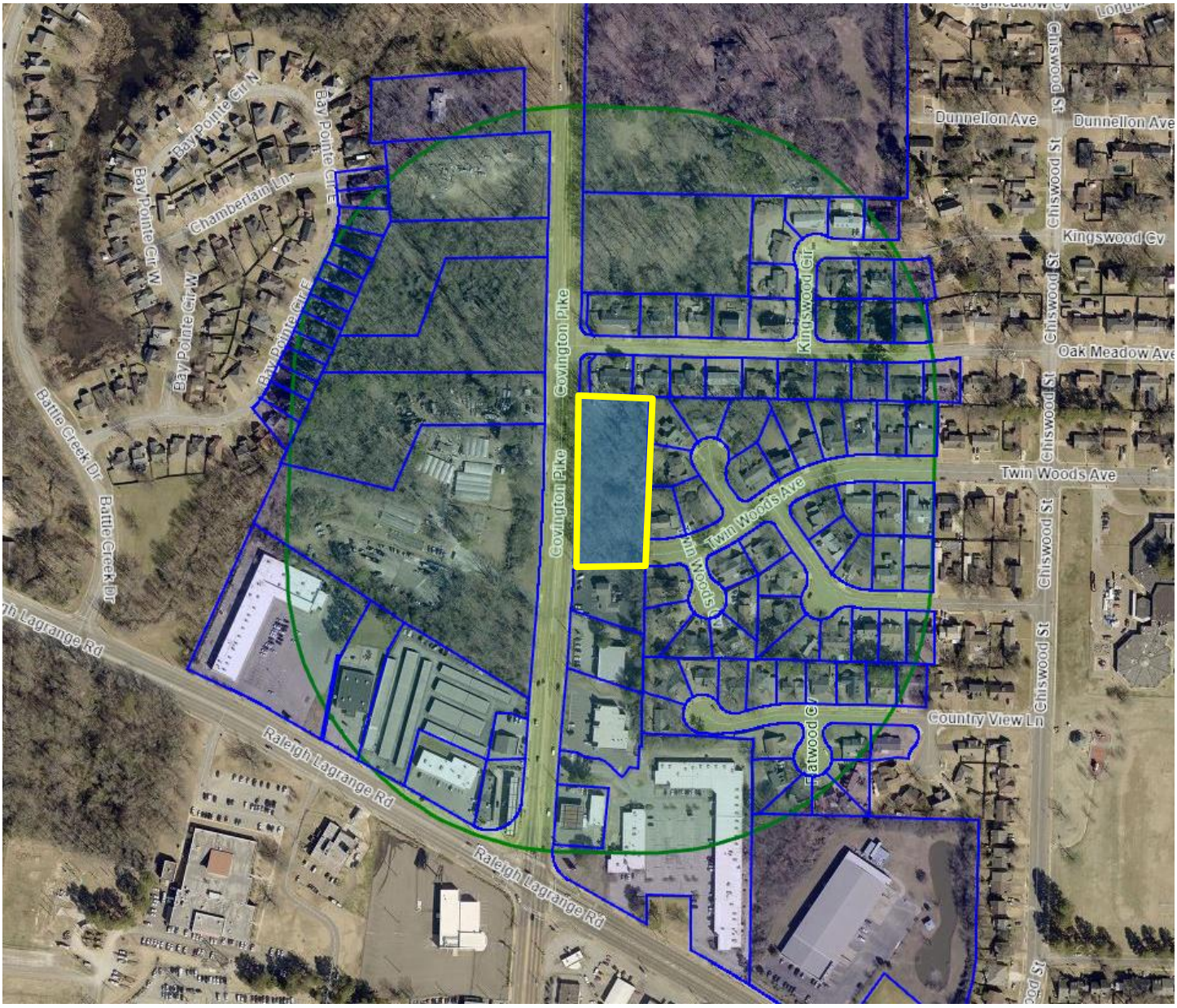
Staff Writer: ***Truus Abuosi*** **E-mail:** ***Truus.Abuosi@memphistn.gov***

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

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

NEIGHBORHOOD MEETING

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

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

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

Dear Sir or Madam:

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

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

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

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

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

Thanks,

David Gean Bray

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-005

Meeting Information

Location: Raleigh Library

Date: 06/29/26

Address: 3452 Austin Peay

Time:

Attendance

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

Number of Invitations Mailed: 145

Approx. Neighborhood Attendees: 10

Proceedings

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

The main concerns were adding an additional buffer area on the north side: providing pedestrian access to Twin Woods; no street lights along the alley; adding a masonr requirement to the buildings; prohibiting Hardi-Plank as a construction material; landscape screen along the north and east property lines and fencing; requiring those areas to be maintained by the HOA; specifying no magnolias in the proposed plantings; and discussing with City Engineering the posssibility of a median cut.

See revised plan and OPC that address these requests.

Page 1 of 2

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2026-005

Attachments

Also included in this submission are the following:

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

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

Attestation

This meeting was:

