



MEMPHIS CITY COUNCIL

Planning and Zoning Documents

Table of Contents

PLANNING AND ZONING PUBLIC HEARING CASES

1-567

These cases will be heard as items 2-7 in the Planning & Zoning Committee and 1-4 in the Regular Council Meeting

- | | | |
|---------------|--|---------|
| 1. PD 20-04: | 3398 Graves Road | 1-359 |
| 2. PD 20-05: | 3206 Broad Ave., 602 Malcomb Street, 606 Malcomb Street, 3195 Summer | 360-396 |
| 3. SUP 20-05: | 1177 & 1183 Minna Place | 397-433 |
| 4. Z 20-04: | Lamar Avenue between Bellevue and Prescott | 434-567 |

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 08/18/2020

DATE

PUBLIC SESSION: 08/18/2020

DATE

ITEM (CHECK ONE)

ORDINANCE CONDEMNATIONS GRANT ACCEPTANCE / AMENDMENT
 RESOLUTION GRANT APPLICATION REQUEST FOR PUBLIC HEARING
 OTHER: _____

ITEM DESCRIPTION: A resolution approving a light industrial planned development

CASE NUMBER: PD 20-04

DEVELOPMENT: Whitehaven Works at Graves Elementary Planned Development

LOCATION: 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle)

COUNCIL DISTRICTS: District 6 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Shelby County Board of Education / Made in Memphis, LLC

REPRESENTATIVE: Glankler Brown, PLLC – R. Hunter Humphreys and Mark T. Jobe Jr.

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

REQUEST: Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility

AREA: +/-9.814 acres

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Required**
Set public hearing date for – August 18, 2020

PRIOR ACTION ON ITEM:

(1) _____ APPROVAL - (1) APPROVED (2) DENIED
 07/09/2020 _____ DATE
 (1) Land Use Control Board _____ ORGANIZATION - (1) BOARD / COMMISSION
 (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
_____	_____	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN

RESOLUTION APPROVING THE WHITEHAVEN WORKS AT GRAVES ELEMENTARY PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 3398 GRAVES ROAD, KNOWN AS CASE NUMBER PD 20-04.

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 Made in Memphis, LLC filed an application with the Memphis and Shelby County Office of Planning and Development to allow Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility planned development; and

WHEREAS, the Office 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 Land Use Control Board; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on July 9, 2020, 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 Office 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 section of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan in accordance with said outline plan and the provisions of Section 9.6.11 of the Unified Development Code.

ATTEST:

**CC: Office of Planning and Development – Land Use Controls
Office of Construction Code Enforcement**

WHITEHAVEN WORKS AT GRAVES ELEMENTARY PLANNED DEVELOPMENT
CASE NUMBER: PD 20-04
OUTLINE PLAN CONDITIONS

I. Uses Permitted

- A. A 3D printing light manufacturing facility and vocational/technical training school are permitted.
- B. The vocational/technical training school is mandatory component of the 3D printing light manufacturing facility and it must operate through an affiliation with Shelby County Schools.

II. Bulk Regulations

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum allowable building height shall be two (2)-stories, not to exceed thirty (30) feet.
- B. All buildings shall be setback a minimum of one hundred twenty (120) feet from Graves Road.
- C. All buildings shall be setback a minimum of seventy-five (75) feet from Winchester Road.
- D. All buildings shall be setback a minimum of one hundred twenty (120) feet from McCorkle Road.

III. Access, Circulation and Parking:

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk. No vehicular access to McCorkle Road is permitted.
- B. One curb cut on Winchester Road shall be permitted.
- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall be limited to accessing the subject property from Winchester Road.
- E. There shall be no internal connection between the truck entrance/loading area and the car parking lot adjacent to Graves Road.
- E. The location and design of the permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. A maximum of one hundred forty-three (143) parking spaces.
- H. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.

IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Streetscape Plate S-10 or S-11; found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of twenty (20) feet from the public streets.
- C. Provide a twenty-five (25)-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by four (4) Type E trees per one hundred (100) lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road.
- F. Refuse containers shall be completely screened from view from the public roads and architecturally compatible with the principal structure.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.
- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.
- L. All lighting fixtures must be concealed or shielded to prevent glare and off-site impacts on abutting/adjacent properties.
- M. A lighting plan detailing the location, height, style, direction, etc. of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Office of Planning and Development.
- N. A landscape plan shall be submitted for administrative review and approval by the Memphis and Shelby County Office of Planning and Development.

V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign shall have a maximum sign area of fifty (50) square feet per side, a maximum height of twelve (12) feet, and be architecturally compatible with the principal structure.

- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be thirty-two (32) feet and the maximum height shall be eight (8) feet.
- C. The minimum sign setback shall be ten (10) feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review and approval prior to the recording of a final plat.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

VII. Elevations

- A. Elevations with exterior finishes shall be submitted for review and approval by the Office of Planning and Development (OPD). The elevations shall design the building to appear as a school. OPD shall have final say over what appearing as a school is defined as and over the allowable exterior finishes and their percentages. If there is disagreement between the applicant and OPD the applicant may appeal OPD to the Land Use Control Board through the filing of a major modification / final site plan review application.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the appropriate Governing Bodies.

VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include, but not be limited to, the following:

- A. The Outline Plan Conditions.
- B. A Standard Contract as defined by the Unified Development Code for any needed public improvements.
- C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
- D. Elevations with exterior finishes.

- E. The number of parking spaces.
- F. The location and ownership, whether public or private, of any easement.
- G. The one-hundred (100) year flood elevation.
- H. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by “Reserved for Storm Water Detention” shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners’ association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer’s Office. Such maintenance shall include, but not be limited to, the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

CONCEPT PLAN





Memphis City Council Summary Sheet

PD 20-04 – Whitehaven Works at Graves Elementary Planned Development

Resolution requesting Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility planned development at 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle):

- This item is a resolution with conditions for a planned development to allow the above; and
- The Office of Planning & Development at the request of the Owner: Shelby County Board of Education; Applicant: Made in Memphis, LLC; and Representative: Glankler Brown, PLLC – R. Hunter Humphreys and Mark T. Jobe Jr.; 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, July 9, 2020**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: PD 20-04
DEVELOPMENT: Whitehaven Works at Graves Elementary Planned Development
LOCATION: 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle)
COUNCIL DISTRICT(S): District 6 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT: Shelby County Board of Education / Made in Memphis, LLC
REPRESENTATIVE: Glankler Brown, PLLC – R. Hunter Humphreys and Mark T. Jobe Jr.
REQUEST: Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility
EXISTING ZONING: Residential Single-Family – 10 (R-10)
AREA: +/-9.814 acres

The following spoke in support of the application: Joel Weinshanker, Hunter Humphreys, and Mark Jobe

The following spoke in opposition the application: Holly Jansen Fulkerson, Gordon Alexander, Yvonne Nelson, Estelle Martin, Marilyn Carruthers, and Charles Belenky

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

The motion passed by a vote of 5-4 on the regular agenda.

Respectfully,



Jeffrey Penzes
Principal Planner
Josh Whitehead, Administrator
Office of Planning and Development

CC: Committee Members
File

Outline Plan Conditions

WHITEHAVEN WORKS AT GRAVES ELEMENTARY PLANNED DEVELOPMENT

CASE NUMBER: PD 20-04

OUTLINE PLAN CONDITIONS

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- E. The number of parking spaces.
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STAFF REPORT

AGENDA ITEM: 2

L.U.C.B. MEETING: July 9, 2020

CASE NUMBER: PD 20-04

DEVELOPMENT: Whitehaven Works at Graves Elementary Planned Development

LOCATION: 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle)

COUNCIL DISTRICT: District 6 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Shelby County Board of Education / Made in Memphis, LLC

REPRESENTATIVE: Glankler Brown, PLLC – R. Hunter Humphreys and Mark T. Jobe Jr.

REQUEST: Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility

AREA: +/-9.814 acres

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

CONCLUSIONS

1. The subject property is bounded by single-family residential community and locating a 3D printing light manufacturing facility (light industrial use) with an ancillary vocational/technical training school at this site would create a less than ideal situation for the residents of this single-family neighborhood
2. The impact of day-to-day operations of a light manufacturing facility may be considered imprudent at this location and adversely impact the quality of life in the surrounding neighborhood despite the applicants proposed mitigation strategies and the limitations imposed as conditions by staff.
3. Furthermore, there are several instances of vacant land that is industrially zoned located within a one-mile radius of the subject property to the southwest, west, and north, see map on page 22 of this report.
4. The neighborhood meeting information and letters received have been updated since the previous iteration of this report see pages 2 and 79 of this report respectively.
5. On May 14, 2020, this body heard and approved this request, however, as proposed this case is subject to a resolution that would remand this case back to the Board, see note below.
6. Note: This report is being published prior to the Memphis City Council meeting on July 7, 2020. As of the writing of this report, there is a possibility that the Council may amend its July 7, 2020, resolution in a way that exempts cases already heard by the Land Use Control Board from being remanded back to the Board. Such an amendment could result in the removal of this item from the Board’s agenda by the time the Board meets on July 9, 2020.

CONSISTENCY WITH MEMPHIS 3.0

The request does not meet the criteria because a 3D printing light manufacturing facility is not considered an institutional use. However, the applicant has stated they intend to partner with the Shelby County Schools (SCS) to provide vocational/technical training in 3D printing to SCS students. As of the writing of this report, no partnership is yet in place. A vocational/technical training school would be considered an institutional use, and therefore, it is possible the development, or at least part of it, could be considered consistent. On the other hand, even under that scenario, the principal use of the facility would be manufacturing while the vocational use would merely be ancillary. See further analysis on pages 20-21 of this report.

RECOMMENDATION:

Rejection

GENERAL INFORMATION

Street Frontage:	Winchester Road	+/-556.06 curvilinear feet
	Graves Road	+/-723.89 curvilinear feet
	McCorkle Road	+/-748.94 curvilinear feet

Zoning Atlas Page: 2330

Parcel ID: 077004 00010

Existing Zoning: Residential Single-Family – 10 (R-10)

NEIGHBORHOOD MEETING

A virtual/telephonic neighborhood meeting was held on June 29, 2020 at 12:00 PM, see page 44-78 of this report for materials regarding said meeting.

PUBLIC NOTICE

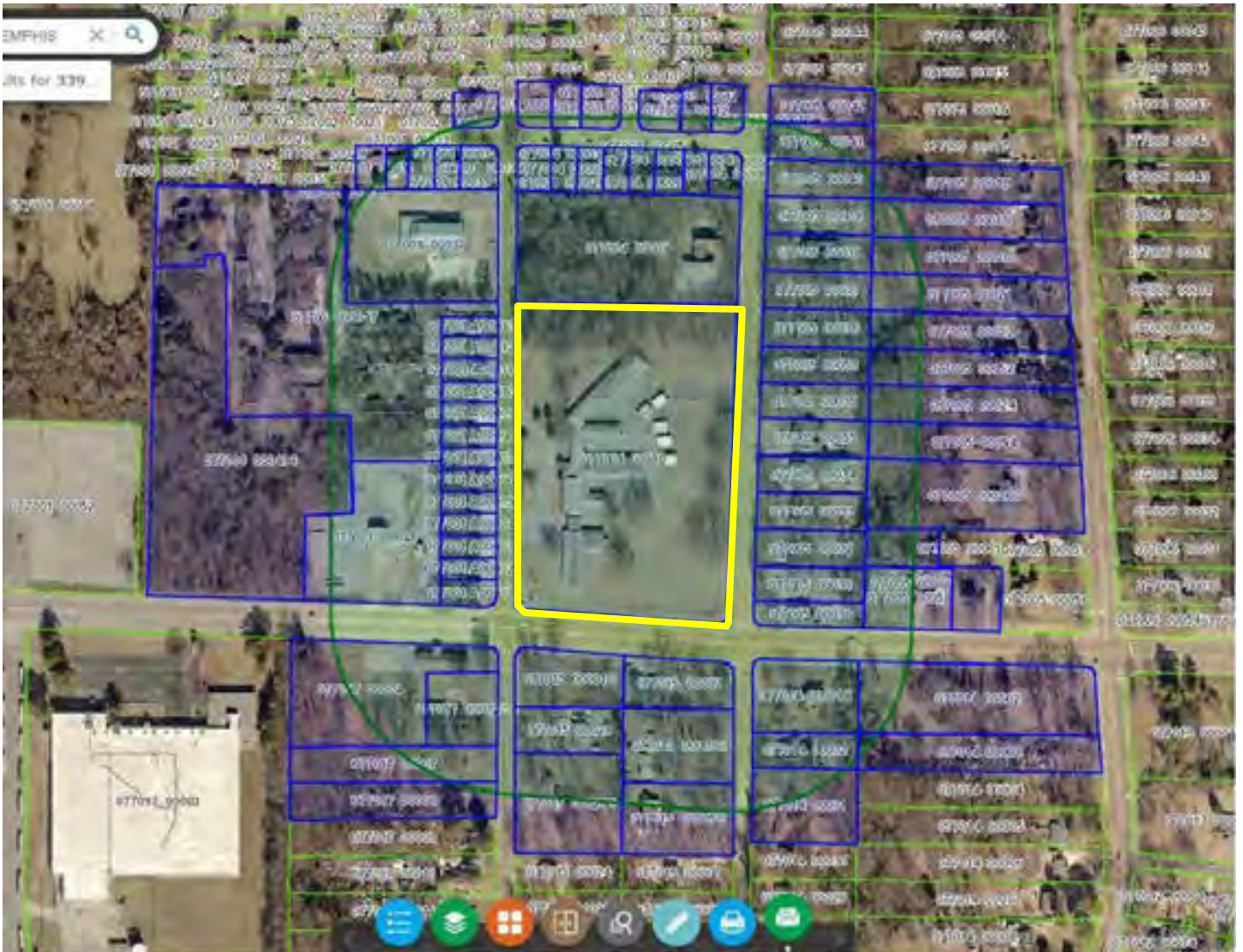
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 76 notices were mailed on June 24, 2020, and a total of 4 signs posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



Subject property located within the pink circle, Winchester neighborhood

VICINITY MAP



Subject property outlined in yellow

ZONING MAP



Subject property outlined in yellow

Existing Zoning: Residential Single-Family – 10 (R-10)

Surrounding Zoning

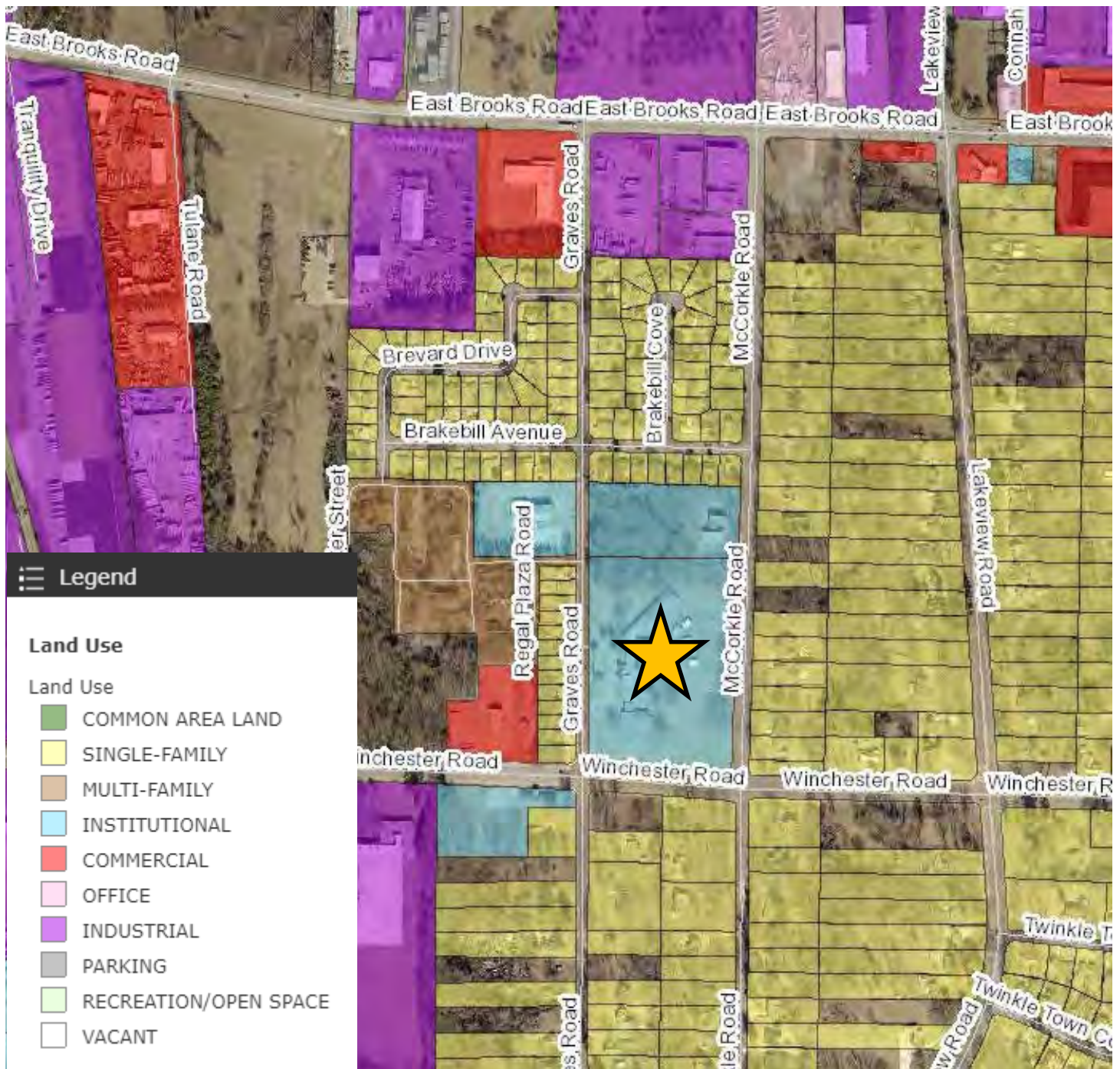
North: R-10

East: R-10

South: R-10

West: R-8

LAND USE MAP



Subject property indicated by an orange star

SITE PHOTOS



View of subject property from the intersection of Graves Road and Winchester Road looking northeast



View across Graves Road from subject property looking northwest



View of subject property from the intersection of McCorkle Road and Winchester Road looking northwest



View across McCorkle Road from subject property looking northeast



View of the northern boundary of the subject property from Graves Road looking east



View of the northern boundary of the subject property from McCorkle Road looking west



View across Winchester Road from subject property looking southwest

SURVEY



LEGAL DESCRIPTION

LEGAL DESCRIPTION

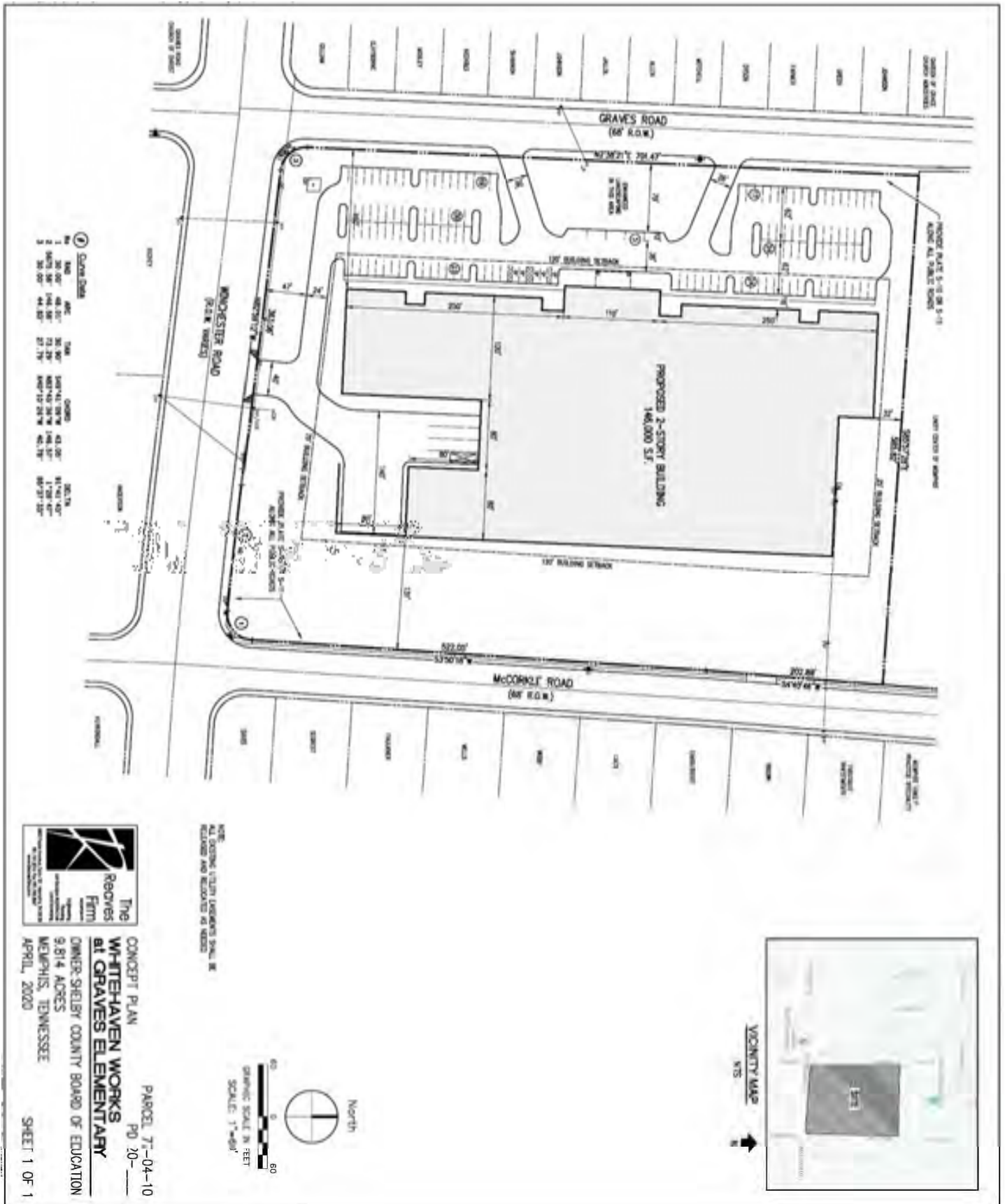
(COMMONLY KNOWN AS 3398 GRAVES ROAD, MEMPHIS, TN)

Real estate situated and being in the 2nd Civil District, County of Shelby, State of Tennessee, to wit:

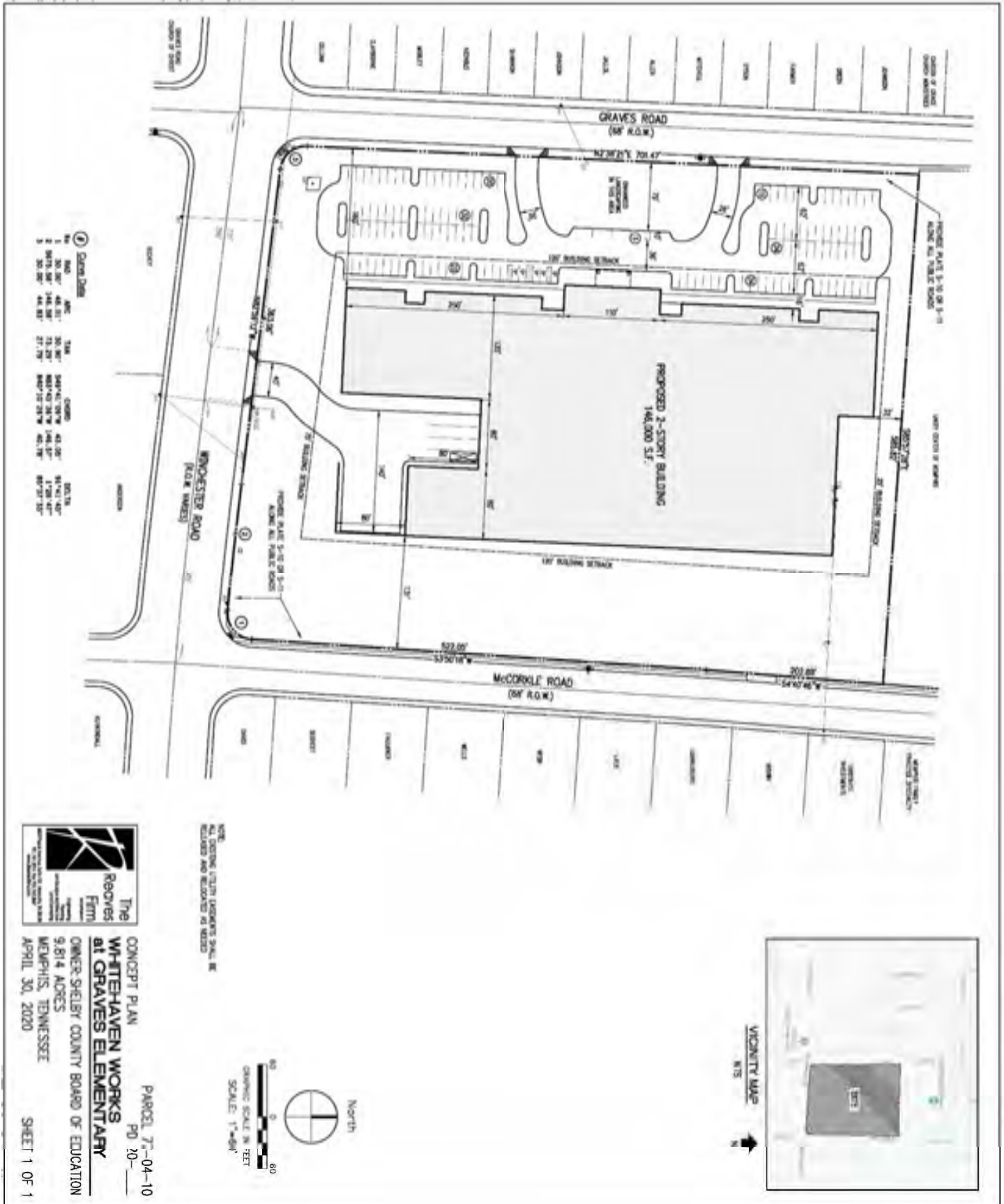
The Southeast 11 Acres of the Hagerty Tract in Section 1, Range 8, Shelby County, Tennessee, being more particularly described as follows:

Beginning at the intersection of the north line of Winchester Road, 60 feet wide, with the east line of Graves Street, 50 feet wide, and running thence northwardly along the east line of Graves Street, passing an iron pin at 20 feet and continuing a further distance of 780.38 feet, in all a total distance of 800.38 feet to an iron pin; thence eastwardly parallel to Winchester Road 607.18 feet to an iron pin in the west line of McCorkle Street, dedicated 50 feet wide but not opened; thence southwardly along the said west line of McCorkle Street, passing an iron pin at 780.14 feet and continuing a further distance of 20 feet, in all a total of 800.14 feet to its intersection with the north line of Winchester Road; thence westwardly along the north line of Winchester Road a distance of 590.5 feet to a point of beginning, containing 11.00 acres.

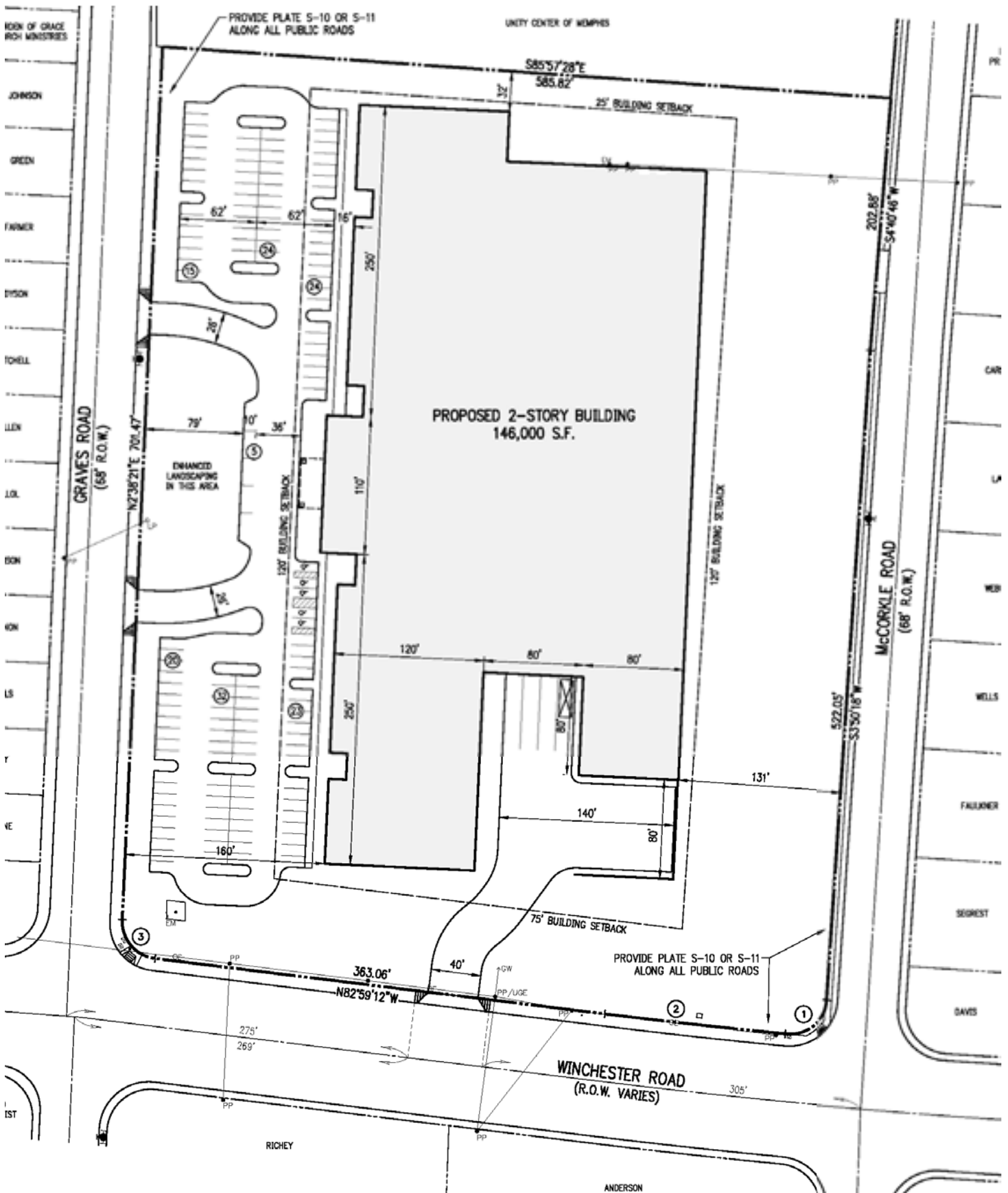
CONCEPT PLAN – ORIGINAL



CONCEPT PLAN – REVISED



CONCEPT PLAN (ZOOMED) – REVISED



STAFF ANALYSIS

Request

The application, planned development general provisions, and letter of intent have been added to this report.

The request is for limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility

Applicability

Staff disagrees 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.*

General Provisions

Staff disagrees 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 Planning Director 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.*

Commercial or Industrial Criteria

Staff disagrees 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 about 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 disagrees 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.*
- E. Memphis/Shelby County 424 Unified Development Code*
- F. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- G. 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 Description

The subject property is +/-9.814 acres located at 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle). The subject property is the former site of Graves Elementary School, has frontage along Winchester, Graves, and McCorkle Roads. the existing zoning is Residential Single-Family – 10 (R-10), and the existing adjacent land uses to the east, west, and south are single-family residential while the north is institutional (place of worship).

Consistency with Memphis 3.0

Staff uses the following criteria contained in Memphis 3.0 to determine consistency.

1. *The future land use planning map:* The subject site is identified as Public & Quasi-Public Buildings & Uses (PQP) in the future land use planning map.

Future Land Use Planning Map



The red box indicates the subject site.

2. *The land use category descriptions and graphic portrayals, including whether the proposed use is compatible with the zone districts listed in the zoning notes and the proposed building(s) fit the listed form and location characteristics:*

The site is designated as Public & Quasi-Public Buildings & Uses (PQP). PQP areas are public buildings used for recreation or as an institution, such as schools, churches, community center, libraries, and civic buildings. These places are easily accessible by foot or automobile and have formal access points that address the street. See graphic portrayal to the right.



“PQP” Goals/Objectives:

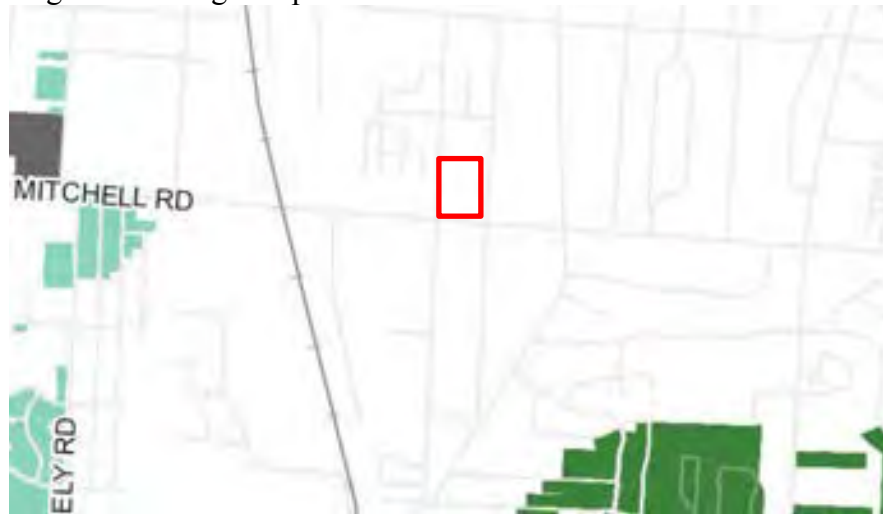
Institutional uses contributing to anchors, anchor neighborhoods, residential communities, contributions to civic framework.

“PQP” Form & Location Characteristics:

Recreational and Institutional Uses

3. *Existing, adjacent land uses and zoning:* The subject site is surrounded by the following land use: Residential. The subject site is surrounded by the following zoning district: R-8 and R-10. This requested land use is incompatible with these adjacent land uses and zoning districts because existing land use surrounding the parcels is not similar in nature to the requested use.
4. *The degree of change map:* The subject site is not identified in the degree of change map.

Degree of Change Map



The subject site is indicated by the red box and is not identified as a degree of change.

5. *The degree of change descriptions:* The subject site is not identified in the degree of change map.

The applicant is seeking a planned development to reuse subject site with the intent of operating a 3D printing light manufacturing facility.

The request does not meet the criteria because a 3D printing light manufacturing facility is not considered an institutional use. However, the applicant has stated they intend to partner with the Shelby County Schools (SCS) to provide vocational/technical training in 3D printing to SCS students. As of the writing of this report, no partnership is yet in place. A vocational/technical training school would be considered an institutional use, and therefore, it is possible the development, or at least part of it, could be considered consistent. On the other hand, even under that scenario, the principal use of the facility would be manufacturing while the vocational use would merely be ancillary.

One-Mile Radius Map



Employment/Light Industrial (EMP) and Heavy Industrial (IH) zoning districts labeled
Subject property outlined in blue and indicated by an orange star
One-mile radius indicated in green

Conclusions

The subject property is bounded by single-family residential community and locating a 3D printing light manufacturing facility (light industrial use) with an ancillary vocational/technical training school at this site would create a less than ideal situation for the residents of this single-family neighborhood

The impact of day-to-day operations of a light manufacturing facility may be considered imprudent at this location and adversely impact the quality of life in the surrounding neighborhood despite the applicants proposed mitigation strategies and the limitations imposed as conditions by staff.

Furthermore, there are several instances of vacant land that is industrially zoned located within a one-mile radius of the subject property to the southwest, west, and north, see map on page 22 of this report.

The neighborhood meeting information and letters received have been updated since the previous iteration of this report see pages 2 and 79 of this report respectively.

On May 14, 2020, this body heard and approved this request, however, as proposed this case is subject to a resolution that would remand this case back to the Board, see note below.

Note: This report is being published prior to the Memphis City Council meeting on July 7, 2020. As of the writing of this report, there is a possibility that the Council may amend its July 7, 2020, resolution in a way that exempts cases already heard by the Land Use Control Board from being remanded back to the Board. Such an amendment could result in the removal of this item from the Board's agenda by the time the Board meets on July 9, 2020.

The proposed development may unduly injure or damage the use, value and enjoyment of surrounding property or unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

The location and arrangement of the structures, parking areas, walks, lighting and other service facilities may not be compatible with the surrounding land uses.

RECOMMENDATION

Staff recommends rejection; however, if approved, staff recommends the following outline plan conditions:

Outline Plan Conditions

I. Uses Permitted

- A. A 3D printing light manufacturing facility and vocational/technical training school are permitted.
- B. The vocational/technical training school is mandatory component of the 3D printing light manufacturing facility and it must operate through an affiliation with Shelby County Schools.

II. Bulk Regulations

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum allowable building height shall be two (2)-stories, not to exceed thirty (30) feet.
- B. All buildings shall be setback a minimum of one hundred twenty (120) feet from Graves Road.

- C. All buildings shall be setback a minimum of seventy-five (75) feet from Winchester Road.
- D. All buildings shall be setback a minimum of one hundred twenty (120) feet from McCorkle Road.

III. Access, Circulation and Parking:

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk. No vehicular access to McCorkle Road is permitted.
- B. One curb cut on Winchester Road shall be permitted.
- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall be limited to accessing the subject property from Winchester Road.
- E. There shall be no internal connection between the truck entrance/loading area and the car parking lot adjacent to Graves Road.
- E. The location and design of the permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. A maximum of one hundred forty-three (143) parking spaces.
- H. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.

IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Streetscape Plate S-10 or S-11; found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of twenty (20) feet from the public streets.
- C. Provide a twenty-five (25)-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by four (4) Type E trees per one hundred (100) lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road.
- F. Refuse containers shall be completely screened from view from the public roads and architecturally compatible with the principal structure.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.

- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.
- L. All lighting fixtures must be concealed or shielded to prevent glare and off-site impacts on abutting/adjacent properties.
- M. A lighting plan detailing the location, height, style, direction, etc. of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Office of Planning and Development.
- N. A landscape plan shall be submitted for administrative review and approval by the Memphis and Shelby County Office of Planning and Development.

V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign shall have a maximum sign area of fifty (50) square feet per side, a maximum height of twelve (12) feet, and be architecturally compatible with the principal structure.
- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be thirty-two (32) feet and the maximum height shall be eight (8) feet.
- C. The minimum sign setback shall be ten (10) feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review and approval prior to the recording of a final plat.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

VII. Elevations

- A. Elevations with exterior finishes shall be submitted for review and approval by the Office of Planning

and Development (OPD). The elevations shall design the building to appear as a school. OPD shall have final say over what appearing as a school is defined as and over the allowable exterior finishes and their percentages. If there is disagreement between the applicant and OPD the applicant may appeal OPD to the Land Use Control Board through the filing of a major modification / final site plan review application.

- VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the appropriate Governing Bodies.
- VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan shall include, but not be limited to, the following:
- A. The Outline Plan Conditions.
 - B. A Standard Contract as defined by the Unified Development Code for any needed public improvements.
 - C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
 - D. Elevations with exterior finishes.
 - E. The number of parking spaces.
 - F. The location and ownership, whether public or private, of any easement.
 - G. The one-hundred (100) year flood elevation.
 - H. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by “Reserved for Storm Water Detention” shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners’ association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer’s Office. Such maintenance shall include, but not be limited to, the 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/County Engineer:

1. Standard Subdivision Contract or Street Cut Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. The availability of City sanitary sewers can't be determined due to capacity issues. Once proposed discharge rates are submitted by the developer's Engineer to the Sewer Design Dept. a determination can then be made.
3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division

Roads:

4. 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.
5. 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 reconstruction or repair necessary to meet City standards. The sidewalk gap at the north end of the McCorkle frontage shall be completed. The existing non-compliant curb ramp at the northwest corner of McCorkle Rd. at Winchester Rd. shall be reconstructed by the Developer.

Traffic Control Provisions:

6. 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.
7. 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.
8. 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:

9. The proposed internal connection between the truck loading area on Winchester Rd. and the car parking lot on Graves should be eliminated to promote safe internal circulation on the site.
10. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming

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

11. The existing curb cut on McCorkle shall be removed and replaced with curb, gutter and sidewalk.
12. The proposed curb cuts on Graves shall intersect the ROW at 90 degrees.
13. The proposed curb cut along the Winchester Rd. frontage shall be no closer than 300 feet from the centerline of Graves Rd.
14. The proposed southern curb cut along the Graves Rd. frontage shall be no closer than 300 feet from the centerline of Winchester Rd.

Drainage:

15. 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.
16. 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.
17. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
18. 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.
19. 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.

City/County Fire Division:

- All design and construction shall comply with the 2015 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- 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.

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

City Real Estate: No comments received.

City/County Health Department:
Water Quality Branch & Septic Tank Program:

- No septic tank issues.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- It is the responsibility of the owner/applicant to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- No permanent structures, development or improvements are allowed within any utility easements, without prior MLGW written approval.
- It is the responsibility of the owner/applicant to comply with the National Electric Safety Code (NESC) and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- Underground Utility separation and clearance: The subject property is encumbered by existing utilities which may include overhead and underground facilities. It is the responsibility of the owner/applicant to maintain a minimum 3-foot (3') separation between any existing underground service lines or utilities and any proposed permanent structure or facility. This separation is necessary to provide sufficient space for any excavations to perform service, maintenance or replacement of existing utilities.
- It is the responsibility of the owner/applicant to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- It is the responsibility of the owner/applicant to contact TN-1-CALL @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- It is the responsibility of the owner/applicant to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- Street Trees are prohibited, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- Landscaping is prohibited within any MLGW utility easement without prior MLGW approval.

· Street Names: It is the responsibility of the owner/applicant to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for Street Naming Guidelines and the Online Street Name Search: <http://www.mlgw.com/builders/landandmapping>

· It is the responsibility of the owner/applicant to submit a detailed plan to MLGW Engineering for the purposes of determining the impact on or conflict with any existing utilities, and the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.

o All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.

o All commercial developers must contact MLGW's Builder Services line at 729-8630 to initiate the utility application process.

· It is the responsibility of the owner/applicant to pay the cost of any utility

Land and Mapping-Address Assignment:

- No street name changes.

Office of Sustainability and Resilience:

No comments received.

APPLICATION

DocuSign Envelope ID: E0DCF1BB-5E00-44A7-B64D-A0C169C19FCF



Memphis and Shelby County
Office of Planning and Development
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR PLANNED DEVELOPMENT APPROVAL
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

Date: April 6, 2020

Case #: _____

PLEASE TYPE OR PRINT

Name of Development: Whitehaven Works at Graves Elementary - Planned Development

Property Owner of Record: Shelby County Board of Education Phone #: 901-416-5300

Mailing Address: 160 S. Hollywood, Room 114 City/State: Memphis, TN Zip 38112

Property Owner E-Mail Address: _____

Applicant: Made in Memphis, LLC Phone # _____

Mailing Address: 603 Sweetland Avenue City/State: Hillside, NJ Zip 07205

Applicant E-Mail Address: legal@madeinmemphis.us

Representative: Glinkler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe, Jr.) Phone #: 901-576-1744

Mailing Address: 6000 Poplar Avenue, Suite 400 City/State: Memphis, TN Zip 38119

Representative E-Mail Address: nhumphreys@glinkler.com and mjobe@glinkler.com

Engineer/Surveyor: The Reaves Firm, Inc. (Harvey Marcom) Phone # 901-761-2016

Mailing Address: 6600 Poplar Ave. Suite 101 City/State: Memphis, TN Zip 38138

Engineer/Surveyor E-Mail Address: gmarcom@reavesfirm.com

Street Address Location: 3086 Graves Road, Memphis, TN 38116

Distance to nearest intersecting street: This property sits at the northeast corner of Graves Road and Winchester Road.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>9.814</u>	_____	_____
Existing Zoning:	<u>R-10</u>	_____	_____
Existing Use of Property	<u>Vacant School</u>	_____	_____
Requested Use of Property	<u>Via both framing/DI printing production</u>	_____	_____

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: Not Applicable Bedrooms: Not Applicable

Expected Appraised Value per Unit: Not Applicable or Total Project: Not Applicable

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?
Yes _____ No

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development 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 to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- 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.