- ☑ Required under Section 9.3.2 of the UDC
- ☐ Optional/Additional

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

David Bray
Print Name

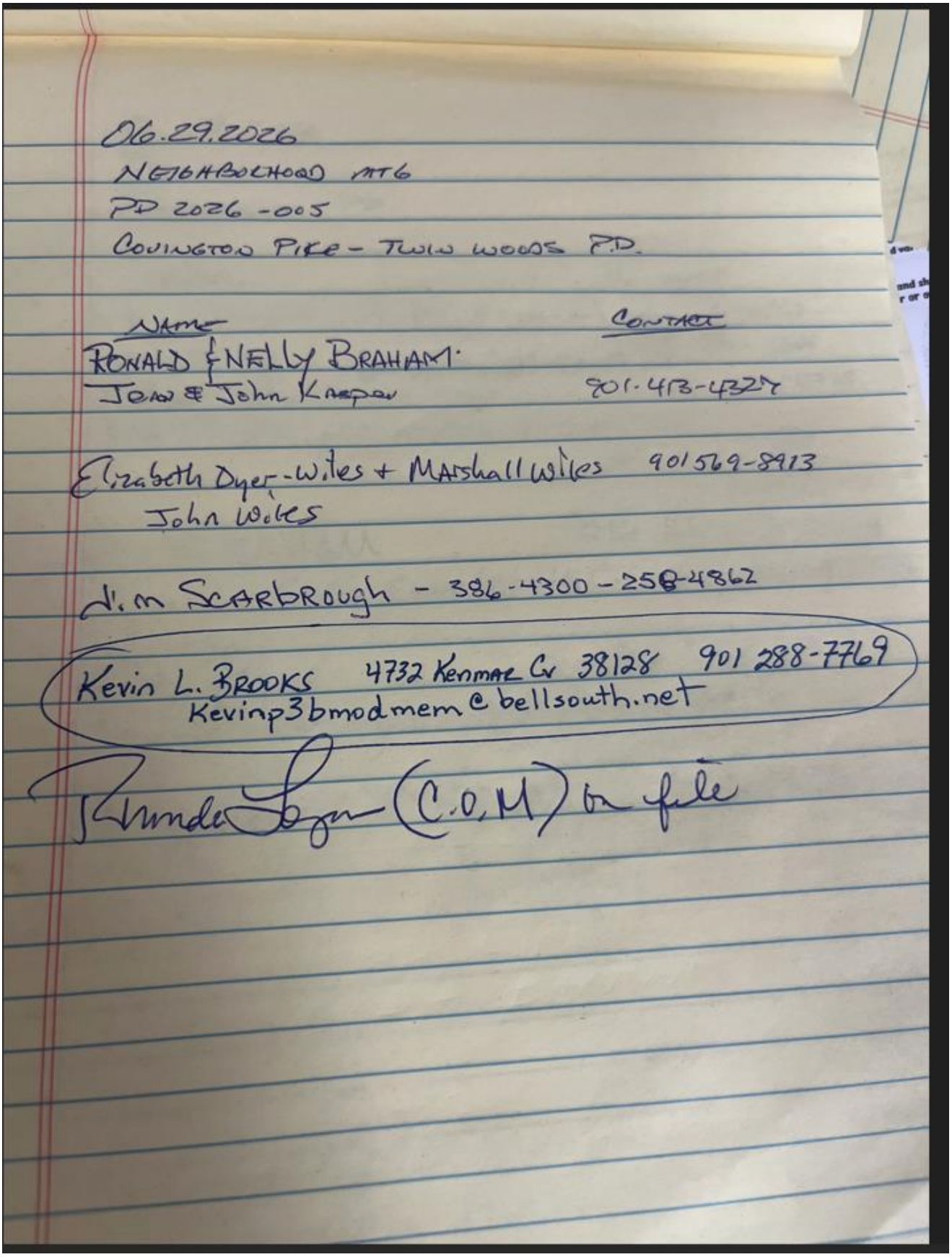
David Bray
Digitally signed by David Bray
Date: 2026.06.30 14:29:21 -05'00'
Signature

_____
Date

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

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

SIGN-IN SHEET



AERIAL



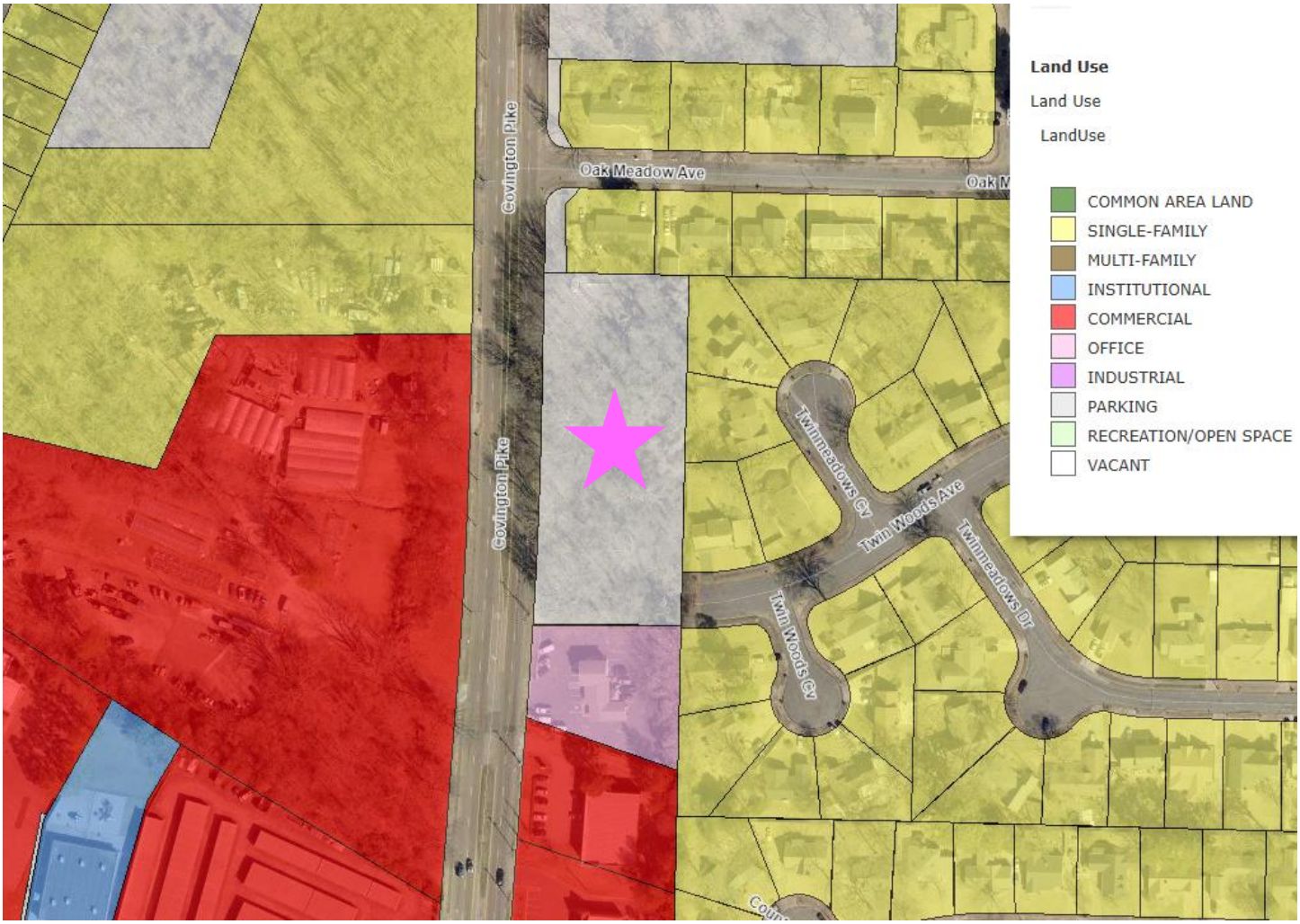
Subject property outlined in yellow, imagery from 2024