See Addendum.

- 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.

See Addendum.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

See Addendum.

- 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.

See Addendum.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

See Addendum.

- Lots of records are created with the recording of a planned development final plan.

See Addendum.

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

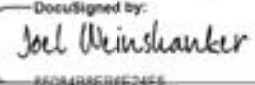
Pre-Application Conference held on: February 25, 2020 with Josh Whitehead, Jeffrey Penzes, and Bradyn Carson

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Yes or **Not** **Yet** (Circle one)
(If yes, documentation must be included with application materials)

SIGN POSTING – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

	Date	Applicant	Date
Property Owner of Record		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small>  <small>860848868f8e24fe...</small> </div>	4/6/2020

**GUIDE FOR SUBMITTING
PLANNED DEVELOPMENT APPLICATION
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

A. THE APPLICATION - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:

- 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
- 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

B. LETTER OF INTENT - The letter shall include the following:

- a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
- b) A list of any professional consultants associated with the proposed development.
- c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS RESPONSES

WHITEHAVEN WORKS AT GRAVES ELEMENTARY - PLANNED DEVELOPMENT

ADDENDUM

ANSWERS TO 4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS/QUESTIONS:

- 1. 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.**
 - 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. The proposed development will be a one-story building that will have the same similar designed aesthetic of the existing school structure. Further, because the development will have a vocational technical training facility component, the façade of the current building will remain, if economically feasible, or if the entire current structure is demolished and a new building constructed, the front of the building will look very similar to what the building currently looks like. The Applicant intends to maintain the look of a school for this building because students will be using the facility to train and develop skills in 3D printing and other skills necessary to produce or assemble the products being created or assembled at the facility.
 - b. The history of this property provides additional context to the proposed development and the positive impact it will have on the surrounding community. Graves Elementary has been closed since 2014 and has since been boarded up. The empty school requires resources to maintain, including security, utilities, and lawn maintenance. Shelby County Schools is marketing the Property for sale, and consistent with other closed school facilities, the buildings are intended to be repurposed. These vacant buildings cause and/or contribute to blight in surrounding areas, and it is the intent of the Applicant to contribute to the redevelopment and reinvigoration of the Whitehaven community by bringing a vocational/technical training facility, jobs, and additional economic activity to the Whitehaven community.
 - c. The Memphis 3.0 plan designates this tract to be used for public or “quasi-public” uses. Notwithstanding the foregoing, Shelby County Schools has agreed to sell this property to the Applicant and was aware of the Applicant’s intended use of the Property. The Shelby County School Board approved the sale at its public meeting on December 3, 2019. The vocational/training aspect of this development will require a continued affiliation with Shelby County Schools as students from area high schools will be the trainees at the site, thus, although this development will meet the quasi-public facility requirement when considered with a progressive mindset which support creative re-purposing for the betterment of the communities comprising Memphis, Tennessee.

- d. With respect to the Whitehaven community, Memphis 3.0 prioritizes, among other things, addressing blight and vacancy along major corridors and repurposing vacant lots. The proposed development accomplishes both of these objectives, as the boarded-up school facility will bring life back to the Property which sits on Winchester Boulevard, a major corridor that must be active for the Whitehaven community to continue its progress and revitalization.
- e. The Applicant intends to keep the current footprint of the school building and maintain the significant amount of green space that has historically defined this tract. The Applicant will maintain the Property in a first-class manner and the green space will serve both the student-trainees and workers at the site.
- f. With respect to the light manufacturing, the Applicant intends to produce jewelry and other customizable collector's products through the use of 3D printers. The vocational/technical component will be geared towards teaching the students graphic design and the use of 3D printing and related technology which will continue to be used as the technology continues to advance.

2. An approved water supply, community wastewater 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.

- a. The Applicant will ensure that there is adequate water supply, that all necessary storm water drainage facilities are provided, and that all water related issues are adequately addressed.

3. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

- a. The Applicant intends to keep the current aesthetic intact as much as possible since the vocational/technical training facility will be used by students of Shelby County schools and other residents who desire to learn the skills necessary to use 3D printing and related technologies effectively and efficiently. The Applicant intends to honor the legacy of this property and Graves Elementary School by repurposing the Property and preserving the history of the site through keeping the large amount of green space on the Property. The training provided at this facility will provide skills that are transferrable to other jobs, but the Applicant's intent is to hire those trainees as full-time employees at living wage of at least \$15/hour and full benefits. The training provided at this facility will give students and other residents in the Whitehaven area the opportunity to learn new skills that will be important in the future. The parking area along Graves Road and the circular drive will remain generally as it currently is to provide for the educational atmosphere. All deliveries will be made to the facility from an entrance off Winchester to minimize new traffic on Graves Road. The Property will be well-lit and there will be significant amounts of green space and buffers to minimize the impact that the facility may have on the surrounding area. This development

should raise property values in this area of Whitehaven where there is already a variety of land uses.

4. 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.

- a. The public interest will be well-served by this PUD because the area residents and young people will be provided with new opportunities to learn and become competent with technology that will be widely used in the future. This development will re-purpose a blighted, closed school property and turn it into an operational vocational/technical and production facility where 3D printers are used to create memorabilia and other products. The products created will not produce noxious fumes or smells that would negatively impact the surrounding areas, and such operations will not create a lot of unwanted noise. All deliveries will be made from Winchester so that the residential areas nearby will not be affected by traffic related to deliveries and the commercial activity at the Property. The increased use of the Property will raise property values and will also add to the community in a variety of ways. Most importantly it will provide many jobs to area residents and will train residents and students in important skills of the future, in a safe, neighborhood environment.

5. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

- a. The one lot in this PUD will be maintained by the owner/Applicant. This property will be maintained in a first-class manner that will help improve this community by increasing property values and providing job skills training.

6. Lots of records are created with the recording of a planned development final plan.

- a. There will only be one lot in this PUD.

LETTER OF INTENT



6000 Poplar Avenue, Suite 400
Memphis, Tennessee 38119
P 901.525.1322 F 901.525.2389
www.glankler.com

Mark T. Jobe
901.576.1853
mjobe@glankler.com

April 6, 2020.

Memphis & Shelby County
Office of Planning & Development
125 North Main Street, Suite 468
Memphis, TN 38103

Re: Whitehaven Works at Graves Elementary - Planned Development

Ladies & Gentlemen:

I am the representative of Made in Memphis LLC ("**Applicant**"), and, on behalf of the Applicant, I submit this Planned Development Application (the "**Application**") for the proposed Whitehaven Works at Graves Elementary – Planned Development (the "**Development**") for the purpose of redeveloping the property formerly used as Graves Elementary School located at 3338 Graves Road, Memphis, TN 38116 (the "**Property**").

The Applicant is currently under contract to purchase the Property pursuant to a certain Contract for the Sale of Real Property (Graves Elementary School) effective as of February 11, 2020 (the "**Contract**") between the Applicant, as Purchaser, and Shelby County Schools, as Seller. Prior to submitting this Application, the Contract was approved by unanimous consent by the Shelby County School Board with the understanding that the Applicant would be submitting this Application to re-purpose and redevelop the Property as a vocational/technical training facility ancillary to a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia. The vocational/technical training component would operate through an affiliation with Shelby County Schools and would provide training (and ultimately jobs) in graphic design and the use of 3D printers and other transferable skills related to technology necessary to operate the manufacturing portion of the project.

The Applicant would show that this Development would continue the revitalization of the Whitehaven community in a number of ways, including but not limited to:

1. Repurposing a vacant, blighted building on a major corridor (Winchester Boulevard);
2. Creating vocational/technical training opportunities to the young people in the Whitehaven community;
3. Creating jobs (with benefits) that pay a living wage for future graduates of Shelby County Schools and the area in general; and
4. Increasing property values in the area.

Because of the historical importance of this site as a community anchor during its use as an elementary school, the Applicant will maintain the historical façade, if feasible, but in any event will ensure that the front of the building is consistent with the aesthetic of an education facility and will take substantial steps to adequately buffer the adjacent residential uses from the commercial activity in the building. These measures will include planting trees, maintaining aesthetic of the facade of the building and the Property's green spaces, requiring that all deliveries and commercial trucks enter the Property from Winchester, and providing adequate lighting to better illuminate the Property.

Office of Planning and Development
April 6, 2020
Page 2

Based on the above, the Applicant submits this Application for consideration and approval of the Proposed PUD and requests the support of OPD, Land Use Control Board, and the City Council so that the Applicant may repurpose the vacant, deteriorating school building and turn it into a productive asset that will increase property values in the area. The Applicant's investment in the Whitehaven community and this Property will provide the highest and best use of this Property and will bring more jobs and opportunities to the residents of Whitehaven, which will contribute to the momentum that has been created in this important Memphis community.

Among the professional consultants who will be associated with this Application are Harvey and Greg Marcom of The Reaves Firm, Mark Weaver of HBG Design, and Hunter Humphreys and Mark Jobe of Glankler Brown, PLLC.

Thank you for your consideration of the attached 3398 Graves Road Planned Development Application. Please contact me if we can provide any additional information or respond to any questions you have concerning this Application.

With best regards,

GLANKLER BROWN, PLLC

DocuSigned by:

3CDB080DDF6C44A...
Mark T. Jobe

ORIGINAL VERSION OF PROPOSED CONDITIONS

Outline Plan Conditions

I. Uses Permitted

- A. All uses permitted in the Campus Master Plan 2 (CMP-2) use district shall be allowed, either by right or upon issuance of a Special Use Permit as indicated in the Permitted Use Table of the Memphis and Shelby County Unified Development Code (UDC).
- B. All uses in the Employment (EMP) use district shall be allowed, except the following:
 - 1. Funeral services of any sort.
 - 2. Adult-oriented entertainment establishment.
 - 3. Bar, tavern, cocktail lounge, nightclub.
 - 4. Indoor shooting range.
 - 5. Horse stables, riding academy, equestrian center
 - 6. Outdoor shooting range.
 - 7. Stadium or arena, commercial amphitheater.
 - 8. Permanent off-premise advertising sign.
 - 9. Commercial parking lot.
 - 10. Restaurants.
 - 11. Convenience store with gas pumps, gas station, or commercial electric vehicle charge station.
 - 12. Convenience store without gas pumps.
 - 13. Payday loans and title loan establishment.
 - 14. Pawnshop.
 - 15. Tattoo, palmist, psychic or medium.
 - 16. Mini-storage or indoor storage.
 - 17. Vehicles sales, services & repair.
 - 18. Detention Center, jail, prison.
 - 19. Contractor's storage.
 - 20. Lumberyard.
 - 21. Sheet metal shop.
 - 22. Soft-drink bottling
 - 23. Welding, machine and tool repair.
 - 24. Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products.
 - 25. Open/Agriculture/Resource Extraction.

II. Bulk Regulations

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum building height shall be 2-story, not exceeding 60 feet.
- B. All buildings shall be setback a minimum of 120 feet from Graves Road.
- C. All buildings shall be setback a minimum of 75 feet from Winchester Road.
- D. All buildings shall be setback a minimum of 120 feet from McCorkle Road.

III. Access, Circulation and Parking:

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk.
- B. One curb cut on Winchester Road shall be permitted.
- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall access the property from Winchester Road only.
- E. The exact number, location and design of permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. Provide up to 143 parking spaces.

IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Plate S-10 or Plate S-11 found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of 20 feet from the public streets.
- C. Provide a 25-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by 4 Type E trees per 100 lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road.
- F. Refuse containers shall be completely screened from view from the public roads.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.
- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.

V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign shall have a maximum area of 50 square feet and a maximum height of 12 feet.
- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be 32 feet and the maximum height shall be 8 feet.
- C. The minimum sign setback shall be 10 feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the Appropriate Governing Bodies.

VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

- A. The Outline Plan Conditions.
- B. A Standard Contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. The one-hundred (100) year flood elevation.
- G. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by “Reserved for Storm Water Detention” shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as

applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to, the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

SIGN AFFIDAVIT



AFFIDAVIT

Shelby County
State of Tennessee

I, Dranne Higgs, being duly sworn, depose and say that at 10 @ am on the 1st day of May, 2020, I posted a Public Notice Sign(s) ⁽⁴⁾ pertaining to Case No. PD-20-04 at 1 @ McCorkle 1 @ Groves 2 @ Winchester providing notice of a Public Hearing before the Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, Street /Alley Closure Special Use Permit, Use Variance, Zoning District Map Amendment), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Dranne Higgs 5-1-2020
 Owner, Applicant or Representative Date

Subscribed and sworn to before me this 1st day of May, 2020.

Michelle Cortese McJ
 Notary Public

My commission expires: 5-1-2025



NEIGHBORHOOD MEETING INFORMATION

6/29/2020

Mail - Fenczes, Jeffrey - Outlook

Neighborhood Meeting Summary - PD 20-04

Mark T. Jobe <mjobe@Glankler.com>

Sent: 6/29/2020 4:14 PM

To: Fenczes, Jeffrey <jeffrey.fenczes@memphistn.gov>

Cc: Whitehead, Josh <Josh.Whitehead@memphistn.gov>; Will Pierce, Jr. <wpierce@Glankler.com>; Wade, Allan <awade@theshedfirm.com>; Hunter Humphreys, Sr. <hhumphreys@Glankler.com>

4 attachments (3 kb)

Made in Memphis Powerpoint - Neighborhood Meeting FINAL 4833-3464-9609 v.2.pdf; Neighborhood Meeting - Participant Tracking 4837-8747-2578 v.2.pdf; Personal Statement-Whitehaven.docx; Whitehaven Works at Graves Elementary - Roll Call.docx

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

Jeffrey,

As you are aware, we hosted the Neighborhood Meeting for PD 20-04 - Whitehaven Works at Graves Elementary Planned Development today at noon. We opened the meeting at 11:32 am so that community members could join prior to the commencement of the meeting. The presentation began around 12:05 pm and ended, after extended discussion, at approximately 1:45 pm. Attached is a copy of the Power Point Presentation on the matter. Please feel free to include the same in any packet delivered to LUCB or City Council related to this development. A copy of the Personal Statement submitted by supporter, Amber Hawkins, is also attached.

I have attached a screen shot of the list of attendees. I took this picture during the meeting and at that time there were 39 active participants. As you can see, not all participants were identified by name through the Zoom call. Some participants did provide me their information prior or after to the call, and I have attached a list of known/identifiable participants as a separate document. My portion of the presentation, delivered on behalf of the Applicant, lasted approximately 25 minutes. Thereafter, there was extensive discourse both supporting and opposing this planned development. It should be noted that a majority of the time in the meeting was public discussion.

We were fortunate to have a number of local leaders and elected officials in the audience, including:

1. London Lamar, Tennessee House of Representatives
2. Beverly Robertson, CEO of the Greater Memphis Chamber
3. Edmund Ford, Sr., Memphis City Council

Mrs. Robertson in particular voiced strong support for this development and was excited that the development had evolved from her first conversations with the Applicant approximately 8 months ago. She was pleased to see the commitment to a living wage, up-skilling the people in this community through the machine learning programming, and the partnership with SMTCC. You can listen to her and others supporting the project in the link below.

The primary concerns raised by the community were adequate parking, increased traffic, building height, noise, and odors, and the location being adjacent to single-family residential. We believe that the concerns regarding parking can be addressed through compliance with the UDC's parking requirements. We also believe that the design of the facility takes into account the concerns of the neighbors and adequately addresses the same. There are conditions in the PD that specifically address these concerns. It must be understood that although the partnership for the vo-tech component is a philanthropic endeavor for the applicant, the commercial, 3D printing portion of this project is vital to its success. Without the commercial component, this project is not feasible and the facility would not be able to provide the opportunities for education because the 3D primers and design related components are required for the students to be able to learn the trade.

Finally, it is important to remember that the alternative to this proposal is that the property remains in the hands of Shelby County Schools. While I am not privy to their budget, etc. in a first-hand manner, even demolishing this building would require a large budget that does not seem to be available for this sort of project. We know of no other plans for this property being considered by the City or County, so from our perspective, the property will either remain in its blighted condition or be improved with a state-of-the-art facility that enriches the community and provides opportunities that will otherwise not exist for the citizens of Whitehaven and Memphis.

6/29/2020

Mail - Penzes, Jeffrey - Outlook

The entire meeting is linked below if you would like to watch! It should also be noted that we provided a copy of our slides to every person which requested the same and prior to the end of the meeting, all participants were unmuted and provided with an opportunity to be heard. We were very pleased with the turnout and robust discussion at this meeting. It was very productive.

Please let me know if you have any questions or concerns. Thanks.

Mark

Topic: PD-20-04 Neighborhood Meeting - Whitehaven Works at Graves Elementary (3398 Graves Rd)
Start Time : Jun 29, 2020 11:32 AM

Meeting Recording:

https://us02web.zoom.us/rec/share/yZVoAq3Z-nNDaMkO-EZ_2dAgQoCfexa8hHMD8vFzFia-h6Ll2yoY7hgGynho-vml

Mark T. Jobs, Jr.
GLANKLER BROWN
P 901.575.1853 | F 901.525.2388
mjobs@glankler.com www.glankler.com
1000 Poplar Avenue, Suite 400, Memphis, TN 38119

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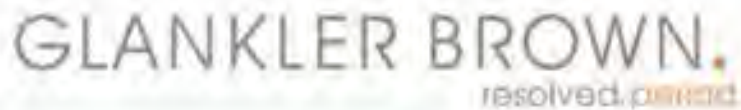


NEIGHBORHOOD MEETING

HOSTED BY: MADE IN MEMPHIS, LLC
REGARDING: PD-20-04

**WHITEHAVEN WORKS AT GRAVES ELEMENTARY,
a planned development**

June 29, 2020



PURPOSE OF TODAY'S NEIGHBORHOOD MEETING:

1. TO PROVIDE AN UPDATE TO THE AREA RESIDENTS AND CITIZENS ON THE STATUS OF THE POTENTIAL DEVELOPMENT OF 3398 GRAVES ROAD PURSUANT TO THE WHITEHAVEN WORKS AT GRAVES ELEMENTARY PLANNED DEVELOPMENT.
2. TO RECEIVE INPUT FROM THE COMMUNITY WITH RESPECT TO THE WHITEHAVEN WORKS AT GRAVES ELEMENTARY PLANNED DEVELOPMENT.
3. TO PROVIDE MADE IN MEMPHIS, LLC THE OPPORTUNITY TO GATHER COMMUNITY INPUT AND TO ADDRESS CONCERNS SO THAT THIS DEVELOPMENT IS A RECOGNIZED ASSET TO THE COMMUNITY.



Fundamental Facts and Understandings:

1. Made in Memphis, LLC is under contract to purchase 3398 Graves Road, but the purchase is contingent on approval of PD 20-04.
2. Made in Memphis, LLC is affiliated with Elvis Presley Enterprises and Graceland.
3. **If PD 20-04 is not approved, Shelby County Schools will retain the property.**
4. **The proposed development will be a high-tech, 3D printing facility utilizing state-of-the-art 21st century technology.**
5. **The operating company, an entity controlled by the majority owner of Elvis Presley Enterprises, will operate a vocational/technological certification program with Southwest Tennessee Community College which will be free for the students. Paid apprenticeships and jobs will be offered to the students.**
6. Shelby County Schools has been marketing this property for sale. Neither the City of Memphis nor any other person or entity has agreed to purchase this property. Neither the City nor the County have any plans to improve this property.

GLANKLER BROWN.

resolved. period.

SOUTHWEST

TENNESSEE COMMUNITY COLLEGE

PO. Box 780 • Memphis, TN 38101-0780 • (901) 223-5000 • www.southwest.tn.edu

June 26, 2020

Mr. Josef Wuttobunker
Elysia Presley Enterprises
1117 Elysia Presley Blvd.
Memphis, Tennessee 38116


Dear Mr. Wuttobunker:

Southwest Tennessee Community College continues to be a regional leader in preparing the Greater Mid-South community for the demands and opportunities in an ever-evolving economy.

Our role as a workforce development engine in the Mid-South is particularly relevant against the backdrop of the global pandemic. As an institution, we have embraced our responsibility to remain innovative and open to new ways of thinking. The college has a rich history of fostering public-private partnerships that continue to form both and enrich the community. Notable examples include our Blue Path Program, a partnership with the Memphis Police Department, that is producing new officers each year, and our Southwest Works Program, formerly known as the Industrial Recruitment Training program, that helps such regional employers as Blues City Brewery, KTI Memphis and Uplevel's Ice Cream facility skill up their workforce.

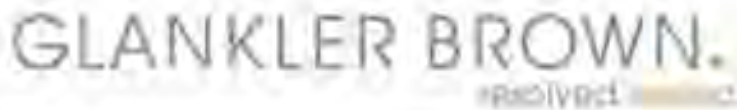
In keeping with that tradition, Southwest welcomes the opportunity to form a new partnership with Graceland and Elysia Presley Enterprises to develop curricula and provide the academic support that equips students with the skills needed to work in 3-D manufacturing.