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS

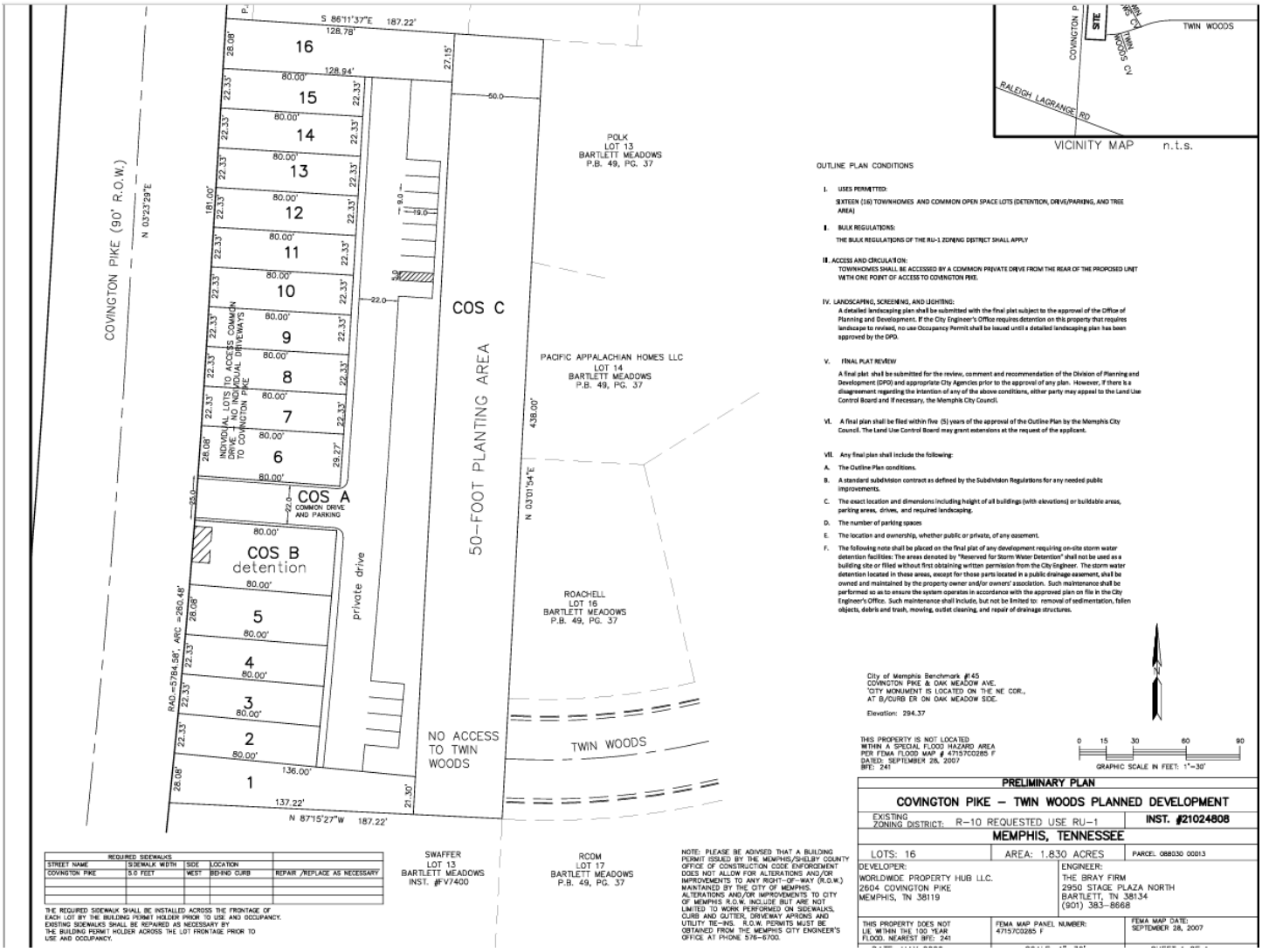


View of subject property from Covington Pike looking east

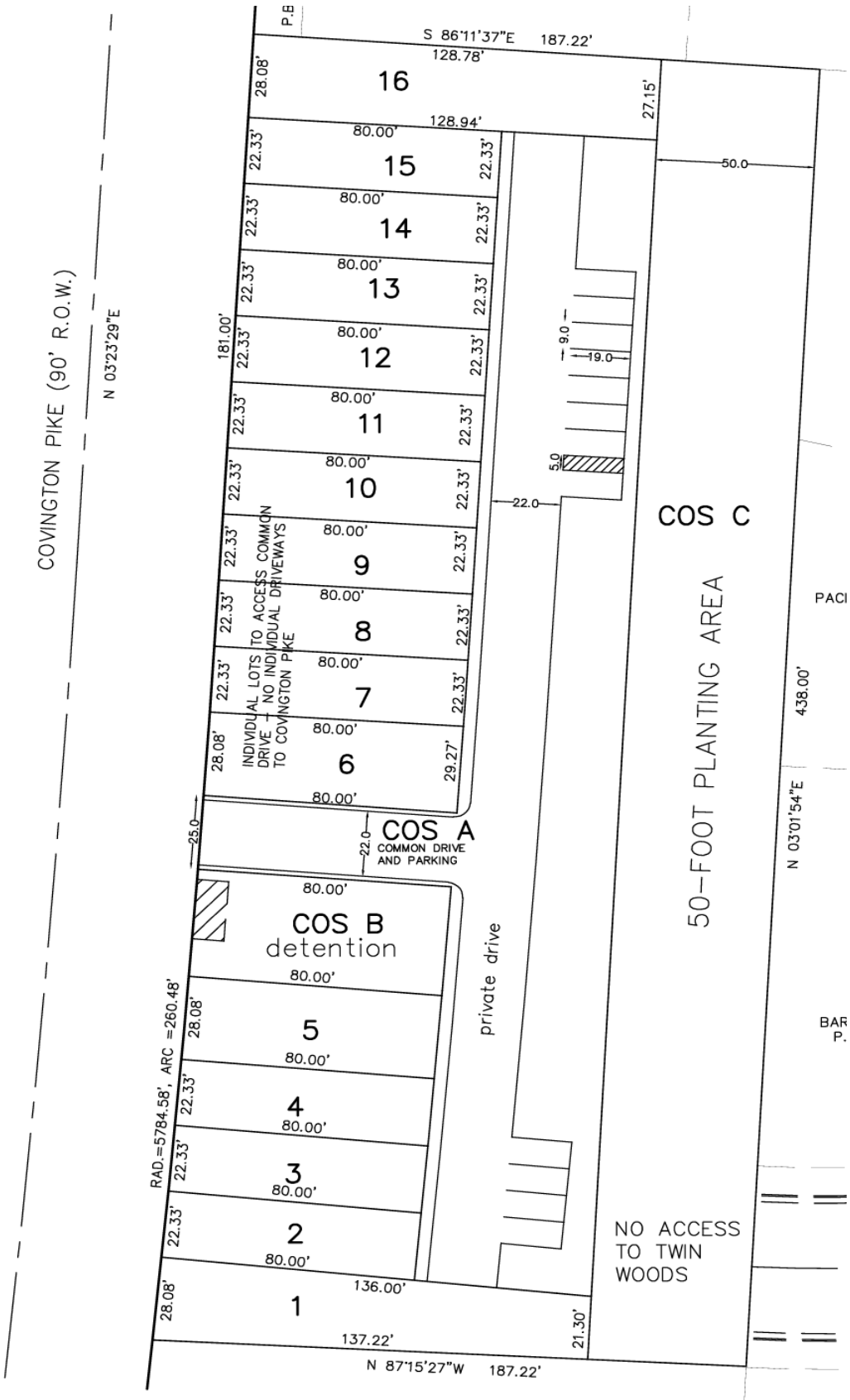


View of subject property from Covington Pike looking northeast

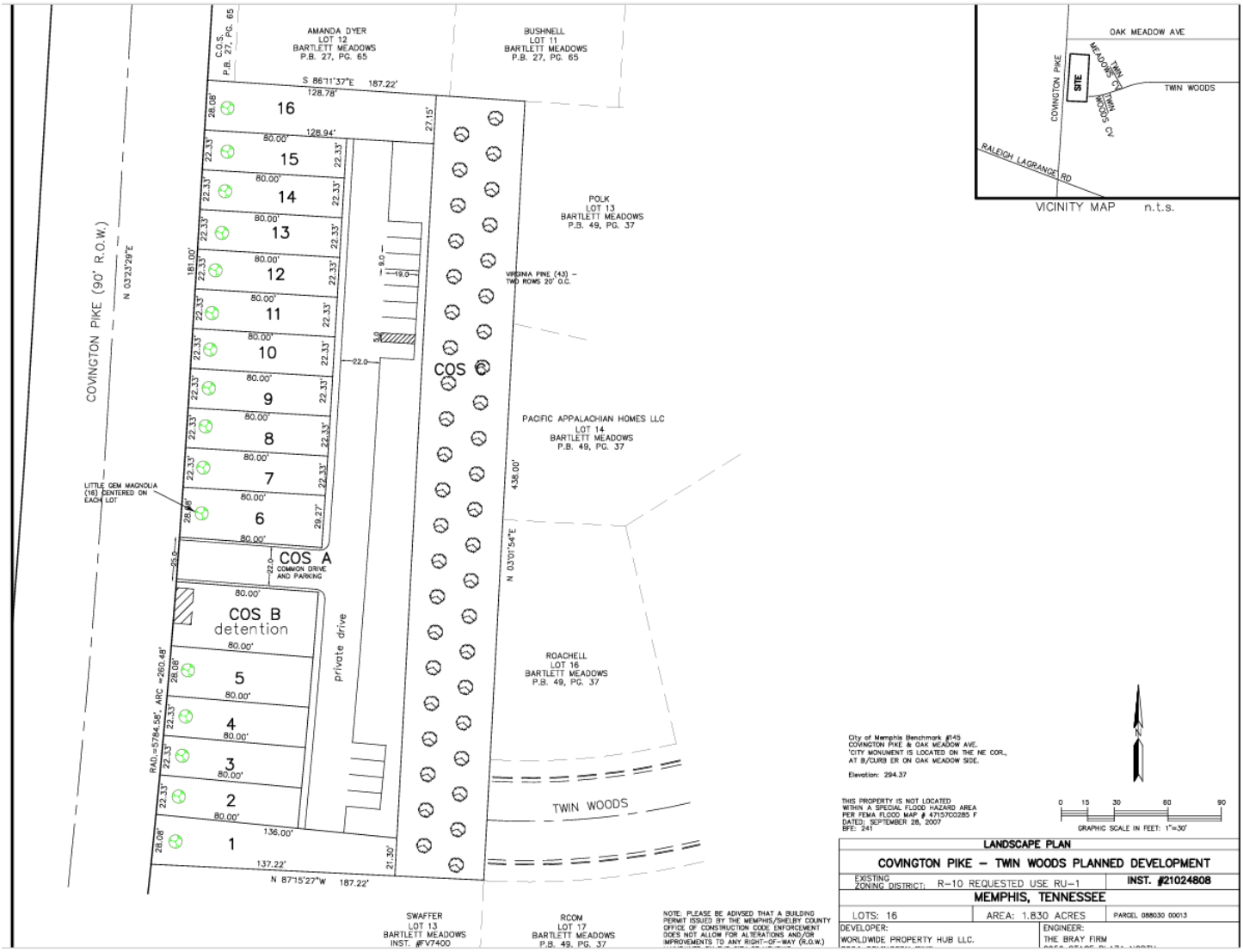
CONCEPT PLAN



CONCEPT PLAN – MAGNIFIED



LANDSCAPE PLAN



CASE REVIEW

Request
Planned Development to allow 16 townhomes.

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

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

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

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

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

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

current development policies and plans of the City and County.

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

Residential Criteria

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

4.10.4 Planned Residential Developments

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

A. *Formal Open Space*

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

B. *Accessibility of Site*

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

C. *Off-Street Parking*

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

D. *Pedestrian Circulation*

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

E. *Privacy*

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

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

F. *Distance Requirements*

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

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:
2604 Covington Pike

Parcel ID:
088030 00013

Area:
+/- 2.223 acres
Description:

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

Concept Plan Review

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

Site Zoning History

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

Analysis

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

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

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

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

RECOMMENDATION

Staff recommends approval with outline plan conditions.

Outline Plan Conditions

I. USES PERMITTED:
Sixteen (16) townhomes and common open space lots (detention, drive/parking, and tree area)

II. BULK REGULATIONS:
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
A. The minimum lot size shall be 1700 square feet.

III. ACCESS AND CIRCULATION:
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.

IV. LANDSCAPING, SCREENING, AND LIGHTING:
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.

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

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

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

DEPARTMENTAL COMMENTS

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

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

County Engineer: No comments received.

City Fire Division:

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

2. Fire apparatus access shall comply with section 503.

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

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

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

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

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

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: Comments received, see pages 25-27.

CITY ENGINEERING'S COMMENTS

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

Sewers:

1. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City of Memphis Sewer Design Department, a determination can be made as to available sewer capacity.

2. If the lot will be subdivided into two or more additional lots, each of the additional lots must have their own service connection or each townhouse unit must have their own service connection.

3. A sanitary sewer plan is required to be submitted (via 901 portal) to the City of Memphis Land Development Office for review and approval.

4. All required design plans and potential traffic control plan must be prepared in accordance with the City's Standard Requirements and must be stamped by a
Professional Engineer registered in the State of Tennessee.

5. A Sewer Development fee is required per the City of Memphis Sewer Use Ordinance.

6. The developer shall extend Sewer to serve upstream properties.

7. May be sewer extension will be required to serve this development.

8. Existing 8" sewer in Twin Wood

Roads:

1. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.

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

Traffic Control Provisions:

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

4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

6. The City Engineer shall approve the design, number, and location of curb cuts.

7. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

8. Will require engineering ASPR.

Drainage:

1. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

2. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

3. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

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

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

Site Plan Notes:
None

No other comments from City Engineering

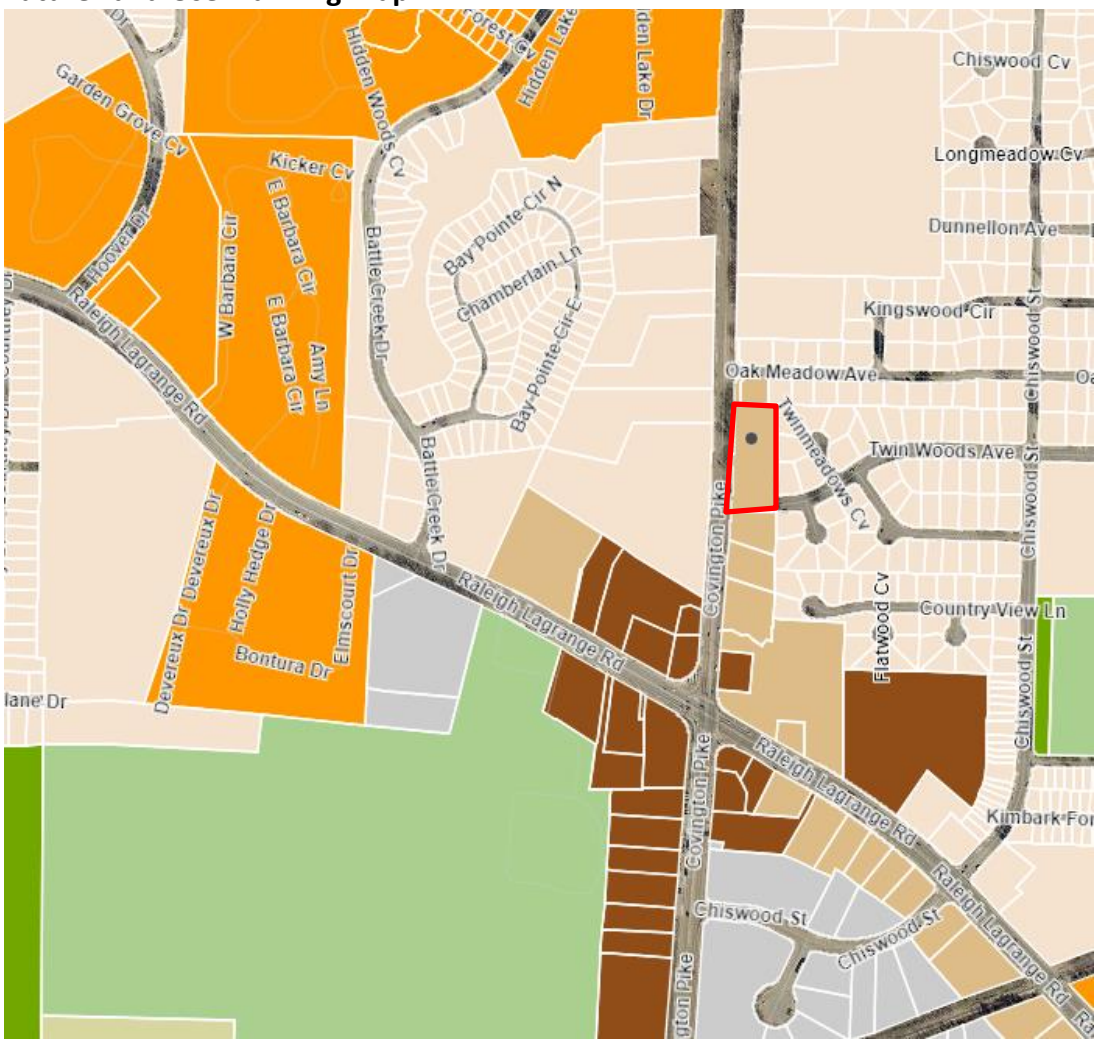
Comprehensive Planning Review of Memphis 3.0 Consistency

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

Site Address/Location: 2604 COVINGTON PIKE
Overlay District/Historic District/Flood Zone: Not in an Overlay or Historic District nor Flood Zone
Future Land Use Designation: Low Intensity Commercial and Services (CSL)
Street Type: Parkway

Applicant is requesting a PD for a townhome development in the R-10 zoning district.
The following information about the land use designation can be found on pages 76 – 122:

1. **Future Land Use Planning Map**



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

2. Land Use Description/Intent



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

"CSL" Form & Location Characteristics
Commercial and services uses, 1-4 stories height

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

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

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

Degree of Change Map



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

3. Degree of Change Description

N/A

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

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

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

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

N/A

Consistency Analysis Summary

Applicant is requesting a PD for a townhome development in the R-10 zoning district.
The proposed Planned Development is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. CSL is Compatible with the CMU-1 zoning district which allows for townhome developments. Additionally, increasing not only housing stock but also housing choice helps the viability of the nearby Covington Pike and Raleigh LaGrange commercial node.

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

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

Summary Compiled by: Grayson Vincent, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

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

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

Time: 9:00 AM

Date: Thursday, July 9, 2026

VICINITY MAP



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

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

110 Notices Mailed 6/15/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

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

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

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

_____ 6.26.26
Owner, Applicant or Representative *Date*

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

_____
Notary Public

My commission expires: 06/28/2027

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


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

APPLICATION

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development
Record Status: Assignment
Opened Date: May 1, 2026
Record Number: PD 2026-005
Expiration Date:
Record Name: Covington Pike - Twin Woods Planned Development
Description of Work: Planned Development to allow 16 townhomes in the R-10 zoning district.
Parent Record Number:

Address:
2604 COVINGTON PIKE, MEMPHIS 38128

Owner Information

Primary	Owner Name
Y	WORLDWIDE PROPERTY HUB LLC

Owner Address | **Owner Phone**
6263 POPLAR AVE, MEMPHIS, TN 38119

Parcel Information
088030 00013

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Brett Ragsdale
Date of Meeting	02/23/2026
Pre-application Meeting Type	Email

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	S 2025-020
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not	n/a