Sincerely,


Dr. Tracy D. Hall
President

OFFICE OF THE PRESIDENT

Student Life Center • State Center Campus • Memphis, TN • 901-223-5000 • Services & South-Central • Middle Tennessee • Williamson County
Southwest Tennessee Community College is an American Council on Education member and an affirmative action/equal opportunity college.



Current Conditions at 3398 Graves Road:

- Since 2014 the former site of Graves Elementary has deteriorated into its current, blighted condition.
- Despite being boarded up, there are access points to both the buildings and the portable units on the property.
- The buildings contains significant amounts of asbestos containing materials.
- It would likely take **MILLIONS** of dollars to bring this building back into compliance with code and ADA regulations.
- Entire building has been gutted of all value and deteriorated into an unsalvageable condition.
- Safety and fire hazards all over the property.
- Fully loaded "banana clip" and handgun magazine found on the property when it was surveyed.

GLANKLER BROWN.

resolved. period.



GLANKLER BROWN.

resolved. period.



GLANKLER BROWN.

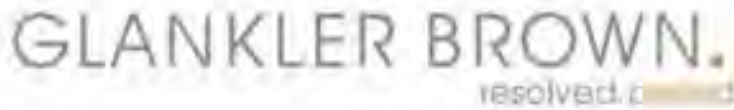
resolved. period.



GLANKLER BROWN.

resolved. period.





Excerpt from Phase I Environmental Report:

Page 14 of 14
Date: 07/02/20
Page 1

5.4 PREVIOUS ENVIRONMENTAL ASSESSMENTS

5.4.1 Site Description
The site is located in the City of Los Angeles, California, within the City of Los Angeles, California. The subject of this assessment is the site located at 12345 Main Street, Los Angeles, California. The site is a residential property consisting of a single-story house with a detached garage. The site is located in the City of Los Angeles, California.

5.4.1.1 Site Description

5.4.1.1.1 Site Description

5.4.1.1.2 Site Description

5.4.1.1.2.1 Site Description

5.4.1.1.3 Site Description

5.4.1.1.3.1 Site Description

5.4.1.1.4 Previous Environmental Assessments

5.4.1.1.4.1 Previous Environmental Assessments

5.4.1.1.5 Previous Phase I

5.4.1.1.5.1 Previous Phase I

5.4 PREVIOUS ENVIRONMENTAL ASSESSMENTS

5.4.1 Previous Environmental Assessments

5.4.1.1 Site Description

5.4.1.1.1 Site Description

Page 14 of 14

5.4 Previous Environmental Assessments

Geotechnology was provided with an asbestos survey completed in 1986. This survey indicated that several asbestos containing materials (ACMs) were identified within the school. Some of these materials appear to have been removed, however, some materials appear to have been left in place. Geotechnology was not provided with other environmental reports pertaining to the subject property.

GLANKLER BROWN.

resolved. period.



GLANKLER BROWN.

resolved. period.



GLANKLER BROWN.

resolved. period.



3D MASSING

GLANKLER BROWN.

resolved. period.



3D MASSING

GLANKLER BROWN.

resolved. period.



GLANKLER BROWN.

resolved. period.



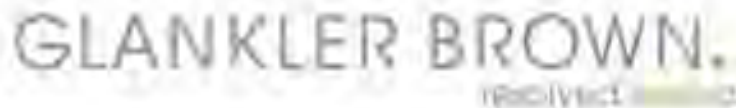
GLANKLER BROWN.

resolved. period.



hbg

3D MASSING



Takeaways:

1. 3D printing is a 21st century technology.
2. Green technology. This is not a foundry.
3. No emissions/smokestacks!
4. No loud noises.
5. Impossible for 18 wheelers to use Graves Street entries.
6. Limited delivery truck activity will all occur off of Winchester.
7. Building will be a campus-like environment.
8. Green space maintained on the east side. Extensive new plantings.
9. This brand-new building will increase the value of nearby properties.
10. Provides Whitehaven residents new **opportunities** for employment and education.

GLANKLER BROWN.

resolved. period.



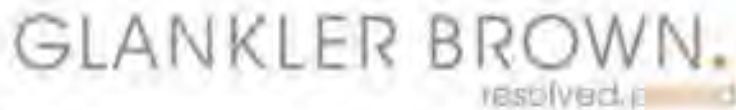
It's time to "update the sign" at 3398 Graves Road.

Please support this development and show others why Whitehaven Works!

New developments and jobs in Whitehaven will attract additional investment in the area.

COMMENTS AND DISCUSSION





If you participate, listen to, or join today's Neighborhood Meeting, please remember to email mjobe@glankler.com your name and contact information to be included in the list of participants delivered to OPD.

You may also contact Jeffrey Penzes, Principal Planner with OPD, at jeffrey.penzes@memphistn.gov.

Thank you!

List of Participants who Mark T. Jobe regarding the meeting (either before, during or after):

1. Whitehaven CDC (McCorkle Road Neighborhood Association) –
Yvonne Nelson – 901-300-0250 – The Whitehaven CDC provided a number of pre-recorded statements and may have had others participating through its conference line.
2. James B. Stafford – 3664 Lakeview Road, Memphis, TN 38116 – Bluebird Estates
3. Myrna and Edmund Ford, Sr. –
917 Summer Shade Lane
Memphis, TN 38116
901-396-1555
4. Kenneth Carpenter – 3678 Masonwood Lane -
901-348-6426,
901-207-1642,
901-512-6422, one of 3 numbers will appear.
5. Amber N. Hawkins
afisherhawkins@gmail.com
901-734-9449
6. Elwin Ellis – 901-413-8251
7. Robert Gordon - Robert Gordon rgudy@bellsouth.net
8. Carly Anderson – 901-224-5094
9. Patsy Brown
10. Jesse Turner – 901-494-9109
11. Vanessa Steele
12. Dana Rice
3720 Shady Hollow LN
Memphis, TN 38116
9012103420
13. Muriel Rice
3720 Shady Hollow LN
Memphis, TN 38116
9013597175
14. Charles Rice
3720 Shady Hollow LN
Memphis, TN 38116
9013597946

15. Carley Anderson - carleyanderson1@yahoo.com
16. Carolyn Bishop
17. Patricia Snell
18. Harvey Marcom
19. William Pierce
20. Hunter Humphreys
21. London Lamar
22. Darla Young
23. Isaac Northern

The screenshot shows a Zoom meeting interface with a list of 39 participants. The window title is "Participants (39)". At the top is a search bar labeled "Find a participant". The list of participants includes:

- Mark Jobe (Host, me)
- London Lamar
- 12026800161
- AH Amber Hawkins
- BR Beverly Robertson
- CB Carolyn Bishop
- D Dana
- Darla Young
- E EdmundFord
- E eilli
- HM Harvey Marcom
- HH Hunter Humphreys
- I iPhone
- I IPhonemark
- I isaacnorthern
- James B. Stafford III
- JT Jesse Turner
- J JWP
- PS Patricia Snell
- PB Patsy Brown
- RG Robert Gordon
- S SAMSUNG-SGH-I337

At the bottom of the window, there are buttons for "Invite" and "Mute All", along with a three-dot menu icon.

Personal Statement:

Good afternoon, my name is Amber Hawkins and I am a 13 year Whitehaven resident. I am a Whitehaven "in-law" so to speak, as my husband was born, raised, and educated in the Whitehaven community. Growing up outside of the city of Memphis, each community within the city had their own unique qualities. Before I became a resident of Whitehaven, I was aware of the reputation of Whitehaven. Whitehaven has long been a community that has upheld its honor and legacy as a community that takes pride in its residents and their well-being. Becoming a resident of Whitehaven meant that you were taking a silent oath to uphold that legacy and honor as well. Throughout my 13 year residency I have seen that legacy tarnished by blight, lack of economic growth, and multiple school closures. With each blemish I have personally watched Whitehaven's glow diminish. What was once a community to be revered, admired, and desired has now turned to a forgotten community riddled with the muck and mire of blight and evidence of lack of pride. However, in the last 3 years, we have seen the tide turn slightly and revitalization and economic growth continues to make strides to improve our beloved community of Whitehaven.

A potential initiative in the revitalization marathon of Whitehaven is the introduction of new tech, free education, and career readiness presented here in the form of Memphis Manufacturing Operations. This program not only lends itself to the economic stimulus so badly needed within the Whitehaven community and the city of Memphis, but it also promotes the foundational cycle of providing educational, financial, and career services to 1000 students and optimistically prideful, potential residents of the Whitehaven community. Given the opportunity, the Memphis Manufacturing Operations initiative will equip students with life-long career services and on-trend tech giving each student the potential to be a leader in the manufacturing industry leading Memphis to the pinnacle of manufacturing operations.

Currently Graves Elementary sits empty and desolate. It has proven to be unsafe as a documented asbestos-laden property, a breeding ground for crime as multiple loaded weapon clips have been found on the grounds, and abhorrent blight within the community as the gutted building has been destroyed by fire as well as residual wear and weatherization from underutilized and unkept premises resulting in over 2 million dollars' worth of restoration costs.

Saying yes to the Memphis Manufacturing Operations initiative is saying yes to

New, Innovative Technology

Green, non-polluting, environmentally safe manufacturing

Free education for 1000 students

Economic stimulus for Whitehaven businesses

Community partnerships with established post-secondary institutions

Producing Memphis led manufacturing leaders

Community Pride

Community ownership

Growing and sustaining the legacy of Whitehaven

Greenlighting the Memphis Manufacturing Operations initiative is a single step that can and will rejuvenate and re-establish Whitehaven as the beacon of hope and aspiration it once was revered as.

Incentivizing students and residents to live, work, and learn in their very own community.

7/1/2020

Mail - Penzes, Jeffrey - Outlook

FW: MRNDA/WCDC Synopsis of June 29th Neighborhood Meeting - PD-20-04

Mark T. Jobe <mjobe@Glankler.com>

Tue 6/30/2020 11:11 AM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Cc: Whitehead, Josh <josh.whitehead@memphistn.gov>; Will Pierce, Jr <wpierce@Glankler.com>; Hunter Humphreys, Sr <hhumphreys@Glankler.com>

↳ [Attachments](#) (3 of 6)

Synopsis on Letterhead.pdf RE: OPU File No. PD 20-04 - Neighborhood Meeting, Monday, June 29, 2020.pdf RE: OPU File No. PD 20-04 - Neighborhood Meeting, Monday, June 29, 2020

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

Jeffrey,

The Applicant would appreciate if the City/OPD would clarify directly to the Whitehaven CDC that City/OPD waived the neighborhood meeting. The narrative that the Applicant "avoided" or "neglected to meet with the community" is simply not true and is an attempt to mislead the public discourse regarding this development. This decision not only affected a number of pending applications, and the Applicant had absolutely no input in this decision. We understand that the City/OPD made this decision at the very outset of the COVID-19 pandemic in good-faith and in reliance on the Governor's and Mayor's orders. We will continue to comply with the UDC and look forward to moving forward with this application process. To date, we have not been made aware of any compliance issues and believe that we have fully-complied with the UDC.

The Applicant would further show that this was a productive neighborhood meeting and the Applicant has cooperated with the Whitehaven CDC throughout the process. Many of the participants on the call were included in the pre-recorded statements and some had already spoken prior to the recording being played. The Applicant made certain that all parties were provided an opportunity to be heard and the meeting lasted approximately 2 hours (twice as long as what the Whitehaven CDC deemed "average" in the attached correspondence). I addressed each statement to the best of my knowledge and provided all parties on the call with the opportunity to speak before ending the meeting by un-muting all lines and requesting additional comments.

In any event, it is clear that the meeting was well-attended and served the purposes of this requirement in the UDC.

Thanks.

Mark

Mark T. Jobe, Jr.
GLANKLER BROWN
P 901.578.1602 | F 901.521.2316
mjobe@glankler.com www.glankler.com
800 Polaris Avenue, Suite 400, Memphis, TN 38119

This communication is privileged and confidential and is for the use of the intended recipient only. If you are not the intended recipient, please notify the sender immediately and permanently delete this communication. Thank you.

From: Whitehaven Community Development Corporation <info@whitehavencdc.org>
Sent: Tuesday, June 30, 2020 9:59 AM
To: Mark T. Jobe <mjobe@Glankler.com>
Cc: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>
Subject: MRNDA/WCDC Synopsis of June 29th Neighborhood Meeting

Attached.

7/9/2020

Mail - Pervez, Jeffrey - Outlook



WHITEHAVEN Community Development Corporation

June 29, 2020

Glinkler Brown Attorneys
Attn: Mark T. Jobe Jr., Member
6000 Poplar Avenue, Suite 400
Memphis, TN 38119-3955

RE: Whitehaven Works at Graves Elementary Planned Development - OPD File No. PD 20-04
Neighborhood Meeting held Monday, June 29, 2020

WCDC Participants (25): Gillie Holmes, 1304 Royal Oaks, Unity Christian Church, 3345 McCorkle; Connie Durbin, 3809 Masonwood; Debra Baker, 3617 Graves; Dorothy McGowan, 3320 McCorkle Road; Elizabeth English, 3311 Graves; Estelle Martin, 3304 Brevard; George Gillard, 1052 Hale; Gordon Alexander, 179 Rembert, Midtown Action Coalition; Holly Fulkerson, 2282 Madison; Jackie Grafton, 3627 Lakeview; Joyce Bailey Wilson, Bluebird Park Estates, 3803 Shady Hollow Ln; Lester Snell, 3315/3303 Brevard; Marilyn Carruthers, 3380 McCorkle; Patricia Snell, 3315/3303 Brevard; Linda Murry, 3914 Cheryl; Thomas Long, 3694 Woodglade; Reggie Lake, 1097 Bluebird; Regina Johnson, Trinity Coalition Outreach, 3430 McCorkle; Rita Davis, 3288 Brevard; Rosanna Kendall, 3345 McCorkle; Rosanna Smith, 3610 McCorkle; Ruby Elmore, 2108 Hornsby Cv; Wanda Logan Faulkner, 3420 McCorkle; Yvonne Nelson, 3519 McCorkle.

Identifiable Callers (32): Bonnie Killebrew, Pearl Walker, Rosanna Smith, Patsy Brown, Ida Shannon; Jackie Grafton; Hazel Longstreet; Isaac Northern; Michael D. Harris; Gillie Holmes; Gordon Alexander; Tony Wright; Wanda Faulkner; Cozy Sykes; William Frazier; Emily Lamar; Holly Jansen; Marilyn Carruthers; Debra Baker; Dana Rice; Carolyn Lyons; George Gillard; Michael Harris; Rita Davis; Elizabeth English; Isaac Northern; Robin Franklin; Julius Anderson; Gladys Cox; Louise Barkdale; Rev. Ronald Hampton; Yvonne Nelson.

Synopsis: 56 Audio Attendees and 13 Online Meeting Attendees. Recording Start Time: 11:58:56AM; Recording End Time: 1:51:32 PM; 505m Screen Sharing Time; 317 Video Minutes; 1,068 Toll Minutes; and 291 VoIP Minutes.

After Mark Jobe, Esq., attorney for the applicant, Elvis Presley Enterprises dba Made In Memphis went through an approximately 20-page long PowerPoint presentation, the floor was opened up for comments which only came from those supporting the project in the beginning of the call.

Speaking first was an Abundant Grace supporter named Amber Hawkins, a self-identified Public Relations associate with experience in the nonprofit management industry, who spoke very eloquently regarding the need for technology and 21st Century training for the community at large. Following Ms. Hawkins were husband and wife, Howard and Beverly Robertson, owners of Trust Marketing & Communications, Inc. and Spotset Radio Network, a well-known local public relations and communications firm. Beverly, the former well-known President of the National Civil Rights Museum, was the Interim President and Chief Executive Officer of the Memphis Chamber and is currently serving as the agency's full-time President and CEO. Hawkins appears to live or have lived in 38141 near East Raines Road and Kirby Parkway. The Robertsons are residents of the area of the Whitehaven Works at Graves Elementary School Planned Development site. The support/opposition/no commitment continued with London Lamar who identified herself as being the State Representative overseeing the general area of the planned development.

The floor was then opened to Carolyn Bishop, Gillie Holmes, Patricia Snell, and James B. Stafford III, who all spoke in opposition of the planned development and asked a barrage of questions Jobe stated he could not answer. The Whitehaven Community Development Corporation, lead by President Dr. Yvonne D. Nelson, answered some of those questions avoided by Jobe, made a few statements about the proposed plan development and played a recording of 25 opponents to the planned development which Jobe tried to terminate before it was finished. At that point, Councilman Ed Ford Sr. broke in and, after thanking him for hosting the event, advised Atty. Jobe that the applicant had neglected to meet with the community as city and county ordinances required and insisted that the recording was played until finished. Nelson followed his instructions and played the remainder of the recording at which time Jobe again tried to prematurely end the meeting. This time, he was questioned by Jesse Turner who was followed by Snell and Dr. Nelson with a final comment to the developer to "Take Your Knee Off Our Community" at which point the call ended.

Respectfully Submitted,
Dr. Yvonne D. Nelson

Sent from Mail for Windows 10



WHITEHAVEN

Community Development Corporation

June 29, 2020

Glankler Brown Attorneys
Attn: Mark T. Jobe Jr., Member
6000 Poplar Avenue, Suite 400
Memphis, TN 38119-3955

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Respectfully Submitted,

Dr. Yvonne D. Nelson

From: [Whitehaven Community Development Corporation](#)
To: [Mark T. Jobe](#)
Cc: [Perrino, Jeffrey](#)
Subject: RE: DPD File No. PD 20-04 - Neighborhood Meeting, Monday, June 29, 2020
Date: Monday, June 22, 2020 10:12:12 AM

Dear Mr. Jobe:

The McCorkle Road NDA, Inc. dba Whitehaven CDC is pleased to learn of the decision to host a neighborhood meeting and appreciative that your client has taken this measure to allow our most seasoned neighbors to call in to participate.

According to your correspondence dated June 17, 2020, the meeting will be designed to "inform the neighborhood of the nature of the proposed land use, the development features, and to solicit our comments." Again, we are pleased to learn this.

You mention "at least 15 minutes" of said meeting "will be reserved for community members, businesses, or neighborhood associations to provide comments and input regarding this application." If the meeting is scheduled to last one hour, which has not been mentioned, but is considered average, why is the time to speak not divided equally? It is our expectation and request to have an equal amount of time to speak as any other proponent shall be granted.

We are a tax-exempt nonprofit organization recognized by the Internal Revenue Service and we, the Whitehaven CDC, represent ZIP Code 38116. As such, we would like to request the following additional considerations be made,

- 1) That you allow anyone who wishes to participate to contact the Whitehaven CDC by email and we will in turn provide you with said information (a list of participants) by 10:01 am the morning of June 29, 2020, approx. two hours prior to the meeting time;
- 2) That you would consider allowing our constituents to dial into the one-dial number that we have for such purposes and, with the list of participants already at your disposal, you allow us to unmute our selected and desired speakers only at the time they will be required to speak;
- 3) That you would provide access to your professional computer technician (including their email address) so that we can send that person a link that will allow them to share our PowerPoint presentation as part of the final agreed upon allotted time to talk; and
- 4) That we can work together throughout the week to make these minor requests possible through advanced testing and to ensure other sound and all related requirements will be met.

Our final request is that you would provide any additional documentation that was not available at the time of the LUCB meeting held on May 14th, including, but not limited to additional renderings, drawings, measurements, site plans, copies of contracts with

SWTCC and/or SCS as related to the vocational technical component, more information on the 3D printing facility process, chemical use, and related matters, and to provide those items to us in print both before and during the video presentation on the ZOOM conference to allow for a visual look at a completed and operational project.

We believe this will help to reduce the unknown factors as the community would like to see a finished look vs. a site plan and have specific questions answered instead of just highlighted.

We thank you for honoring these initial requests in advance and look forward to a wonderful meeting next Monday at noon.

Regards,
The Whitehaven Community Development Corporation

Sent from [Mail](#) for Windows 10.

7/1/2020

Mail - Penzes, Jeffrey - Outlook

RE: OPD File No. PD 20-04 - Neighborhood Meeting, Monday, June 29, 2020

Whitehaven Community Development Corporation <info@whitehavencdc.org>

Mon 6/22/2020 11:01 AM

To: Mark T. Jobe <mjobe@Clankler.com>

Cc: McCorkle Road NDA of Memphis, Inc. <mcckorkleroad@gmail.com>

Thank you for your kindness Mr. Jobe,

I have been instructed to prepare this information in response to your request regarding those who intend to participate in Monday's meeting on PD 20-04.

Contact Person's Name: Dr. Yvonne D. Nelson

Contact Person's Physical Address: 3519 McCorkle Road, Memphis, TN 38116-3923

Organization Mailing Address: Post Office Box 9695, Memphis, TN 38190-0695

Organization Phone No.: (901) 300-0250

Call In Telephone No.: (508) 924-5990 – This is our conference call phone number. Our registrants will call this number and we agree to provide a list of participants to you no later than 10:01 AM Monday, June 29, 2020. We can use the link in the letter received or you may provide a live one which is greatly appreciated.

Should any additional information be required to fulfill this requirement, please do not hesitate to advise us of the same.

Regards,

Whitehaven CDC

Sent from [Mail](#) for Windows 10

From: [Whitehaven Community Development Corporation](#)

Sent: Monday, June 22, 2020 10:25 AM

To: [Mark T. Jobe](#)

Subject: RE: OPD File No. PD 20-04 - Neighborhood Meeting, Monday, June 29, 2020

Passing your response on and thank you for your promptness:

Regards

Sent from [Mail](#) for Windows 10

From: [Mark T. Jobe](#)

Sent: Monday, June 22, 2020 10:24 AM

To: [Whitehaven Community Development Corporation](#)

Cc: [Penzes, Jeffrey](#); [Ron Powell](#)

Subject: RE: OPD File No. PD 20-04 - Neighborhood Meeting, Monday, June 29, 2020

Good morning-

Thank you for your email. We likewise look forward to a productive meeting next Monday. The 15 minute reference comes straight from the UDC. We will not limit participation to 15 minutes.

With respect to request #1 and #2, that should be fine. As long as everyone can hear and participate through the CDC's call-in to the Zoom line, that should not be a problem.

With respect to request #3 and 4, copied is Ron Powell. When your slides are ready, please deliver to him (copy me) and we will make sure they are included. We will cooperate to make sure that all of the technology works.

We will have a slideshow prepared and used during the call that will include additional information, renderings, etc. To the extent they are available before the meeting, we will provide the same.

Please feel free to reach out in the interim.

Mark

7/1/2020

Mail - Perzes, Jeffrey - Outlook

Mark T. Jobe
GLANKLER BROWN
P. 501-576-1850 | F. 501-522-2385
mjobe@glankler.com | www.glankler.com
8003 Poplar Avenue, Suite 400, Memphis, TN 38114

This communication is privileged and confidential and is for the use of the intended recipient only. If you are not the intended recipient, please notify the sender immediately and permanently delete this communication. Thank you.

From: Whitehaven Community Development Corporation <info@whitehavencdc.org>
Sent: Monday, June 22, 2020 10:12 AM
To: Mark T. Jobe <mjobe@glankler.com>
Cc: Perzes, Jeffrey <jeffrey.perzes@memphlstn.gov>
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7/1/2020

Mail - Penzes, Jeffrey - Outlook

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Sent from [Mail](#) for Windows 10

LETTERS RECEIVED

Three letters of support and 62 letters of opposition were received at the time of completion of this report and have subsequently been attached. Note some individuals/organizations submitted multiple letters.



PASTOR DWAYNE N. HUNT

1574 E. SHELBY DRIVE * MEMPHIS, TN 38116 * (901) 789-GRACE * ABUNDANTGRACE.ORG

April 20, 2020

Jeffrey Penzes, Principal Planner
Memphis and Shelby County Office of Planning and Development
City Hall | 125 North Main, Suite 468 | Memphis, TN 38103

Mr. Penzes,

My name is Dwayne Hunt. I pastor Abundant Grace Fellowship, an active church in the Whitehaven community and serve as a community leader. This letter is to affirm my support of the Planned Development, Whitehaven Works at Graves Elementary.

I would be excited to see the currently deteriorating campus brought back to life with an emphasis on adding to and enhancing the skills of young people in this community, generating a skilled workforce. It is a known fact that a community benefits when its residents, especially its youth, are employed.

Should you need to discuss my endorsement, please let me know by contacting me at the aforementioned phone number, or email dnhunt@abundantgrace.org.

Respectfully,

A handwritten signature in black ink, appearing to read "Dwayne N. Hunt", written over a light blue rectangular background.

Dwayne N. Hunt, Sr. Pastor

Personal Statement:

Good afternoon, my name is Amber Hawkins and I am a 13 year Whitehaven resident. I am a Whitehaven "in-law" so to speak, as my husband was born, raised, and educated in the Whitehaven community. Growing up outside of the city of Memphis, each community within the city had their own unique qualities. Before I became a resident of Whitehaven, I was aware of the reputation of Whitehaven. Whitehaven has long been a community that has upheld its honor and legacy as a community that takes pride in its residents and their well-being. Becoming a resident of Whitehaven meant that you were taking a silent oath to uphold that legacy and honor as well. Throughout my 13 year residency I have seen that legacy tarnished by blight, lack of economic growth, and multiple school closures. With each blemish I have personally watched Whitehaven's glow diminish. What was once a community to be revered, admired, and desired has now turned to a forgotten community riddled with the muck and mire of blight and evidence of lack of pride. However, in the last 3 years, we have seen the tide turn slightly and revitalization and economic growth continues to make strides to improve our beloved community of Whitehaven.

A potential initiative in the revitalization marathon of Whitehaven is the introduction of new tech, free education, and career readiness presented here in the form of Memphis Manufacturing Operations. This program not only lends itself to the economic stimulus so badly needed within the Whitehaven community and the city of Memphis, but it also promotes the foundational cycle of providing educational, financial, and career services to 1000 students and optimistically prideful, potential residents of the Whitehaven community. Given the opportunity, the Memphis Manufacturing Operations initiative will equip students with life-long career services and on-trend tech giving each student the potential to be a leader in the manufacturing industry leading Memphis to the pinnacle of manufacturing operations.

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Community Pride

Community ownership

Growing and sustaining the legacy of Whitehaven

Greenlighting the Memphis Manufacturing Operations initiative is a single step that can and will rejuvenate and re-establish Whitehaven as the beacon of hope and aspiration it once was revered as.

Incentivizing students and residents to live, work, and learn in their very own community.

From: Patricia Lane <pswinglane@gmail.com>

Date: June 2, 2020 at 10:05:50 PM CDT

To: "Ford, Sr., Edmund" <Edmund.FordSr@memphistn.gov>, "Robinson, Patrice" <patrice.robinson@memphistn.gov>

Subject: Graves Elementary Project

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

Good evening,

My name is Patricia Swing- Lane and I am resident of the Graves area. I have been living here for three years now. I relocated from a different part of Whitehaven (38116) after being there for 26 years. I am FOR the project. That school has sat empty long enough. I don't believe Graceland Enterprise would cause harm to over area. The hope of a neighborhood school is out of the question due to the low grade school population. So please take in consider my opinion and vote yes for this project to proceed.

Thank you for your time and consideration,

Patricia Swing-Lane, BSRT



May 7, 2020

Memphis & Shelby County
Office of Planning and Development
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 North Main Street, Suite 468
Memphis, TN 38103-2030

RE: Case Number PD 20-04

Dear Mr. Penzes,

Regarding the Notice of Telephonic Public Hearing on the above referenced case dated and mailed May 1, 2020, please be advised that as President of the Whitehaven Community Development Corporation, we collectively wish to reserve the right to decide if this case should or should not be placed on the Consent Agenda during the telephonic public hearing scheduled to be held on Thursday, May 14, 2020 at 9:30 am. Again, I want to remind you that I will be prepared, and you have provided the call in information (901.636.6050 Access ID 6034750), to speak against this proposal on that date and at that time.

Regards,

A handwritten signature in black ink that reads "Yvonne D. Nelson".

Yvonne D. Nelson, Ph.D., CNC
(901) 300-0250

3519 McCorkle Road
Memphis, TN 38116-3934

Whitehaven Community Development Corporation
Post Office Box 9695 • Memphis, TN 38190-0965

A residential area is a mass of land in which housing predominates as opposed to industrial or commercial uses. I currently live in a residential area that had a vibrant neighborhood school for many years. When Graves ES was placed on the 2014-15 SCS Closure Proposal list, its last Principal, Debra D. Martin, addressed then SCS Superintendent Dorsey Hopson with a proposal to address the stated deficiencies in an attempt to prevent the neighborhood icon from closing. I possess a copy of said proposal. I've toured the school, seen with my own eyes, and have SCS pictures of the horrible conditions the building was left in. SCS even removed the MRNDA donated playground equipment without a word to the neighborhood regarding their intentions to do so. In 2017 I requested permission to repurpose the building into a "Person-Centered Planned Community Center," something that would benefit the community as a whole without requiring new inlets to disrupt the facilities green space from the already busy Winchester Road.

The primary purpose of zoning is to segregate uses that are thought to be incompatible, to prevent new development from interfering with existing uses, and to preserve the character of a community. The current zoning for the former site of Graves ES is Residential (10), but the applicant wants to rezone it for a light manufacturing facility that will encompass a vocational-technical program that teaches youth how to continue to be slaves in a modernized factory setting instead of propelling them into entrepreneurship or the ability to make real wages using their minds and God-given talents. Who's really benefiting here? The youth or the organization?

The applicant states, "The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property..." How would they know? They don't currently live in the area and they don't have any idea about how serene the area currently is. All they want to do is to convince those of us stupid enough to believe that they have the best interest of our youth at heart, which they don't. Gaining a real education, not obtaining a vo-tech skill does.

The applicant states, "The location and arrangement of the structures, parking areas, walks, and lighting... shall be compatible with the surrounding land uses..." The surrounding land uses are residential homes. What is comparable with where one lives and where he or she and thousands of other outsiders are employed? Nothing. The location and arrangement of a light manufacturing facility in the midst of a planned neighborhood is not compatible with any of the existing land uses.

We have repeatedly asked Graceland to address and acknowledge the fact that the neighborhood most affected does not appreciate this proposal. However, we have to learn about it from the public records like everyone else. No meeting requirement for the neighborhood was met and we had asked as early as November 10, 2019, long before any COVID-19 pandemic was ever imagined. We followed up with another request for a meeting on December 6, 2019, to no avail and again took it upon ourselves to prevent the pending clash of opinions on February 6, 2020, only to be told, "I believe that when and if the purchase is completed Joel Weinshanker will look forward to working with the neighborhood." Well Mr. Weinshanker and supporters, guess what? We have lost all respect for you because you did not have the decency to speak to us before announcing to the world your financially stable plans to ruin the place that many of us, and not any you, call home. And the debate therefore elatedly begins...

Regards,
Dr. Yvonne D. Nelson, President
Whitehaven Community Development Corporation

NO FACTORY AT GRAVES ELEMENTARY SCHOOL! The former site of Graves Elementary School



Total Acres: 10.1890

Zoning: R-10

**Warranty Deed signed 11th Day of September 1972 by and between
BOARD OF EDUCATION OF THE MEMPHIS CITY SCHOOLS AND THE CITY OF MEMPHIS**

By Dr. Yvonne D. Nelson,
Certified Nonprofit Consultant

Whitehaven is a community that was established in the southern most portion of Memphis, Tennessee, during the 1950s and 1960s. The area, which is a mostly bedroom community, has an assortment of land uses and property types that include a combination of newer and older single-family homes, commercial retail, light industrial, schools, churches, and other land uses. Known today as the second most visited home in America and one of Tennessee's largest tourist attractions, Graceland, the former home of Elvis Presley, sits approximately 1.4 miles east of Graves Elementary School, the focus of this article.

Graves Elementary School (GES) originally sat on 11.0 acres of land. The land was originally owned by Robert E. Hagerty Jr., Emily N. McMahon, Evelyn N. Hagerty, Frances H. Melvor, Elma M. Hagerty, and Mildred N. O'Brien. The land itself was the 11 most southeastern portion of the Hagerty tract, Section 1, Range 8, as identified in the offices of the Shelby County Register of Deeds. The land was purchased by the Shelby County Board of Education on June 5, 1952. The original school building was built the following year in 1953. To accommodate the growing community, the first addition to the structure was added in 1956 and a second addition was constructed in 1964. The following decade the community was still growing and a decision to widen Winchester Road was made in 1972. At that time, 0.4931 of the 11.0 acres were acquired by the City of Memphis for widening purposes, thus leaving the remaining 10.189 acres of property.

The 443,833 square feet of land is bordered to the north by a 4.08-acre lot owned by Unity Christian Church, runs 825 feet west along Graves Road where 13 small-to-medium sized homes were built in the 1990s, and 850 feet east along McCorkle Road where larger single-family homes on much larger lots were built. Approximately 560 feet of land also home to medium to larger single-family homes sits south of the school on Winchester Road. Graves and McCorkle are both two-to-three lane streets and the widening that took place in 1972 increased the original two-lane Winchester Road to a six-to-seven lane street. All of the streets are fully improved with asphalt paving, poured concrete curbs, gutters, sidewalks, and streetlights. The terrain of the property in question can be referred to as level to rolling with paved asphalt driveways and parking areas, poured concrete curbs and gutters, metal barrier posts with cable wiring, poured concrete sidewalks, brick planters featuring landscaped flower beds, an asphalt paved basketball court and an empty spot where donated playground equipment I wrote a grant to obtain based on our neighborhood's desires once sat.

Ten years ago, around December 2010, the Memphis City Schools board voted to surrender its charter and remove its ability to run the school system forcing Shelby county to accept the responsibility for city and county schools. Two years later, around November 2012, the Memphis City Council approved the Memphis City Schools BOE decision to surrender its' charter, thereby dissolving the school board and eliminating the board's power to run the Memphis City Schools system.

The Shelby County Schools (SCS) Board of Education (BOE) held a public hearing at GES the evening of February 3, 2014, to propose the merger of Graves Elementary, which sits at the border of ZIP Code 38116, into Ford Road Elementary and Levi Elementary Schools, both of which are in the adjacent 38109 ZIP Code area. At the time, Dorsey Hopson was the Superintendent of SCS, Kevin Woods was Chair, Chris Caldwell was Vice Chair and board members included district representative Shante Avant, Teresa Jones, Billy Orgel, David Pickler, and David Reaves. It had seemingly already been decided to close Graves Elementary School deeming it was suffering from the following two conditions:

1. A decline in student enrollment or underutilized; and
2. Declining academic achievement or not performing academically.

Then GES Principal, Debra D. Martin, presented a proposal to discuss strategies to keep Graves Elementary School open. The school ended with the 2013-14 school year, never to serve neighborhood children as it had gracefully done so for the past 60+ years. The community started it's own proposal to save the facility in 2014 focusing on repurposing the building into a self-sustaining, multi-functional, "Person-Centered," planned resource and community center pilot that would add value to the area surrounding it based on current and future needs of the community. The proposal showed the steps that could be taken to duplicate the process of re-purposing buildings all over Memphis and Shelby County. The School Board rejected the plan without even hearing it. Fast-forward to 2019.

A discussion of the SCS BOE Facility Committee that included the disposal of GES was held in July 2019. The following November a meeting convened for the purpose of selling the property that the district had declared surplus and no longer needed now or in the future. Like I said earlier, the closing and now selling of Graves Elementary School seemed predetermined. A board briefing document of the meeting indicating that an offer to purchase the property had been made. The document noted the following, "It is recommended that the Shelby County Board of Education should approve the sale of the former Graves Elementary School at 3398 Graves, 38116, to Made in Memphis, LLC c/o Elvis Presley Enterprises for \$200,000.00." The board briefing document went on to state "Made In Memphis wishes to create a light manufacturing facility for apparel, jewelry, home décor and collectibles. They plan to train students in manufacturing and provide jobs."

I immediately made contact with Graceland CEO Jack Soden who I had spoken to many times before. Rather than call, I reached out to him through his social media LinkedIn platform. On November 10, 2019, I requested Soden to "please provide some sound advice on how the MRNDA (McCorkle Road Neighborhood Development Association) should proceed to gain information regarding the pending proposal concerning the former site of Graves ES." I got no reply. Recognizing such, I requested information again on December 6, 2019, congratulating the organization on its purchase and again mentioning that "my neighbors and I were ready to sit down with Made In Memphis to learn all about the light manufacturing facility and training proposal." I asked when we could expect such a meeting to take place and who would be invited to attend. This time I received a response. It said, "I am sure that when Joel Weinshanker has completed the purchase and developed plans he will look forward to working with the neighborhood." Well, the neighborhood did not wish to have a light manufacturing facility plopped in the middle of it and we wanted to speak in advance of any plans to do so were made. Again, the decision to do what was being proposed had already seemingly been made.

I called in January and then waited a month and asked again so that I could report back to the community on what was taking place during our regular meetings. I was told that Mr. Weinshanker was a "particular kind of guy on the phone in January to which I think I replied that I was a particular kind of girl...", and on February 6, 2020, I inquired in writing as follows, "...has there been any notable developments on this venture as of today...?" I also mentioned that the association was anxiously awaiting, but had not heard anything about a meeting from Weinshanker. Again I got a response that said, "...Once again, I believe that when and if the purchase is completed Joel Weinshanker will look forward to working with the neighborhood." Although I wanted to provide additional information to the community during our upcoming annual

membership meeting scheduled for Saturday, March 14, 2020, I did not inquire again preferring to just restate what had happened to date. During this time, we were just learning about the deadly SARS-CoV-2, novel human coronavirus disease. In mid-March, we were taking things seriously, but meetings were still allowed to contain up to 50 people. We had a wonderful meeting, but had no idea what was coming down the pipeline.

After hosting the third of three meetings to form new Bylaws for the MRNDA dba Whitehaven Community Development Corporation on Monday, April 6, 2020, I had planned to prepare the minutes from all three meetings for discussion at our upcoming April monthly phone meeting that Saturday, April 11th. When I powered on my desktop Tuesday morning April 7th, I discovered that Joel Weinshanker had pressed on, skipping the requirement to have a neighborhood meeting, retained Glankler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe Jr.) as lawyers, and had made application to have the area rezoned to construct a "two-story, 146,000 square foot factory in the center of our neighborhood. I was amazed at the nerve of this person who does not live in our community yet feels he can destroy the sanctity of it in a matter of months. I immediately went to work designing a petition and placing it on this very website. After all, we only had 30 days to get ourselves together to protest this proposal with a cut-off date of May 7th. That is not a long time, especially with coronavirus restrictions limiting your every move. Anyway, we made a plan that Saturday, we are sticking by it, and we encourage you to chime in to. It may be happening in my neighborhood today, but it could be your front yard tomorrow.

Yvonne

HOME CHURCH

GET EVERYONE YOU KNOW TO **SIGN OUR PETITION...** **NO FACTORY AT GRAVES!**



VISIT US ONLINE AT:

iLoveShelbyCounty.com/graves-elementary-school

CASE NO. PD 20-4

CALL OR WRITE BY

MAY 6, 2020 TO BE HEARD

5/14/20

JEFFREY.PENZES@MEMPHISTN.GOV

901-636-6619

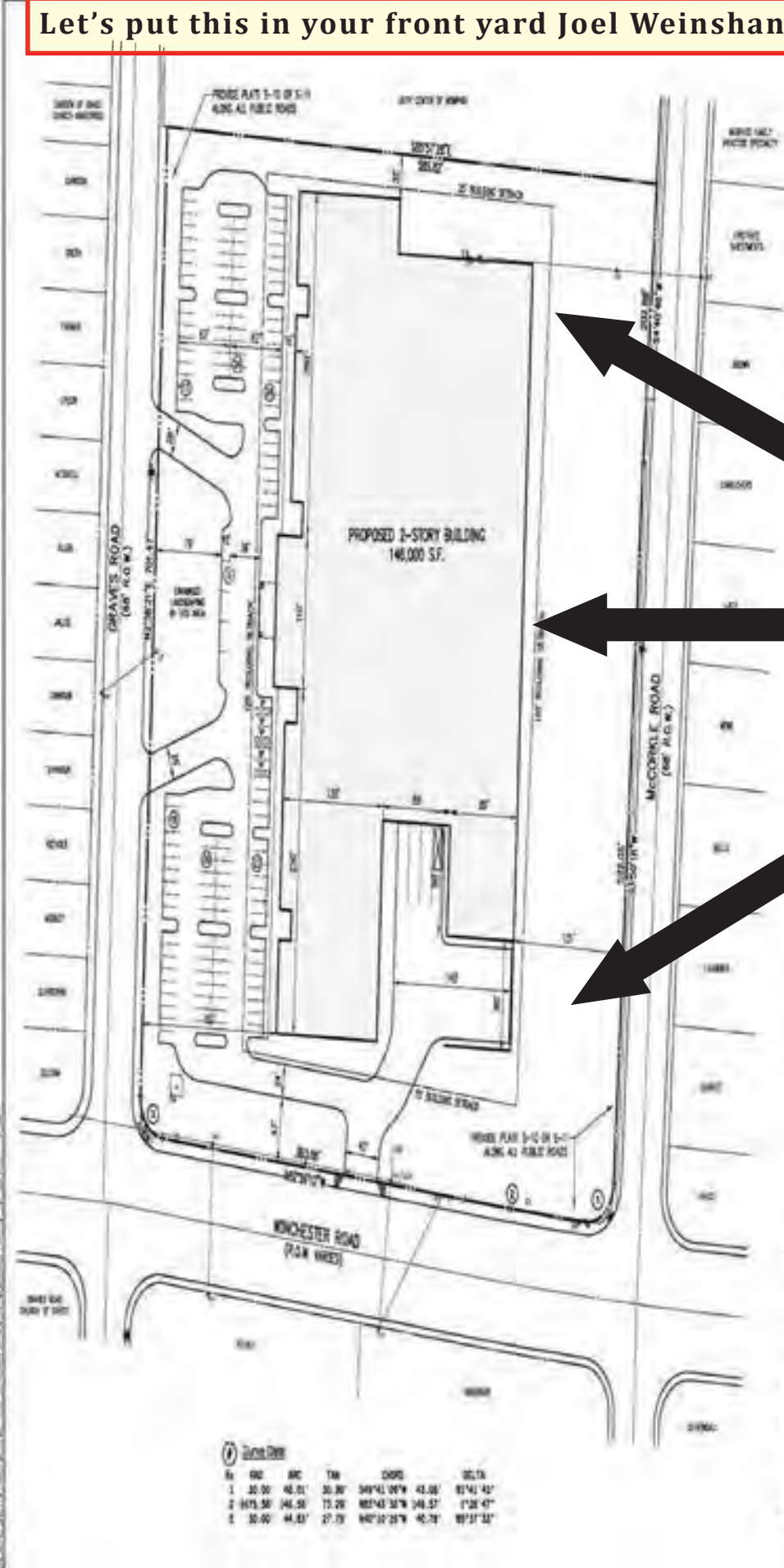
Let's put this in your front yard Joel Weinshanker!



VICINITY MAP
N75



at the size of this massive two-story building!!!



① Curve Data

St	ARC	ARC	TR	CHORD	DELTA
1	30.00'	48.31'	30.30'	549°41'04"W	43.08'
2	6175.50'	146.50'	73.26'	88°54'32"W	144.57'
3	30.00'	44.83'	27.73'	64°10'23"W	45.78'



PARCEL 77-04-10
PO. 20-
CONCEPT PLAN
WHITEHAVEN WORKS
at GRAVES ELEMENTARY
OWNER: SHELBY COUNTY BOARD OF EDUCATION
9.814 ACRES
MEMPHIS, TENNESSEE
APRIL, 2020
SHEET 1 OF 1



NOTE:
ALL EXISTING UTILITY EXEMPTS SHALL BE
RELOCATED AND RELOCATED AS NEEDED.