GENERAL PROJECT INFORMATION	
eligible for a planned development in unincorporated Shelby County)	
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	n/a
APPROVAL CRITERIA	
UDC Sub-Section 9.6.9A	The project will result in 16 townhomes that will face and access Covington Pike. These lots will be separated from the surrounding SFR and be compatible with the surrounding area.
UDC Sub-Section 9.6.9B	These lot will take access to Covington Pike and not through the existing SFR and a 50 foot natural area will be provided along the east side of the property abutting SFR.
UDC Sub-Section 9.6.9C	All public utilities are available to this site.
UDC Sub-Section 9.6.9D	Agreed
UDC Sub-Section 9.6.9E	Agreed.
UDC Sub-Section 9.6.9F	Agreed
GENERAL PROVISIONS	
UDC Sub-Section 4.10.3A	The proposed townhomes will be of similar or higher price than the surrounding properties and will be separated from the existing SFR area by means of access.
B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development	The development will tie to City of Memphis Sewers and MLGW electric, water, and gas.
C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation	The proposed townhomes will face Covington Pike and take access through a common drive to Covington Pike separating them from the surrounding SFR.
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	Agreed.
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements	A HOA will be formed to own and maintain the three COS lots.

GENERAL PROVISIONS

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

GIS INFORMATION

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

Contact Information

Name
GREGORY GRIFFIN

Contact Type
APPLICANT

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

Phone
-

Name
THE BRAY FIRM

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address
2950 STAGE PLAZA NORTH,

Phone
(901)487-2425

Fee Information

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

Total Fee Invoiced: $1,726.76 Total Balance: $0.00

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

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

of the property located at 2604 Covington Pike

and further identified by Assessor's Parcel Number 098030 00013,

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

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

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

Signature of Notary Public

My Commission Expires

LETTER OF INTENT

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

Telephone 901-383-8668

2950 Stage Plaza North
Bartlett, Tennessee 38134

May 1, 2026

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

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

Mr. Ragsdale:

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

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

Sincerely,

David Gean Bray, P.E.

LETTERS RECEIVED

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

----- Forwarded Message -----
From: Beth <eldmaw@aol.com>
To: rhonda.logan@memphistn.gov <rhonda.logan@memphistn.gov>
Cc: dgbray@comcast.net <dgbray@comcast.net>; briona.nichols1@memphistn.gov <briona.nichols1@memphistn.gov>; travian.smith@memphistn.gov <travian.smith@memphistn.gov>; jeffrey.penzes@memphistn.gov <jeffrey.penzes@memphistn.gov>
Sent: Tuesday, June 30, 2026 at 01:30:52 PM CDT
Subject: PD 2026-005 community meeting

Council Woman Logan--

As you're our representative of the Raliegh Community in Memphis I was so pleased to meet you and wanted to thank you for attending the Neighborhood Meeting yesterday. You heard how the discussions with your constituents and David of the Bray Firm for the revised PD 2026-005 (previous PD S2025-020) of the Covington Pike - Twin Woods Development at 2406 Covington Pike went and how it will impact and improve the adjacent neighborhood by us working together.
My 2 siblings and I were raised in the Dyer family home on OakMeadow since 1965 in Bartlett Meadows on the northern property line of the proposed PD; I live there today. Of course I was filled with disgust and trepidation at the total removal of the verdant 250yr trees and the wildlife supported behind us. Fear that the trees in my backyard have been undermined by it. The removal began in 2025 and concluded just last week. However, the initial PD zoned R10 and approved for 7 lots that would mimic the surrounding areas, seemed appropriate though difficult to understand how it would be accomplished due to the lots topography and drainage especially post clearcutting. The new PD presented, increases the density to 16 lots and requires a request to rezone the property to RU-1. That they have negligible space between the structures and the shared N and S property lines raised my concerns anew. During the June 29th meeting my concerns and those of my neighbors were heard and taken into account, for which I am personally very grateful. Mr. Bray listened and addressed each of our concerns and noted ways they would change the plans to provide for them. We discussed access from CPike and how the flow and safety for traffic during peak hours would be impacted on Covington Pike and at the intersection of Oak Meadow with no median cutout at the proposed property entrance. That issue was deferred to City Engineering. The drainage issues from the increase in impermeable surfaces were discussed. Those increases flow thu the culvert under CP and negatively effect the Scarborough property to the west side of CPike and may still need to be addressed with them. Additional drainage lines were to be placed in the COS areas to direct the increased drainage to the retention COS at the CP entrance. The 50 ft boundary COS area on the Eastern
property line was discussed. I respectfully requested that a similar boundary

be extended to the N and S lines which Mr. Bray said could be done on the N line and possibly the S. These requests were made along with discussions of appropriate berms in front of Class III buffers to include durable fencing and multi layers of dense vegetation to include overlapping quick growing trees to provide visual screening. Buffer yard mitigations are requested to be included in any new zoning ordinance, along with Legal Stipulations and Covenants to Prohibit Encroachment. These would restrict buildings, parking , driveways and new stormwater ponds from these COS in perpetuity. I understand those areas would be maintained by an HOA. I respectfully request that the developer file a buffer plate binding these new COS boundaries. A paved walking path along the southeastern line connecting to Twin Woods Rd would allow any resident children of the PD safer access for walking to school, was also requested and considered doable.
I look forward to seeing these requests within an updated PD to be presented prior to the July 9th LUCB meeting.
Thank you again for all you do to support us and the growth and development of our community.
Sincerely,

Elizabeth Dyer-Wiles

Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 1, 2026

Record Number: PD 2026-005

Expiration Date:

Record Name: Covington Pike - Twin Woods Planned Development

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

Parent Record Number:

Address:

2604 COVINGTON PIKE, MEMPHIS 38128

Owner Information

Primary	Owner Name
Y	WORLDWIDE PROPERTY HUB LLC

Owner Address | **Owner Phone**

6263 POPLAR AVE, MEMPHIS, TN 38119

Parcel Information

088030 00013

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Brett Ragsdale
Date of Meeting	02/23/2026
Pre-application Meeting Type	Email

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	S 2025-020
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not	n/a

GENERAL PROJECT INFORMATION

eligible for a planned development in unincorporated Shelby County)	
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	n/a

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	The project will result in 16 townhomes that will face and access Covington Pike. These lots will be separated from the surrounding SFR and be compatible with the surrounding area.
UDC Sub-Section 9.6.9B	These lot will take access to Covington Pike and not through the existing SFR and a 50 foot natural area will be provided along the east side of the property abutting SFR.
UDC Sub-Section 9.6.9C	All public utilities are available to this site.
UDC Sub-Section 9.6.9D	Agreed
UDC Sub-Section 9.6.9E	Agreed.
UDC Sub-Section 9.6.9F	Agreed

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	The proposed townhomes will be of similar or higher price than the surrounding properties and will be separated from the existing SFR area by means of access.
B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development	The development will tie to City of Memphis Sewers and MLGW electric, water, and gas.
C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation	The proposed townhomes will face Covington Pike and take access through a common drive to Covington Pike separating them from the surrounding SFR.
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest	Agreed.
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements	A HOA will be formed to own and maintain the three COS lots.