We would much rather have this in our front yard

Mr. Weinshanker!

IT COULD BE

RE-PURPOSED

INTO

A

SELF-SUSTAINING

MULTI-FUNCTIONAL

"PERSON-CENTERED"

PLANNED RESOURCE

AND

COMMUNITY CENTER

PILOT

THAT WOULD ADD VALUE TO

THE AREA SURROUNDING IT

BASED ON

THE CURRENT NEEDS

OF

ITS COMMUNITY!



- SITE PLAN**
- A** SENIOR CITIZENS, DISABLED VETERANS EXTENDED STAY
 - B** DAYCARE/ PRE-SCHOOL
 - C** CORRIDOR 1: BARBER SHOP
BEAUTY SHOP
 - D** BANQUET HALL/ KITCHEN
 - E** OFFICES: MEETING/CONFERENCE ROOM
 - F** GIFT SHOP/ MUSEUM
 - 1** TV/ GAME LOUNGE/ SECURITY
 - 2** 24 HR. PC LAB
 - 3** FEMALE DORM/ FAMILY UNIT
 - 4** DISABLED VETERANS DORM/ MULTI-PURPOSE
 - 5** MALE DORM/ FAMILY UNIT

RE-PURPOSING PLAN: GRAVES ELEMENTARY SCHOOL
 D'MANS, Inc. 11.10.2014



Memphis and Shelby County Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: April 6, 2020

Case #: _____

PLEASE TYPE OR PRINT

Name of Development: Whitehaven Works at Graves Elementary - Planned Development

Property Owner of Record: Shelby County Board of Education Phone #: 901-416-5300

Mailing Address: 160 S. Hollywood, Room 114 City/State: Memphis, TN Zip 38112

Property Owner E-Mail Address: _____

Applicant: Made in Memphis, LLC Phone # _____

Mailing Address: 603 Sweetland Avenue City/State: Hillside, NJ Zip 07205

Applicant E-Mail Address: legal@madeinmemphis.us

Representative: Glinkler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe, Jr.) Phone #: 901-576-1744

Mailing Address: 6000 Poplar Avenue, Suite 400 City/State: Memphis, TN Zip 38119

Representative E-Mail Address: hhumphreys@glinkler.com and mjobe@glinkler.com

Engineer/Surveyor: The Reaves Firm, Inc. (Harvey Marcom) Phone # 901-761-2016

Mailing Address: 6800 Poplar Ave. Suite 101 City/State: Memphis, TN Zip 38138

Engineer/Surveyor E-Mail Address: gmarcom@reavesfirm.com

Street Address Location: 3398 Graves Road, Memphis, TN 38116

Distance to nearest intersecting street: This property sits at the northeast corner of Graves Road and Winchester Road.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>9.814</u>	_____	_____
Existing Zoning:	<u>R-10</u>	_____	_____
Existing Use of Property	<u>Vacant School</u>	_____	_____
Requested Use of Property	<u>Vi-tech training/3D printing production</u>	_____	_____

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: Not Applicable Bedrooms: Not Applicable

Expected Appraised Value per Unit: Not Applicable or Total Project: Not Applicable

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?

Yes _____ No

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development 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 to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- 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.

See Addendum.

- 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.

See Addendum.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

See Addendum.

- 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.

See Addendum.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

See Addendum.

- Lots of records are created with the recording of a planned development final plan.

See Addendum.

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: February 25, 2020 with Josh Whitehead, Jeffrey Penzes, and Bradyn Carson

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Yes or **No** **Yes** (Circle one)
(If yes, documentation must be included with application materials)

SIGN POSTING – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

Property Owner of Record _____ Date _____ Applicant Joel Weinstanker Date 4/6/2020

**GUIDE FOR SUBMITTING
PLANNED DEVELOPMENT APPLICATION
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

- A. **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
 - 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".
- B. **LETTER OF INTENT** - The letter shall include the following:
 - a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
 - b) A list of any professional consultants associated with the proposed development.
 - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

development is to be designed, arranged and operated in order to limit impact to neighboring properties.

- d) A description of the applicant's planning objectives, the approaches to be followed in achieving those objectives.

C. **OUTLINE PLAN**

1) Two (2) copies of an Outline Plan shall be submitted and drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres. If property is encumbered by easements, show type and location on plot plan.

2) Two (2) copies of legal description shall be attached to plot plan if not shown or described on the plan

- D. **SITE/CONCEPT PLAN** – Two (2) copies of the site/concept plan shall be submitted and depict the following: (a) property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing adjacent to the subject property; (b) the proposed height, dimensions and arrangements of buildings on the property; (c) the type and location of proposed landscaping; (d) the location of points of ingress/egress (driveways), parking lots and loading areas on the site; and (e) any proposed substantial re-grading of the site and any significant topographical or physical features of the site including water courses or ponds. Site/Concept plans shall be drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres.

- E. **ELEVATIONS** – Two (2) copies of building elevations *may* be required upon request by the Office of Planning and Development. Factors that will be taken into consideration by the Office of Planning and Development in its determination that building elevations are required are surrounding land uses, frontage requirements and proximity of the requested building(s) to the public right-of-way.

F. **VICINITY MAP**

Two (2) copies showing the subject property (boldly outlined) and all parcels within a 500' radius. If the 500' radius includes less than 25 property owners, the radius shall be extended at 100' intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500'. Show for each parcel its dimensions, owner's name (on the vicinity map unless prior approval is given to do otherwise) and the public streets, alleys or private drives that it abuts. In situations where the parcels on the map are so small that the property owner's names are unable to fit and numbered legend is used, every effort should be made to place the legend on the map itself and not a separate sheet.

G. **LIST OF NAMES AND ADDRESSES**

1) Two (2) complete lists of names and mailing addresses, including zip codes, of all owners shown on the vicinity map, typewritten on 1"x 2^{5/8}" self-adhesive mailing labels and 2 paper sets. Three (3) sets of gummed back mailing labels and paper copies are needed for subject properties located in Shelby County but within five (5) miles of the Memphis City limits.

2) Two (2) self-adhesive mailing labels (1"x 2^{5/8}") each for the owner of record, applicant, representative and/or engineer/surveyor.

H. **FILING FEES** (*All Fees Are Subject To Change without Prior Notice*)

1) Planned Development: 5.0 Acres or less=\$1,500. Each additional acre or fraction thereof =\$100, Maximum =\$10,000. Make check payable to "M/SC Office of Planning and Development"

***ALL APPLICATIONS MUST BE SUBMITTED IN PERSON AND THE SUBMITTER MUST RECEIVE A RECEIPT OF ACCEPTANCE FROM STAFF**

NOT ONE NOTIFICATION HAD BEEN RECEIVED by 4/30...

WHITEHAVEN WORKS AT GRAVES ELEMENTARY - PLANNED DEVELOPMENT

ADDENDUM

ANSWERS TO 4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS/QUESTIONS:

1. **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.**
 - 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. The proposed development will be a one-story building that will have the same similar designed aesthetic of the existing school structure. Further, because the development will have a vocational technical training facility component, the facade of the current building will remain, if economically feasible, or if the entire current structure is demolished and a new building constructed, the front of the building will look very similar to what the building currently looks like. The Applicant intends to maintain the look of a school for this building because students will be using the facility to train and develop skills in 3D printing and other skills necessary to produce or assemble the products being created or assembled at the facility.**
 - b. The history of this property provides additional context to the proposed development and the positive impact it will have on the surrounding community. Graves Elementary has been closed since 2014 and has since been boarded up. The empty school requires resources to maintain, including security, utilities, and lawn maintenance. Shelby County Schools is marketing the Property for sale, and consistent with other closed school facilities, the buildings are intended to be repurposed. These vacant buildings cause and/or contribute to blight in surrounding areas, and it is the intent of the Applicant to contribute to the redevelopment and reinvigoration of the Whitehaven community by bringing a vocational/technical training facility, jobs, and additional economic activity to the Whitehaven community.
 - c. The Memphis 3.0 plan designates this tract to be used for public or “quasi-public” uses. Notwithstanding the foregoing, Shelby County Schools has agreed to sell this property to the Applicant and was aware of the Applicant’s intended use of the Property. The Shelby County School Board approved the sale at its public meeting on December 3, 2019. The vocational/training aspect of this development will require a continued affiliation with Shelby County Schools as students from area high schools will be the trainees at the site, thus, although this development will meet the quasi-public facility requirement when considered with a progressive mindset which support creative re-purposing for the betterment of the communities comprising Memphis, Tennessee.

- d. With respect to the Whitehaven community, Memphis 3.0 prioritizes, among other things, addressing blight and vacancy along major corridors and repurposing vacant lots. The proposed development accomplishes both of these objectives, as the boarded-up school facility will bring life back to the Property which sits on Winchester Boulevard, a major corridor that must be active for the Whitehaven community to continue its progress and revitalization.
 - e. The Applicant intends to keep the current footprint of the school building and maintain the significant amount of green space that has historically defined this tract. The Applicant will maintain the Property in a first-class manner and the green space will serve both the student-trainees and workers at the site.
 - f. With respect to the light manufacturing, the Applicant intends to produce jewelry and other customizable collector's products through the use of 3D printers. The vocational/technical component will be geared towards teaching the students graphic design and the use of 3D printing and related technology which will continue to be used as the technology continues to advance.
- 2. An approved water supply, community wastewater 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.**
- a. The Applicant will ensure that there is adequate water supply, that all necessary storm water drainage facilities are provided, and that all water related issues are adequately addressed.
- 3. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)**
- a. The Applicant intends to keep the current aesthetic intact as much as possible since the vocational/technical training facility will be used by students of Shelby County schools and other residents who desire to learn the skills necessary to use 3D printing and related technologies effectively and efficiently. The Applicant intends to honor the legacy of this property and Graves Elementary School by repurposing the Property and preserving the history of the site through keeping the large amount of green space on the Property. The training provided at this facility will provide skills that are transferrable to other jobs, but the Applicant's intent is to hire those trainees as full-time employees at living wage of at least \$15/hour and full benefits. The training provided at this facility will give students and other residents in the Whitehaven area the opportunity to learn new skills that will be important in the future. The parking area along Graves Road and the circular drive will remain generally as it currently is to provide for the educational atmosphere. All deliveries will be made to the facility from an entrance off Winchester to minimize new traffic on Graves Road. The Property will be well-lit and there will be significant amounts of green space and buffers to minimize the impact that the facility may have on the surrounding area. This development

should raise property values in this area of Whitehaven where there is already a variety of land uses.

4. 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.

- a. The public interest will be well-served by this PUD because the area residents and young people will be provided with new opportunities to learn and become competent with technology that will be widely used in the future. This development will re-purpose a blighted, closed school property and turn it into an operational vocational/technical and production facility where 3D printers are used to create memorabilia and other products. The products created will not produce noxious fumes or smells that would negatively impact the surrounding areas, and such operations will not create a lot of unwanted noise. All deliveries will be made from Winchester so that the residential areas nearby will not be affected by traffic related to deliveries and the commercial activity at the Property. The increased use of the Property will raise property values and will also add to the community in a variety of ways. Most importantly it will provide many jobs to area residents and will train residents and students in important skills of the future, in a safe, neighborhood environment.

5. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

-
- a. The one lot in this PUD will be maintained by the owner/Applicant. This property will be maintained in a first-class manner that will help improve this community by increasing property values and providing job skills training.

6. Lots of records are created with the recording of a planned development final plan.

- a. There will only be one lot in this PUD.

HERE'S WHAT WE THINK MR. WEINSHANKER...

- ◇# You claim you want to provide jobs for Memphis, jobs for Whitehaven when all you are really doing is obtaining child labor right here in America which is reducing your shipping costs...
- ◇# You claim you will pay \$15/hour, but you are paying high school children who may need money, but really need a good education so they can earn a decent amount of money and retire...
- ◇# You have no respect for the feelings of others because your bottom line is all you seem to care about...
- ◇# You refused to speak to the neighborhood who will be most negatively affected by this monstrosity of metal billowing far into the sky above the homes they love and that many have struggled to obtain and maintain for decades now...
- ◇# This type of large, factory facility does not belong in the center of any residential neighborhood and you should be ashamed of yourself for trying to place it in a predominantly black community right around the corner from Graceland...
- ◇# There is ample, more suitable land within the same proximity or closer to your current retail locations that are better suited for this type of activity.
- ◇# We think you should consider apologizing to us by repurposing our former school, at your expense, to support what we want—a self-sustaining, multifunctional, “Person-Centered,” planned resource and community center that will benefit our community financially and otherwise and be a model for all to duplicate.

Memphis & Shelby County
Office of Planning and Development
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 North Main Street, Suite 468
Memphis, TN 38103-2030

Dr. Yvonne D. Nelson, CNC
3519 McCorkle Road
Memphis, TN 38116-3923
May 7, 2020

RE: Case Number PD 20-04

Dear Mr. Penzes,

Thank you for your continued services during this unprecedented pandemic that has taken the entire world by surprise. Speaking for myself and my entire community, we are appreciative of what you have done to move our voices along. Although you may have received correspondence regarding this issue written by me, it was not from me and although I was informed and thank you since said correspondence has been included in your staff report, that information was not submitted by me, nor for that reason. This is “my” official submission for your staff report.

This is a formal letter of complaint that represents my voice and those of the numerous seasoned citizens who are my neighbors. These individuals are taking the advice of the CDC and remaining in their homes, except for essential trips. Because of this, their ages, and several other reasons, many who wished to participate more fully were unable to do so and they do not have retirement income, the desire, and/or the knowledge required to participate in your technologically savvy virtual online meetings and phone calls. I am their voice.

We are writing in opposition to the purpose Made in Memphis desires to place in the heart of our community at the current site of the former Graves Elementary School. We have attempted to make our voices heard by phoning your offices, only to be told that we must submit our complaints in writing, something not easily done without access to modern computer technology. We feel that this, along with the fact that Made in Memphis had ample time to host a neighborhood meeting and refused to do so (proof attached), is unlawful, and, since this is an existing residential neighborhood, does not follow Residential Single-Family Districts policies as written in the Unified Development Code for Memphis and Shelby County in Article 3, Building Envelope Standards, Section B Nonresidential, Section b) where it states, “Building coverage may not exceed 60% of the total lot area and Section 2 e) where it mentions that the “Maximum height cannot exceed 35 feet.” I’m not an engineer and would like to make sure these requirements are being met since included in concept plan drawing.

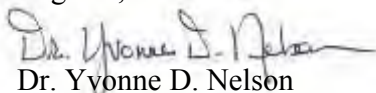
Furthermore, and more importantly, we live here, have lived here for decades, and the developer nor his client does not. As a collective voice for those who could oppose this project using online technology, we are submitting a petition signed by 300 people who could not be reached otherwise since the request to host a neighborhood meeting was refused as early as 9:31 am on Sunday, November

10, 2019, through the time of actual filing and the requirement to hold a neighborhood meeting was “waived” by the time the application was finally filed on April 6, 2020. We collectively feel as if this requirement of having a neighborhood meeting could and should have been attempted and that no additional approval should be allowed, at this time or at any time in the future, without the opportunity for all interested parties to attend a safe, non-COVID-19 dangerous meeting to discuss the proposal in length.

Furthermore, we are extremely concerned about the increased traffic that such a facility would introduce into a well-kept, quiet, and rather secluded community. We are concerned about the tree and forest life that will be destroyed to erect such a massive structure and the beauty that will be forever replaced with a non-conforming and inappropriately placed man-made metal structure. We are concerned about our health and safety and the ever-increasing number of industrial facilities, like 48Solutions, the former ILCO Pallet Company that exploded around midnight approximately a month ago today that sits a mile in the western direction from this proposed factory site. We are concerned about the increased noise this facility and its students and workers will bring to the area and the decreased safety of those who live nearby due to the heavily increased flows of traffic and potential for accidents that could follow. And, even though we have no way of telling, how do we know that our water supply and air quality will not be negatively affected by such a massive, 146,000 square foot building being placed at its proposed location? No, we do not welcome the idea of re-purposing our former elementary school into anything other than a self-sustaining (million or more dollar-per-year), multi-functional, “person-centered,” planned resource, and community center pilot that would add value to the area surrounding it based on the current and future needs of the neighborhood it is positioned in.

In closing, please understand that I was there when the appraisal of the subject property was performed in January 2015 and that I have firsthand information and photographs regarding the condition that the Shelby County Schools left the building in. My nonprofit, DI’MANS, Inc., are appalled that we were told that we could rent the facility at \$20k/month which is more than twice the cost that the same school board has now entered into a contract to sell for \$200k and we are appalled that the purchaser would not consider the many lives he will destroy under the guise of creating employment for the area. We would like to suggest that the developer look at land, that may not be as cost-effective to build on, in another area of Whitehaven if they so choose, that does not require rezoning and does not interrupt the lives of so many. There is ample land, within the same or less proximity to Graceland, that sits east on Elvis Presley Boulevard, north on Brooks Road, and in other parts of the community that would be much more appropriate for such a development. Therefore, we say no, NO FACTORY AT GRAVES.

Regards,



Dr. Yvonne D. Nelson

President

Whitehaven Community Development Corporation

cc: City Council, District 6 and District 8 Representatives
Shelby County Commissioner, District 9

Attachments



This petition has collected
285 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-05-07

NO FACTORY AT GRAVES

About this petition

Click [here to WATCH A CHANNEL 3 NEWS RELEASE](#) and please give me a minute to get my camera adjusted!

Please help us prevent a well-known big corporation from using our beautiful community for financial gain by repurposing our closed neighborhood school into a factory. Who wants to open their front door and look at a light manufacturing facility 16 tenths of a mile across the street? We don't and we need your help to ensure it doesn't happen.

Thank you!

WHY WOULD ANYONE WANT TO CONSTRUCT A TWO-STORY, 146,000 SQ. FT. FACTORY IN THE CENTER OF A NEIGHBORHOOD? WOULD YOU WANT A TWO-STORY, 146,000 SQ. FT. FACTORY IN THE FRONT OF YOUR HOME? WOULD THIS SAME PERSON PUT A TWO-STORY, 146,000 SQ. FT. FACTORY IN FRONT OF THEIR OWN HOUSE? YOU SAY NO? THEN WHY SHOULDN'T WE COMPLAIN ABOUT SOMEONE WANTING TO PUT A TWO-STORY, 146,000 SQ. FT. FACTORY IN OUR FRONT DOOR AND WHY WOULDN'T YOU WANT TO SUPPORT US BY SIGNING OUR PETITION IN OPPOSITION OF THIS WRONG RIGHT NOW? THANK YOU.

Signatures

1. Name: YVONNE NELSON (dr.ydnelson@comcast.net) on 2020-04-08 02:46:28
Comments: Please spread the word and share this petition with your neighbors and friends as soon as possible. Thank you!

2. Name: Iman Zenoria Nelson (izdn2011@gmail.com) on 2020-04-08 04:33:58
Comments:

3. Name: Derrick Miller (millerrderrick63@gmail.com) on 2020-04-08 04:35:37
Comments:

4. Name: john T Newby (johntnewbyii@Gmail.com) on 2020-04-08 06:11:41
Comments: We don't need a factory another factory in Whitehaven..

5. Name: Alicia Tate (atate1@hotmail.com) on 2020-04-08 12:42:43
Comments: No I don't want it.

6. Name: Larry Springer (lbspringe@bellsouth.net) on 2020-04-08 22:29:27
Comments: I do not want this on my street.

7. Name: Chris Hewitt (jchewitt83@gmail.com) on 2020-04-08 22:30:47
Comments:

8. Name: TABITHA Jones (jstudy@att.net) on 2020-04-08 23:09:53
Comments:

9. Name: Rosemary Wheeler (rmw7899@gmail.com) on 2020-04-08 23:22:20
Comments:

10. Name: Willie kirkland (williekirkland8101@comcast.net) on 2020-04-08 23:47:55
Comments: Signing for Otis kirkland my brother he does not have an email

11. Name: Wallace Jenkins (wallaceplustwo@yahoo.com) on 2020-04-09 01:53:05
Comments: No factory in our neighborhood!

12. Name: Vickie Burse (vickiebursr@comcast.net) on 2020-04-09 03:01:54
Comments: No

13. Name: Britney B (bstick23@gmail.cim) on 2020-04-09 03:02:42
Comments: No

14. Name: Jackie Grafton (wayn1949@gmail.com) on 2020-04-09 03:59:51
Comments: No factory in a residential neighborhood
-
15. Name: Patricia Tools (patann1tools@yahoo.com) on 2020-04-09 12:23:16
Comments:
-
16. Name: Marsha Risby (mrisby2006@yahoo.com) on 2020-04-09 12:51:15
Comments:
-
17. Name: Alma Washington (ipkwsa0921@att.net) on 2020-04-09 13:49:03
Comments:
-
18. Name: Joanne Robinson (msjvr77@aol.com) on 2020-04-09 15:16:04
Comments:
-
19. Name: Vicky Vick (mrsvick2@yahoo.com) on 2020-04-09 15:51:23
Comments:
-
20. Name: Tony Cernosek (TonyCernosek@Gmail.com) on 2020-04-09 16:25:58
Comments:
-
21. Name: Patricia (patriciasnell@earthlink.net) on 2020-04-09 16:26:08
Comments: My husband and I do not want this monstrosity in our neighborhood, it will take away from our beautiful homes and devalue them!
-
22. Name: Sheila Joy-Martin (jdeltajoy@aol.com) on 2020-04-09 17:24:11
Comments:
-
23. Name: ETHEL CHEERS (ethel6733@yahoo.com) on 2020-04-09 17:44:50
Comments: I DO NOT WANT A FACTORY CLOSE TO MY HOUSE. FIND A BIG OPEN FIELD SUITABLE FOR FACTORY WITH A LARGE OPEN PARKING LOT AWAY FROM THIS AREA. WE ARE TRYING TO BUILD WHITEHAVEN UP NOT TEAR IT DOWN.
-
24. Name: Anita Stevens-Davis (qti2qti@aol.com) on 2020-04-09 17:56:08
Comments: I do not want this in our neighborhood
-
25. Name: Jacqueline Hall Watson (jackiewa@bellsouth.ndt) on 2020-04-09 19:35:15
Comments: We don't need or want a factory in our neighborhood!!!
-
26. Name: Shelton Mcghee jr (memphis1936@yahoo.com) on 2020-04-09 19:40:28
Comments: I am against this proposed development in our community
-

27. Name: Aisha Barron (jailer201@gmail.com) on 2020-04-09 20:00:29
Comments:
-
28. Name: V Steele (quiaprash@gmail.com) on 2020-04-09 20:02:45
Comments: Totally against this proposed venture.
-
29. Name: Estelle Martin (estellemartin@att.net) on 2020-04-09 20:10:43
Comments: We don't need that type of Facility in the middle of a single family neighborhood. What are you'll trying to do to us. We also want to live in a beautiful and clean area.
-
30. Name: Solomon M Garrett (sgarrett5@comcast.net) on 2020-04-09 20:33:46
Comments: Please show some respect for this neighborhood
-
31. Name: Prince Johnson (princejohnsonjr@yahoo.com) on 2020-04-09 20:39:17
Comments: NO
-
32. Name: Tikita Jamison (mrs.tikitajamison@gmail.com) on 2020-04-09 20:49:35
Comments:
-
33. Name: Lula Guy (lula_guy@yahoo.com) on 2020-04-09 20:49:41
Comments:
-
34. Name: Carolyn Lyons (carolyn.lyons61@yahoo.com) on 2020-04-09 21:41:14
Comments: I don't want a two story lighting factory in my neighborhood. This is our home.
-
35. Name: Arthur Martin (legend418@yahoo.com) on 2020-04-09 22:24:30
Comments:
-
36. Name: Andrew R Withers (awithersphoto@gmail.com) on 2020-04-09 22:25:50
Comments: I am in agreement with the DI'MANS, Inc. presentation that was delivered in 2015 and the original plan to do something with the building. I would hope that EPE would agree with that effort and that those two entities and my photographic files could be used to promote the images of Elvis Presley from our files in the proposed museum. A discussion could be added if and when there is an agreement between the parties for the betterment and stability of the neighborhood.
-
37. Name: LeRoy Johnson (johnsonl777@yahoo.com) on 2020-04-09 23:06:25
Comments: We don't need a factory in the middle of our neighborhood. The Whitehaven community needs quality restaurants and upscale stores in our mall
-
38. Name: RITA PRICE (RRPSNOW@AOL.COM) on 2020-04-09 23:08:06
Comments: We do not want neither do we need a commercial business in this single family neighborhood.