GENERAL PROVISIONS

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

GIS INFORMATION

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

Contact Information

Name
GREGORY GRIFFIN

Contact Type
APPLICANT

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

Phone
-

Name
THE BRAY FIRM

Contact Type
ARCHITECT / ENGINEER / SURVEYOR

Address
2950 STAGE PLAZA NORTH,

Phone
(901)487-2425

Fee Information

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

Total Fee Invoiced: $1,726.76 Total Balance: $0.00

Payment Information

Payment Amount	Method of Payment
$1,726.76	Credit Card

dgbray@comcast.net

Owner Affidavit for Planning Applications_202204071324076881 (

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

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

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

THE BRAY FIRM
LAND DEVELOPMENT SERVICES

Telephone 901-383-8668

2950 Stage Plaza North
Bartlett, Tennessee 38134

May 1, 2026

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

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

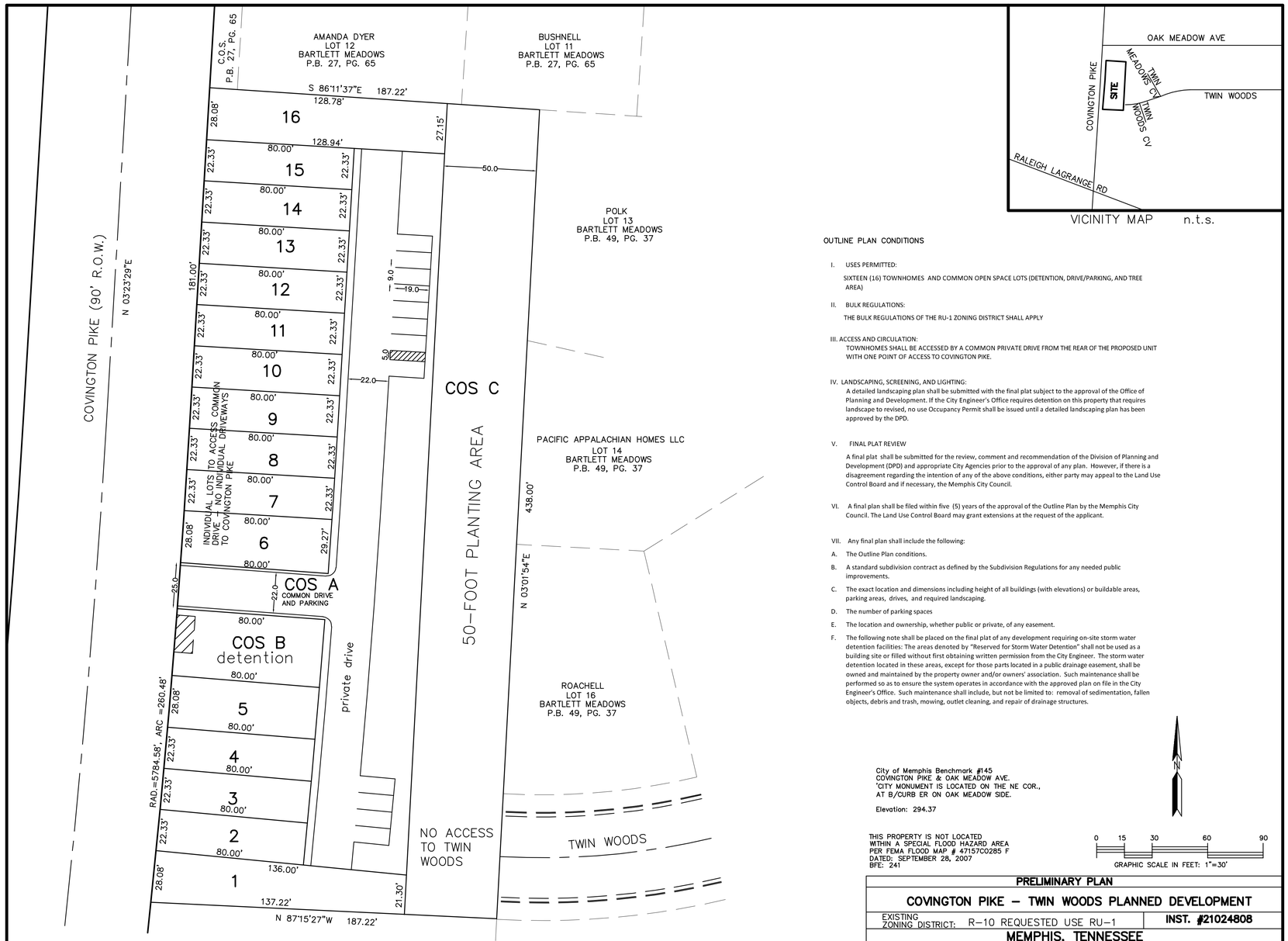
Mr. Ragsdale:

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

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

Sincerely,

David Gean Bray, P.E.



VICINITY MAP n.t.s.

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

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

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

OUTLINE PLAN CONDITIONS

I. USES PERMITTED:

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

II. BULK REGULATIONS:

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

III. ACCESS AND CIRCULATION:

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

IV. LANDSCAPING, SCREENING, AND LIGHTING:

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

V. FINAL PLAT REVIEW

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

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

VII. Any final plan shall include the following:

A. The Outline Plan conditions.

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

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

D. The number of parking spaces

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

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

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

Elevation: 294.37

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

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

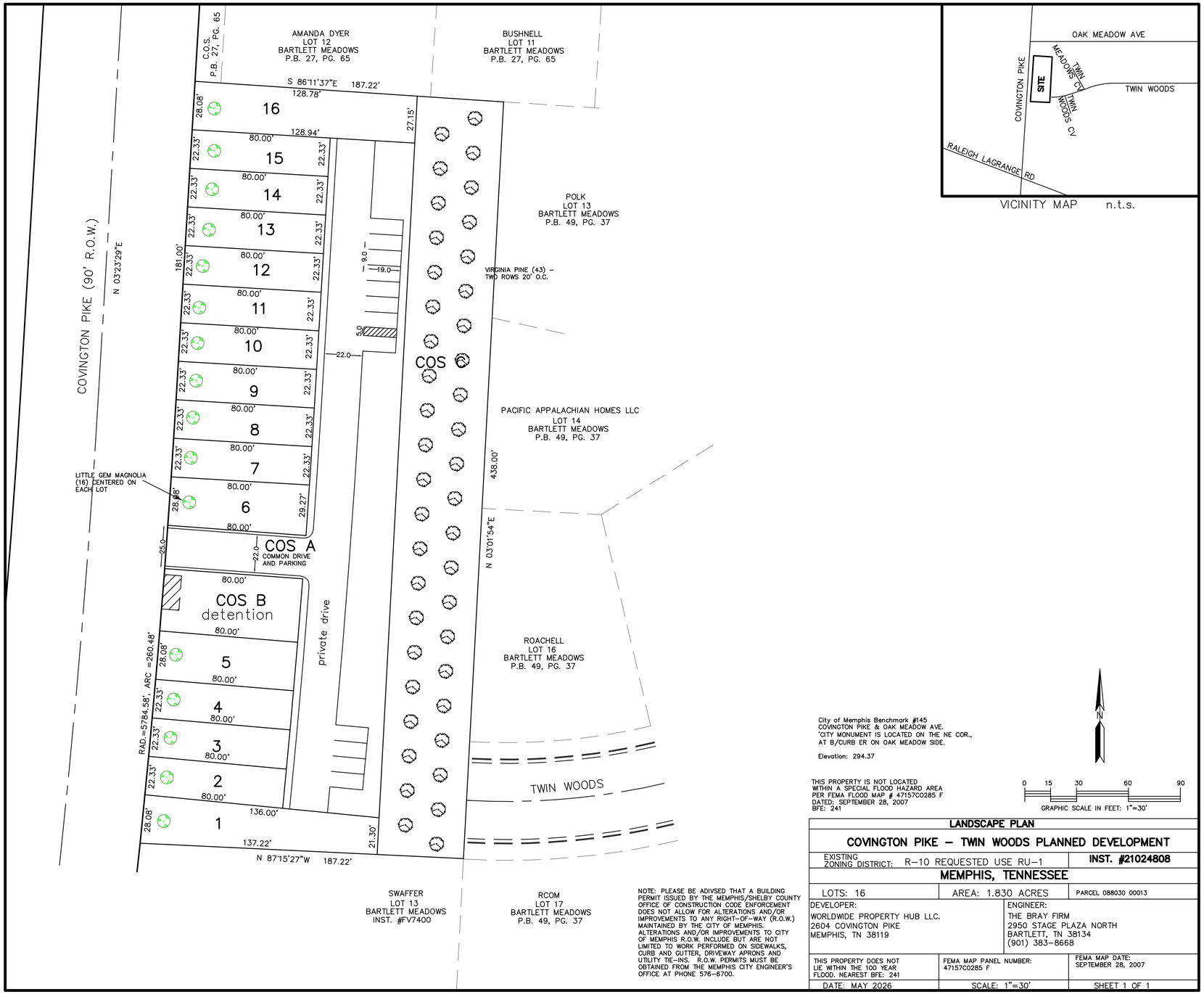
PRELIMINARY PLAN

COVINGTON PIKE – TWIN WOODS PLANNED DEVELOPMENT

EXISTING ZONING DISTRICT: R-10 REQUESTED USE RU-1	**INST. #21024808**
MEMPHIS, TENNESSEE	
LOTS: 16 / AREA: 1.830 ACRES	PARCEL 088030 00013

DEVELOPER:	ENGINEER:
WORLDWIDE PROPERTY HUB LLC. 2604 COVINGTON PIKE MEMPHIS, TN 38119	THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD. NEAREST BFE: 241	FEMA MAP PANEL NUMBER: 47157C0285 F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: MAY 2026	SCALE: 1"=30'	SHEET 1 OF 1



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

LANDSCAPE PLAN

COVINGTON PIKE – TWIN WOODS PLANNED DEVELOPMENT

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

MEMPHIS, TENNESSEE

LOTS: 16	AREA: 1.830 ACRES	PARCEL 088030 00013

DEVELOPER:	ENGINEER:
WORLDWIDE PROPERTY HUB LLC. 2604 COVINGTON PIKE MEMPHIS, TN 38119	THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD. NEAREST BFE: 241	FEMA MAP PANEL NUMBER: 47157C0285 F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: MAY 2026	SCALE: 1"=30'	SHEET 1 OF 1

I. USES PERMITTED:

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

II. BULK REGULATIONS:

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

III. ACCESS AND CIRCULATION:

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

IV. LANDSCAPING, SCREENING, AND LIGHTING:

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

V. FINAL PLAT REVIEW

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

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

VII. Any final plan shall include the following:

A. The Outline Plan conditions.

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

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

D. The number of parking spaces

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

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

Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

21024808

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

3 PGS	
HERTHA 2181967-21024808	
VALUE	15000.00
MORTGAGE TAX	0.00
TRANSFER TAX	55.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	75.50

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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

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

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

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

WARRANTY DEED

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

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

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

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

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

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

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

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

Ina Joyce Huffman

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

Notary Signature
My commission expires:

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

Property Address:
2604 Covington Pike
Memphis, TN 38128

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

Parcel#: 08-8030-0-0013

State of Tennessee
County of Shelby

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

AFFIANT

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

NOTARY

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

MY COMMISSION EXPIRES: _____

True Copy Certification

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

Signature

State of TN

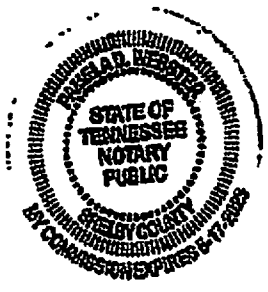
County of Shelby

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

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)



MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

August 13, 2026

Worldwide Property Hub LLC
2604 Covington Pike
Memphis, TN 38128

Sent via electronic mail to: dgbray@comcast.net

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

Dear applicant,

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

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

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

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

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

Respectfully,

Truus Abuosi

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

File

Outline Plan Conditions

I. USES PERMITTED:
Fifteen (15) townhomes and common open space lots (detention, drive/parking, and tree area)

II. BULK REGULATIONS:
The bulk regulations of the RU-1 Zoning district shall apply, with the following exception.
A. The minimum lot size shall be 1700 square feet.

III. ACCESS AND CIRCULATION:
Townhomes shall be accessed by a common private drive from the rear of the proposed unit with one point of access to Covington Pike.

IV. LANDSCAPING, SCREENING, AND LIGHTING:
A detailed landscaping plan shall be submitted with the final plat subject to the approval of the Division of Planning and Development.

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

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

VII. Any final plan shall include the following:

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

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