-
39. Name: Cyndi Springer (cyndispringer@bellsouth.net) on 2020-04-10 00:18:25
Comments: Use the warehousing facilities already in place on Brooks. A note to Graceland, we appreciate what you have done so far with upgrading the area in front of Graceland. Please take the time to consider Bellbrook center as a location for your needs. Don't take our little cozy almost country setting and try to turn into a concrete and steel eyesore. Also think that you will destroy your own venture if you change the community settings around it.
-
40. Name: Garfield Moss (gmoss4@gmail.com) on 2020-04-10 01:13:39
Comments: All factories should be located in a business zone. If you wouldn't do it in a Germantown residential neighborhood don't do it in Whitehaven.
-
41. Name: Janice McDaniel (jmackyd@gmail.com) on 2020-04-10 02:07:28
Comments:
-
42. Name: Cozy Sykes (cozysykes@gmail.com) on 2020-04-10 13:50:05
Comments:
-
43. Name: Alice Collins (alicecollins7311@yahoo.com) on 2020-04-10 14:37:23
Comments:
-
44. Name: Vickie Lusby (Vickiepye@yahoo.com) on 2020-04-10 15:27:09
Comments:
-
45. Name: Debbie Dee Dee Torrey (dmooretorrey@yahoo.com) on 2020-04-10 15:42:48
Comments: I Hope we Win
-
46. Name: Cynthia Vaughan (cynthiav0927@gmail.com) on 2020-04-10 16:55:27
Comments: I do not support the Graves Elementary site being turned into a factory
-
47. Name: Beulah Daniel (bdaniels@crye-leike.com) on 2020-04-10 19:08:09
Comments: There should be no factories in a residential neighborhood. There are lots of vacant buildings in some commercial areas. There are probably some on Brooks Road commercial district.
-
48. Name: Robert and Charlene Webber (charlenewebber53@yahoo.com) on 2020-04-10 19:36:00
Comments:
Robert and Charlene Webber
-
49. Name: Brittany Williams (BNWILLMS@GMAIL.COM) on 2020-04-10 20:17:42
Comments:
-

50. Name: Michelle Martin (mross89@aol.com) on 2020-04-10 23:44:01
Comments:
-
51. Name: Onika Huggins (OMHuggins@gmail.com) on 2020-04-10 23:52:16
Comments:
-
52. Name: john fryson (fryson.j@yahoo.com) on 2020-04-10 23:57:08
Comments:
-
53. Name: Charol Hewitt (davischarol@yahoo.com) on 2020-04-11 11:57:29
Comments:
-
54. Name: Michelle Rausch (AimlessDaze@Yahoo.com) on 2020-04-11 15:04:10
Comments: I am a Whitehaven resident and I do not want factories in residential areas....
-
55. Name: Debra E Baker (debrabaker3617@gmail.com) on 2020-04-11 16:22:23
Comments: There are many other properties that would work. Southland Mall comes to mind. Also vacant (former hotel) at EP/Gateway.
-
56. Name: Carolyn Nelson (carolynnelson1947@yahoo.com) on 2020-04-11 16:33:47
Comments: Thanks for the heads up. I think a community center with amenities for seniors is an excellent idea
-
57. Name: Lucious Nelson (luciousn1945@yahoo.com) on 2020-04-11 16:36:00
Comments: No factory at Graves
-
58. Name: Carleythia Anderson (carleyanderson1@yahoo.com) on 2020-04-11 16:49:16
Comments: Traffic on Winchester Rd. is already heavy, with much truck activity. The noise level is high, making it difficult to rest at times. Adding this manufacturing facility will exacerbate these problems.
-
59. Name: Julious Anderson (julious.anderson@aol.com) on 2020-04-11 16:59:26
Comments: We were aware of the heavy traffic when moving to corner of McCorkle Rd. and Winchester Rd. After 11 years we've somewhat adjusted to the noise; however, adding more traffic to an already busy thoroughfare will make life at home virtually unbearable.
-
60. Name: Joyce Worsham Adams (jussjoyce@yahoo.com) on 2020-04-11 17:48:23
Comments: This location could be use to add much needed services for the neighborhood.
A factory in a residential area will only cause pollution in the air, noise from equipment, increase commerical traffic which will place children in danger, create an eyesore for the already established community and which is most devastating is property values will drop!

We do not want this factory warehouse in this neighborhood!!! It will only destroy the character and integrity of community that has worked so hard establish.

-
61. Name: Trinnie Adams (trinnieadams@yahoo.com) on 2020-04-11 17:51:37
Comments: NO MORE FACTORIES IN RESIDENTIAL NEIGHBORHOODS!!!
-
62. Name: Doug Wright (dwright2007@live.com) on 2020-04-11 18:46:17
Comments:
-
63. Name: Patrick Jones (patrickfjones703@gmail.com) on 2020-04-12 00:25:57
Comments:
-
64. Name: Rita Durr (rita.durr@att.net) on 2020-04-12 00:46:54
Comments: I do not want to see a neighborhood or community disrupted, destroyed nor dismantled by adding a factory placed in what should have remained as a school to keep the community thriving for families.
-
65. Name: David Payne (paynedmp@gmail.com) on 2020-04-12 02:20:13
Comments: This project isn't in the best interest of our community. The Community has no interest in this appeared undermined, backdoor deal.
-
66. Name: Tamara Robinson (robinson.914@gmail.com) on 2020-04-12 03:16:55
Comments: Repurpose this building into something that build up the people of this community and not just make money off of them!
-
67. Name: Zahviera Eddings (zahvieraeddings@gmail.com) on 2020-04-12 05:46:40
Comments:
-
68. Name: Jack Armstrong (renoldini2000@yahoo.com) on 2020-04-12 10:51:38
Comments:
-
69. Name: Janet M Eason (jmartresee@gmail.com) on 2020-04-12 15:28:42
Comments: I think they should be in the industrial commercial area. The Noncinnah light industrial area.
-
70. Name: Natasha Adams (adamseducationgroup@yahoo.com) on 2020-04-12 15:42:21
Comments: NO...NO...NO
TO FACTORY@GRAVES ELEMENTARY SCHOOL
-
71. Name: James C Peters Jr (James@ChristIsAlive.com) on 2020-04-12 16:00:42
Comments: NO FACTORY IN OUR NEIGHBORHOOD!
-
72. Name: Morris Nelson (mpatrick.nelson@gmail.com) on 2020-04-12 16:01:28

Comments:

73. Name: Toni GREEN (mstinigreen3@yahoicim) on 2020-04-12 16:04:01
Comments: It's SHAMEFUL WHAT THEY CONTINUE TO TRY to PUSH IN OUR NEIGHBORHOODS BUT UNTIL WE RECOGNIZE AND STAND UP IT WILL COME TO ROB AND DESTROY Our HERITAGE and LEGACIES FOR US AND OUR FUTURE GENERATIONS..... SIGNED TONI GREEN
-
74. Name: Yvonne Nelson (ydn1503@aol.com) on 2020-04-12 16:07:04
Comments: Please take a moment to this response I got offline: Yes, it can happen to your neighborhood.... it happened to mine with AMAZON WAREHOUSE @ Holmes & Tchulahoma. We didn't know anything until the ground breaking that it was going to be that huge warehouse!!! Increase in traffic, noise, and our property value has lowered
-
75. Name: David Page (dpage2003@gmail.com) on 2020-04-12 16:18:17
Comments: No, to the factory!
-
76. Name: Gabriel Pryor (inspects@bellsouth.net) on 2020-04-12 16:24:55
Comments: I believe in this cause whole heartedly!
-
77. Name: Jasmine young (jazzyisyoud@gmail.com) on 2020-04-12 16:33:40
Comments: Our community deserves to stay safe, adding a factory in the center of our community will not only harm our health, but damage our community with the toxicity that the factory will give off into the air. Our families should not endure this so close to home this is a dangerous decision and your hurting our environment even more. This factory needs to be placed in other industrial areas , not in the center of my area I call HOME.
-
78. Name: Georgia harper (georgia.j.harper@tn.gov) on 2020-04-12 16:42:37
Comments:
-
79. Name: Johnny Douglas (douglas235@live.com) on 2020-04-12 17:41:05
Comments: No no no stop doing this in our community. ...
-
80. Name: Patsy Avant (cavant0403@comcast.net) on 2020-04-12 19:17:33
Comments: We do not need any type of manufacturing Facility in our residential neighborhoods.
-
81. Name: Susan Berry (susanberry2016@yahoo.com) on 2020-04-12 20:31:41
Comments: For Dr. Nelson and her neighborhood- Love this awesome woman!
-
82. Name: Lemichael Wilson (lemichaelwilson@gmail.com) on 2020-04-12 20:32:23
Comments:
-
83. Name: Peggy Garner (whgdlatel@aol.com) on 2020-04-12 20:38:59

Comments: Do not want a factory niilt in the neighborhood

84. Name: Charlesetta whiting (Alicia.boyd.aa@redfin.com) on 2020-04-12 20:40:36
Comments:

85. Name: Emily Lamar (emlamar7@gmail.com) on 2020-04-12 20:41:57
Comments:

86. Name: DANA CLEABORN (dcleaborn@outlook.com) on 2020-04-12 20:44:48
Comments: NO factory at GRAVES ELEMENTARY LOCATION

87. Name: Andrew Smith (andrewsmith7945@gmail.com) on 2020-04-12 20:48:58
Comments:

88. Name: Heather (htate604@gmail.com) on 2020-04-12 20:51:28
Comments:

89. Name: Mattie Loyde (matiqueshelpinghands@yahoo.com) on 2020-04-12 21:00:11
Comments: I agree to this petition

90. Name: Annye Hughes (nixise@comcast.net) on 2020-04-12 21:01:16
Comments: We should keep the area residential

91. Name: Katherine Larsha (threejohn2@live.com) on 2020-04-12 21:04:00
Comments:

92. Name: Steven Bradley (s.brasley23@yahoo.com) on 2020-04-12 21:05:00
Comments:

93. Name: Deloris Brooks (brooks1810@comcast.net) on 2020-04-12 21:15:03
Comments:

94. Name: Freda (fredaw43@gmail.com) on 2020-04-12 21:23:24
Comments:

95. Name: Tyrone Moore (tyrone_moore48@yahoo.com) on 2020-04-12 21:35:09
Comments: I support your efforts.

96. Name: Linda Jones (jones.linda0620@gmail.com) on 2020-04-12 21:37:05
Comments:

97. Name: Steve Mulroy (smukroy@memphis.edu) on 2020-04-12 21:59:10

Comments:

-
98. Name: Pearl Walker (pearlevawalker@gmail.com) on 2020-04-12 22:00:12
Comments: I'm in
-
99. Name: Eldra Jennings Perry (eperry817@aol.com) on 2020-04-12 22:07:04
Comments:
-
100. Name: Mark j Buls (oldbuls@hotmail.com) on 2020-04-12 22:11:10
Comments: all the way with doctor nelson
-
101. Name: Barb Miller (bmillerassignments@gmail.com) on 2020-04-12 22:19:59
Comments: Stop the pollution. Take your crap to Collierville or Germantown!
-
102. Name: Kathy Sanders (quip65@comcast.net) on 2020-04-12 22:33:06
Comments:
-
103. Name: Patrick oneil (patrickloneil@bellsouth.net) on 2020-04-12 23:06:06
Comments: I don't want this factory in this community!
-
104. Name: Linda Muhammad (sislinda2004@yahoo.com) on 2020-04-12 23:51:15
Comments: This project must be stopped.
-
105. Name: George wilson (george9382@att.net) on 2020-04-13 00:14:42
Comments: 3525 lakeview rd
-
106. Name: Harold Jackson (Jacksonharold1@gmail.com) on 2020-04-13 00:32:29
Comments: I agree the we should preserve the integrity of the neighborhood
-
107. Name: Yvonne D Nelson (nelson.yvonne.d@gmail.com) on 2020-04-13 02:08:29
Comments: We have two petition sites! The old site is under the MyZIP463@gmail.com "Stop destroying black residential neighborhoods..." Thanks and much love to the 19 people who have already signed up there and the six comments they left!
-
108. Name: Tamiko Beasley (myzip463@gmail.com) on 2020-04-13 02:16:00
Comments: Tamiko Beasley
I don't want a building in this neighborhood.
-
109. Name: Carnita Atwater (atwaterc4@gmail.com) on 2020-04-13 02:20:44
Comments: Gentrification is their GOAL! Continually making dis-investments in African American's community and neglecting their concerns and desires are a nucleus for BLACK EXODUS! Stop the BLACK GENOCIDE in the City of Memphis... NO JUSTICE...NO PEACE! Only the entities that Shelby County and the City of Memphis

have selected to receive the abundance of local, state and federal funding have ascertained the money. WAKE UP MEMPHIS...

110. Name: NL Transou Jr (NLTransouJr@gmail.com) on 2020-04-13 02:23:34
Comments: Not our residential areas

111. Name: Joyce Adams (jadams@gmail.com) on 2020-04-13 02:31:34
Comments: This community needs a family friendly project, such as a community center so the youth in the area can have a safe place to learn life skills, improve reading skills, learn how to swim, and just play to stay healthy.
This manufacturing plant will lower the residents property value of their homes, increase traffic, noise, dust debris in this residential community. I am in Whitehaven Hills East and the city (of Memphis) let Amazon slip in on us. It has been a nightmare for the residents of our community. Heavy traffic, can't get in/out of neighborhood on Holmes Road due to the increase in traffic flow. Noise, dust, debris, potholes all over this old, outdated 2-lane road. The City of Memphis was to have expanded in 2004 but got put on the back burner and is still burning in 2019! Please do not listen to the city officials when they say let compromise to get this project completed because they will agree to get residents to say "yes" and they will forget you in a heartbeat! Whitehaven Hills East is still waiting for our promises from the AMAZON PROJECT - 2 YEARS AGO!
Councilwoman Patrice Robinson seemed to have had a sudden loss of memory when the community confronted her for answers. She says, "I don't remember and we didn't take any minutes of the meeting so I don't know what was agreed upon!!!"
District 3 has 4 more years with her and I sure hope she stops lying to her constituents. Keep me posted with any updates.
Happy Holidays
Submitted Dec. 25, 2019

112. Name: Anthony Jones (tonyjonesink5@gmail.com) on 2020-04-13 03:49:56
Comments: Why would they insist on this facility when there are so many other spaces available right down the street. They have followed the same hide and seek policy as the waste management firm preceding them. HELL NAW! As a matter of fact, HFN! With no apologies to anyone. It's time we as black people quit falling for the old British diplomacy trick, drinking tea and speaking softly while seeking every avenue to rape you out of the back door. There a couple of perfectly good factory spaces right up the street, go there.

113. Name: George Gillard (very6325@att.net) on 2020-04-13 14:02:39
Comments:

114. Name: Hazel Longstreet (hazelzell@aol.com) on 2020-04-13 17:33:33
Comments:

115. Name: Althea Hathaway (althea_zanehathaway@yahoo.com) on 2020-04-13 18:08:59
Comments:

116. Name: Virginia Bowen (mccorkleroad@aol.com) on 2020-04-13 18:23:18

Comments: This cannot be happening.

117. Name: Adrian Hampton (hampton_adrian@yahoo.com) on 2020-04-13 20:49:53
Comments:

118. Name: Marvin H Crosby (crosdy.marvin@gmail.com) on 2020-04-13 21:03:38
Comments:

119. Name: Stacey Williams (sawilliams3000@yahoo.com) on 2020-04-13 21:48:47
Comments:

120. Name: Launa Murphy (lvmurphy@me.com) on 2020-04-13 21:51:14
Comments: Thanks for info.

121. Name: S Hall (shall10720@yahoo.com) on 2020-04-13 23:04:19
Comments: There is no good reason why a residential neighborhood should have a factory to look at.

122. Name: Sherika Wright (wrightsherika@gmail.com) on 2020-04-13 23:10:40
Comments:

123. Name: Diann McBee (mcbeed@msn.com) on 2020-04-13 23:14:06
Comments: As former student, I hate to see this happen.

124. Name: Claude Talford (claudio.talford@att.net) on 2020-04-13 23:22:09
Comments: This is zoned commercial and shouldn't be allowed.

125. Name: Sand Martin (rika3764@yahoo.com) on 2020-04-13 23:28:07
Comments:

126. Name: Andy Strickland (strickland_andrew@ymail.com) on 2020-04-13 23:59:51
Comments:

127. Name: Kandice K Robinson (kkeniese@yahoo.com) on 2020-04-14 00:19:50
Comments:

128. Name: Atlas Robinsom (kamskye2@yahoo.com) on 2020-04-14 00:20:57
Comments:

129. Name: Dorcas Hill (dorcasd.hill@gmail.com) on 2020-04-14 00:25:49
Comments:

130. Name: Stephanie Tramber (crazzygrammy52@gmail.com) on 2020-04-14 00:35:26
Comments:
-
131. Name: Hal Allen (hallen9666@aol.com) on 2020-04-14 00:41:07
Comments:
-
132. Name: Lanny Huffman (huffman.lanny@att.net) on 2020-04-14 01:26:31
Comments:
-
133. Name: William Shepard (shepardbill@bellsouth.net) on 2020-04-14 07:56:25
Comments: I attended Graves Rd. Elementary School in grades 3 through 8. It needs to be repurposed for the sake of the community and its prooerty values'.but not as a factory for light manufacturing. It could be used as a day care facility combined with community center activities for chikdren in the neighborhood' for tutoring' for music enrichment orogeams' and as a venue for the performing arts. I treasure its rich heritage and what my yrsars there did to prepare me for mt future. I believe it to have been the most successful public elementary school in the city. Urban blight should not take it. I watched America's first astronaut to soar into space from a telecast in the cafetorium there. I learned the Lord's Prayer in Latin there. I was able to help my high school English teachers with grammar due to the quality of instruction I got there. Many greT buildings in Memphis have sadly been demolished, such as Union Station. Where does it end?
-
134. Name: Rhonda Lomax (rhondalomax2@gmail.com) on 2020-04-14 09:41:58
Comments:
-
135. Name: Patsy Brown (ptbrown50@yahoo.com) on 2020-04-14 11:14:27
Comments: No factory!!!!
-
136. Name: Shanta Echols (echolsshanta@yahoo.com) on 2020-04-14 15:22:15
Comments:
-
137. Name: Bernice Holleman (hollemanbernice57@gmail.com) on 2020-04-14 15:26:30
Comments: Best school in Whitehaven
-
138. Name: TORY YATES (toryyates169@gmail.com) on 2020-04-14 17:07:14
Comments:
-
139. Name: Eddie T Amos (olschool12003@yahoo.com) on 2020-04-14 17:20:17
Comments:
-
140. Name: Patricia wesley (pawesley01@yahoo.com) on 2020-04-14 18:52:09
Comments:
-

141. Name: Henri E Brooks (hebrooks1949@att.net) on 2020-04-14 20:33:15
Comments:
-
142. Name: Vickie L Redden (vreddmemp@aol.com) on 2020-04-14 20:34:57
Comments: Take it out East!!!
-
143. Name: Kenneth Green (kkg3030@gmail.com) on 2020-04-14 23:39:00
Comments:
-
144. Name: Robert Davis (davisrmemphis@aol.com) on 2020-04-15 00:44:58
Comments:
-
145. Name: Sharon Jones (sj8460343@gmail.com) on 2020-04-15 01:13:05
Comments:
-
146. Name: Joe Pettis (joeapett@bellsouth.net) on 2020-04-15 03:06:57
Comments: There are many closed business that would house a factory and are in a commercial area example 4444 Delp St (Warehouse) 5511 United Drive (warehouse) 5675 Pidgeon Roost (Warehouse)
-
147. Name: Sidney Henderson (hendersonsidney@yahoo.com) on 2020-04-15 03:14:19
Comments:
-
148. Name: Brittany Williams (bnwillms@yahoo.com) on 2020-04-15 04:00:28
Comments:
-
149. Name: Tencia Williams (tenicia.m.williams@gmail.com) on 2020-04-15 04:50:18
Comments:
-
150. Name: Mother Georgia King (georgiaking741@gmail.com) on 2020-04-15 15:45:12
Comments: Mother Georgia King says, why not use the mall? I understand that it is right across the street from the high school where the children will hopefully be attending school again soon at. Why would you choose to place a factory in the middle of a neighborhood? There is no transportation. It makes no sense.
-
151. Name: Marlon Brown (marlonbrown2010@gmail.com) on 2020-04-15 17:16:14
Comments: I wouldn't want a factory in my backyard either. NO FACTORY!
-
152. Name: Gwen Nevels (gnevels2000@yahoo.com) on 2020-04-15 23:25:33
Comments: I agree that a factory should not be placed on the property of Graves School. There are homes across from the school.
-
153. Name: Irene Hampton (lhamp894@gmail.com) on 2020-04-16 00:00:53

Comments:

-
154. Name: Maria Chapman (sunsetmaria@aol.com) on 2020-04-16 01:51:15
Comments:
-
155. Name: Thomas E Long (telong1967@aol.com) on 2020-04-16 02:16:28
Comments: I lived on Brakebill Cove. You can count on me for support. Former City Court Clerk for 20 years. My current address is 3694 Woodglade Lane, 901-832-2256 email telong1967@aol.com
-
156. Name: Denise Bonds (denisebonds21@yahoo.com) on 2020-04-16 11:34:36
Comments: They should leave things they way that they are already!
-
157. Name: Dorothy Cox (carp38108@gmail.com) on 2020-04-16 19:51:25
Comments:
-
158. Name: Rita Davis (ritadavis1954@gmail.com) on 2020-04-16 23:50:41
Comments: Not in residential district lower property value. Unsafe for children to play.
-
159. Name: Marilyn Toler (marilyntoler901@yahoo.com) on 2020-04-16 23:56:07
Comments:
-
160. Name: Anthony Wright (wri.aj1975@gmail.com) on 2020-04-17 00:00:12
Comments: No factory!
-
161. Name: Eliehue Stanback Jr (eliehue1519@outlook.com) on 2020-04-17 00:09:48
Comments:
-
162. Name: Gwendolyn Pritchard (gwenpritchard@bellsouth.net) on 2020-04-17 00:25:58
Comments:
-
163. Name: Van Pritchard (vanpritchard@bellsouth.net) on 2020-04-17 00:28:48
Comments:
-
164. Name: Mary E Carpenter (Marryelaine2014@gmail.com) on 2020-04-17 01:46:24
Comments: I do not want a factory in this neighborhood.
-
165. Name: Harold Bates Sr (hbatessr@yahoo.com) on 2020-04-17 02:16:03
Comments: Would rather see it given to a nonprofit or church
-
166. Name: Shirley Jewell (hardinjewell@aol.com) on 2020-04-17 02:50:34
Comments:

-
167. Name: Ivory jackson (ivoryjackson7@gmail.com) on 2020-04-17 09:11:42
Comments: We need a technical training facility to inspire our youth not a factory to lower the quality of our neighborhood
-
168. Name: Tyrone Hunt (hunttyrone@aol.com) on 2020-04-17 12:48:14
Comments: This is ridiculous to attempt to place this kind of entity in the middle of our neighborhood!
-
169. Name: Porsche Ransom (porschesransom86@gmail.com) on 2020-04-17 14:36:09
Comments:
-
170. Name: Linda Street (streetlsu@yahoo.com) on 2020-04-17 17:42:38
Comments:
-
171. Name: Maria Davis (amd4552@yahoo.com) on 2020-04-17 18:38:25
Comments: NO FACTORY AT GRAVES!
-
172. Name: Elizabeth English (elenglish@comcast.net) on 2020-04-17 20:53:25
Comments: I am against using the school as a manufacturing company in our neighborhood.
-
173. Name: Shawndolyn BOYCE-MILLER (shawndolynmiller@gmail.com) on 2020-04-18 13:48:3
Comments:
-
174. Name: Garland Miller (gmmiller2@yahoo.com) on 2020-04-18 13:56:34
Comments: We don't want a manufacturing plant in our neighborhood.
-
175. Name: Warner K Leonard (warnerleonard@icloud.com) on 2020-04-19 16:47:53
Comments:
-
176. Name: Yvonne Acey (aiafest@bellsouth.net) on 2020-04-19 18:59:42
Comments:
-
177. Name: Zondra Farmer (zondraus@comcast.net) on 2020-04-19 19:23:55
Comments:
-
178. Name: Sarah Smith (ncwmt@bellsouth.net) on 2020-04-20 23:12:49
Comments: We have enough traffic on this street.
-
179. Name: Patricia Sellers (lesterpatriciasnell@me.com) on 2020-04-21 00:11:27
Comments: Do not want this in our neighborhood.

-
180. Name: Lokela Lane (bluxygen99@gmail.com) on 2020-04-22 21:41:16
Comments: No Factory
-
181. Name: Yolanda B (yoland3@gmail.com) on 2020-04-23 05:15:12
Comments: No factory at Graves
-
182. Name: Marquest Taylor (marquesttaylor67@gmail.com) on 2020-04-23 16:36:32
Comments:
-
183. Name: Lindsay Clark (spoiled_sweet@me.com) on 2020-04-23 16:46:51
Comments:
-
184. Name: Jade Clark (jclark@aglaunch.com) on 2020-04-23 17:05:27
Comments:
-
185. Name: Marilyn I Carruthers (mlrainy@gmail.com) on 2020-04-23 17:24:34
Comments: This is absolutely ridiculous in no way do I support this foolishness!!!!!!
-
186. Name: Annie Dickerson (annrd53@aol.com) on 2020-04-25 04:55:31
Comments: No factory at Graves Rd
-
187. Name: Mary C Johnson (m.corinne.johnson@gmail.com) on 2020-04-26 23:37:14
Comments: No factory!
-
188. Name: William H Reed (williamreed30@aol.com) on 2020-04-28 02:10:01
Comments: This is why we need strong leaders in MyZIP. Email myzip463@gmail.com for information because MyZIP doesn't need you, YOU NEED MyZIP!!!
-
189. Name: Kermit Moore (kermit.moorejr@gmail.com) on 2020-04-28 19:19:05
Comments:
-
190. Name: Jackie Mayo (jdmayo1908@gmail.com) on 2020-04-29 01:40:28
Comments:
-
191. Name: Lorenzo Caldwell (Lorenzocaldwell36@gmail.com) on 2020-04-29 14:43:54
Comments: I am in support of this petition let's keep making Whitehaven better and proud not a dump
-
192. Name: Anthony Talley (Anthony.talley22@gmail.com) on 2020-04-29 14:50:53
Comments:
-

193. Name: Juanita Keys (jkeys69@gmail.com) on 2020-04-30 01:35:16
Comments: No factory in my neighborhood
-
194. Name: Derrick R LaBarre (dimans100@aol.com) on 2020-04-30 03:34:52
Comments:
-
195. Name: Theodore Fisher (dimans100@yahoo.com) on 2020-04-30 03:38:18
Comments:
-
196. Name: Derrick R LaBarre Sr (deadeyechamp@gmail.com) on 2020-04-30 03:40:40
Comments:
-
197. Name: Bridget Johnson (johnsonbridget886@gmail.com) on 2020-04-30 15:25:03
Comments:
-
198. Name: TONY WRIGHT (actorTonyWright@gmail.com) on 2020-04-30 17:01:40
Comments: Please keep such manufacturing facilities in a zone purposed primarily for commercial and industrial uses, and keep our neighborhood(s) conducive to the growth and development of its Citizens and families. I AM VEHEMENTLY OPPOSED TO HAVING MY NEIGHBORHOOD DEGRADATED BY THE INFILTRATION OF BIG BUSINESS SEIZING THE RESCOURCES OF IT'S CITIZENS FOR THE POORLY DISGUISED QUEST FOR MORE CAPITAL GAINS.
-
199. Name: Betty Wadlington (bettyjo365@gmail.com) on 2020-04-30 19:34:48
Comments:
-
200. Name: GLENNELL M SMITH (gsmithneal@gmail.com) on 2020-04-30 19:37:35
Comments: I vote no to the future factory to be built on the land that previously housed Graves Elementary School. I have 3 children that attended and Graduated from Graves Elementary. This is a lifetime historical land site for the school. I would like for this location to house a more family oriented beneficial establishment and not a factory in my neighborhood.
-
201. Name: derrick echols (derrickdechols@yahoo.com) on 2020-04-30 21:37:01
Comments:
-
202. Name: Anthony Williamson (awill8510@gmail.com) on 2020-04-30 22:21:54
Comments: Not in our neighborhood put it in your neighborhood
-
203. Name: Cynthia Brantley (CYNTHIABRANTLEY@YAHOO.COM) on 2020-04-30 22:50:11
Comments:
-
204. Name: Na'Deja Brantley (nadejabrantley@yahoo.com) on 2020-04-30 23:04:21
Comments:

-
205. Name: Aaron Brantley (aaronbrantley12345@gmail.com) on 2020-04-30 23:05:34
Comments:
-
206. Name: Mildred Muhammad (mildred_muhammad@yahoo.com) on 2020-05-01 02:05:56
Comments:
-
207. Name: Alysia Dale (alysiamiller9@gmail.com) on 2020-05-01 02:38:19
Comments: There are enough commercial buildings on Brooks Rd. Why put a factory in residential area?
-
208. Name: Marcia Jenkins (mlynn.jenkins9@yahoo.com) on 2020-05-01 03:00:30
Comments: NO FACTORY IN MY NEIGHBORHOOD !!☐
-
209. Name: Joshua Jenkins (joshua.jenkins14@gmail.com) on 2020-05-01 03:06:50
Comments: No factory
-
210. Name: Dr Yvonne D Nelson (info@whitehavencdc.org) on 2020-05-01 05:02:04
Comments: Don't let them fool you. Yes, they may want to call it a vo-tech training facility, but there is a place and time for everything and this is not the place or time for this foolishness. We went through terrible expense notifying the neighborhood. Banners, yard signs, and 510 oversized postcards mailed first class at \$0.50 each. It's a shame this is low-down dirty. Let's keep going on the signatures. We've still got 6 days to go! NO FACTORY AT GRAVES! MAKE PLANS NOW TO JOIN US FOR OUR VEHICLE PROTEST WEDNESDAY AT THE BANNERS ON WINCHESTER ROAD!
-
211. Name: Christine sykes (cssykes69@gmail.com) on 2020-05-01 09:56:34
Comments:
-
212. Name: Ricky and Sheryl Allen (sheryla903@gmail.com) on 2020-05-01 13:59:26
Comments: we do not want to live across the street from a factory! NO!
-
213. Name: Audrey F Mathes (lajaki@bellsouth.net) on 2020-05-01 16:49:29
Comments: No factor in our neighborhood.
-
214. Name: Robin Franklin (robinf12@bellsouth.net) on 2020-05-01 19:01:33
Comments: No factory in our neighborhood!!!!
-
215. Name: Carlos C Franklin (sbm14@bellsouth.net) on 2020-05-01 19:07:27
Comments: NO FACTORY IN OUR NEIGHBORHOOD!!!!!!
-
216. Name: Denise Wilson (lavonnewilson1@hotmail.com) on 2020-05-01 20:04:59
Comments:

-
217. Name: Rev Willie Hardy (whardy1@comcast.net) on 2020-05-02 15:43:34
Comments: You are doing a great work my Dear
God will see you through.
-
218. Name: Dolores Townsend (dntownsend5@aol.com) on 2020-05-02 19:28:13
Comments: Shameful, just shameful.
-
219. Name: Sharon Webb (drsharonawebb@gmail.com) on 2020-05-03 00:18:14
Comments:
-
220. Name: Mattie Dugger (mattalyn1@yahoo.com) on 2020-05-03 02:04:26
Comments:
-
221. Name: Samantha Holmes (drsholmes@hotmail.com) on 2020-05-03 22:26:21
Comments: Keep Twinkletown a quiet, residential neighborhood
-
222. Name: Derrill Dugger (drumer3355@gmail.com) on 2020-05-04 02:04:33
Comments:
-
223. Name: Arthur Faulkner Sr (arthurfaulkner86@gmail.com) on 2020-05-04 02:54:32
Comments: Do not build factory.
-
224. Name: F L Barksdale (flbarksdale@bellsouth.net) on 2020-05-04 08:30:05
Comments: We DO NOT want a factory at the Graves School site. Take it to the outskirts
of town.
-
225. Name: Dr Y (info@whitehavenappeal.org) on 2020-05-04 18:51:38
Comments: You can also text "graves" to 64600 to sign!
-
226. Name: Lakisha Davis (1980lnd@gmail.com) on 2020-05-04 21:15:32
Comments: No Site At Graves!!
-
227. Name: Cathy Harris-Moore (moorecrh@gmail.com) on 2020-05-04 21:37:05
Comments: NO FACTORY!!!
-

228. Name: Wanda Faulkner (wandarf@me.com) on 2020-05-05 06:44:41
Comments: A manufacturing plant placed in the heart of a vibrant residential area is a bad idea. Such a move sets the stage for the rapid decline of a settled neighborhood that contributes steadily to the city's property tax and sales tax revenue base. My home is directly across the street from west side of Graves school and to look out of my door at a manufacturing plant is absurd, not mention a total disrupting in my peace of mind relative to safety. My property value will immediately plummet and the option to sell my home is eliminated. I have lived in my home for over 24 years and to uproot now when it's time to retire is not an option. This move takes away practically everything I have worked for over the last 30 years as a resident of this city.

I say absolutely NO to this manufacturing facility!

229. Name: Lisa Harper (mslisaharper@gmail.com) on 2020-05-05 15:32:57
Comments:

230. Name: Marvin Bowen (mbowen1@bellsouth.net) on 2020-05-05 17:59:28
Comments: NO FACTORY!!!!

231. Name: Dena Richmond (richmondjena@yahoo.com) on 2020-05-05 21:03:44
Comments:

232. Name: Kamron Fields (kjf092404@yahoo.com) on 2020-05-05 21:10:46
Comments:

233. Name: Raven Johnson (raven.brrs@gmail.com) on 2020-05-05 21:19:16
Comments:

234. Name: Lisa Brown (mrsb514@bellsouth.net) on 2020-05-05 21:31:01
Comments:

235. Name: Misty Rosser-White (Misty@MistyWhite.com) on 2020-05-05 21:31:57
Comments:

236. Name: Phelon Grant (phelon@bellsouth.net) on 2020-05-05 21:45:55
Comments:

237. Name: Joe Moody (joemoody687@yahoo.com) on 2020-05-05 21:55:19
Comments:

238. Name: Lodie Rogers (Wlodie@aol.com) on 2020-05-05 22:13:11
Comments:

239. Name: Alex Richmond (arichmond7807@gmail.com) on 2020-05-05 23:45:08

Comments: No factory!!

240. Name: Candice Mccarty (sixer3lover@gmail.com) on 2020-05-06 00:14:37
Comments:

241. Name: Crystal Richmond (crystalrichmond79@gmail.com) on 2020-05-06 00:21:37
Comments:

242. Name: Alfreda Davis (asd_1@msn.com) on 2020-05-06 00:22:00
Comments:

243. Name: Charvis Richmond (richmond_44@hotmail.com) on 2020-05-06 00:25:25
Comments:

244. Name: Bennie Brooks-Reed (bfbreed@msn.com) on 2020-05-06 01:19:25
Comments:

245. Name: Kayla Pierce (yella13klp@yahoo.com) on 2020-05-06 01:32:43
Comments:

246. Name: Melanie Young (sunshinelady614@yahoo.com) on 2020-05-06 01:35:10
Comments: No warehouse at Graves Elementary!!!

247. Name: Debra (debra.bwe@gmail.com) on 2020-05-06 01:43:57
Comments: NO Factory at Graves! This will negatively impact the people of this community and ultimately decrease the value of our property. Placing a factory in the midst of any neighborhood has the potential to adversely affect the health of those of us who live nearby. Having Waste Management Co. around the corner is bad enough. No Factory at Graves...PLEASE!!!

248. Name: Robert (rbcosmeticdental@aol.com) on 2020-05-06 01:59:18
Comments: Absolutely No factory at Graves location!

249. Name: William Ogilvie (wmogilvie83@gmail.com) on 2020-05-06 02:07:26
Comments:

250. Name: Lametria Brown (lametriabrown@yahoo.com) on 2020-05-06 02:08:06
Comments: I am against this endeavor and am happy to sign this partition to support our residence!

251. Name: Erica Orr (ekorr2002@yahoo.com) on 2020-05-06 02:21:26
Comments:

252. Name: Karen Davis (kysdavis73@yahoo.com) on 2020-05-06 02:46:28
Comments: No Factory!!!
-
253. Name: Ebonye Bowie (dbowie1428@aol.com) on 2020-05-06 06:29:44
Comments:
-
254. Name: Charlotte Wright (quarlesminny@yahoo.com) on 2020-05-06 15:23:07
Comments: Why would anyone want to put a factory in this area. Old established residents.
-
255. Name: Monica Wicks (wicksmd@scsk12.org) on 2020-05-06 17:00:37
Comments:
-
256. Name: Ronald (ronaldbwadlington@yahoo.com) on 2020-05-06 18:08:48
Comments:
-
257. Name: Faith Edison (faithedison@gmail.com) on 2020-05-06 18:17:41
Comments:
-
258. Name: John Walker (newyorklife1982@gmail.com) on 2020-05-06 18:20:40
Comments:
-
259. Name: Faith Walker (rachelwalker1989@gmail.com) on 2020-05-06 18:21:02
Comments:
-
260. Name: Mary McKinney (sunnydaz007@gmail.com) on 2020-05-06 18:22:29
Comments:
-
261. Name: KimTraylor (Kimetria@yahoo.com) on 2020-05-06 18:51:02
Comments: No factory
-
262. Name: Anita White (jjjj4wh@aol.com) on 2020-05-06 18:59:46
Comments:
-
263. Name: Ida L Shannon (idashannon901@gmail.com) on 2020-05-06 19:08:10
Comments:
-
264. Name: Burl Toler (b1_toler@yahoo.com) on 2020-05-06 19:36:04
Comments:
-
265. Name: Ceaser Gillespie (gillespieceaser265@gmail.com) on 2020-05-06 19:37:51
Comments: No

-
266. Name: Linda Pride (Linnate67@yahoo.com) on 2020-05-06 20:12:07
Comments:
-
267. Name: Angela Washington (A.WASHINGTON24@YAHOO.COM) on 2020-05-06 20:25:52
Comments: Leave our neighborhood alone
-
268. Name: Angelique (angeliquew928@gmail.com) on 2020-05-06 20:25:58
Comments:
-
269. Name: Lorri A Harris (lorrih_2001@yahoo.com) on 2020-05-06 20:54:48
Comments: Board President for Unity Christian Church
-
270. Name: Gregory coutch (gregcoutch@yahoo.com) on 2020-05-06 21:25:15
Comments:
-
271. Name: Gloria Ratliff (gratliff036@yahoo.com) on 2020-05-06 23:44:18
Comments:
-
272. Name: Micheal Moore (mike.moore@view.com) on 2020-05-06 23:44:39
Comments: No factory
-
273. Name: Charles Payne (dominiquepayne.dp@gmail.com) on 2020-05-07 00:22:00
Comments: Save Graves
-
274. Name: B J Toler (bjtoler@yahoo.com) on 2020-05-07 01:13:55
Comments:
-
275. Name: Anissa Franklin (anissa_franklin@yahoo.com) on 2020-05-07 02:11:45
Comments:
-
276. Name: Keland English (kememphis@gmail.com) on 2020-05-07 12:52:35
Comments: I went to that school and still have family in that area no factory please
-
277. Name: Alice Miller (alicepettitmiller1952@gmail.com) on 2020-05-07 13:51:43
Comments:
-
278. Name: Tikeila Rucker (tikeila.rucker@yahoo.com) on 2020-05-07 14:07:48
Comments:
-
279. Name: Dawn Barton (Missdawnmichelle@yahoo.com) on 2020-05-07 14:12:30
Comments:

280. Name: Dominique Henderson (1.henderson.dominique@gmail.com) on 2020-05-07 15:02:02
Comments:

281. Name: Marisa Tyson (mizzmarisa123@gmail.com) on 2020-05-07 16:01:19
Comments:

282. Name: Terreon Douglas (TerreonD@yahoo.com) on 2020-05-07 16:36:11
Comments:

283. Name: Alisha Wall (amwall81@yahoo.com) on 2020-05-07 16:45:37
Comments:

284. Name: Mary Haynes (MHaynes33@gmail.com) on 2020-05-07 18:23:36
Comments: This is bad

285. Name: Clyde R Venson (clyderv@gmail.com) on 2020-05-07 19:38:59
Comments: I think they ought to give the building to a nonprofit organization for \$1.

Factory at old Graves Elementary

nikkiuom <nikkiuom@yahoo.com>

Tue 5/5/2020 3:06 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Hello Jeffrey,

I attended Graves Elementary all thru grade school and lived in the area until I finished college in 2002. My parents still live in the area and are retirees, but a lot of their neighbors have small children that will be outside and nearby and a factory will not be good for that area. The area is already dealing with a trash company nearby that causes terrible smells in the area that makes you want to vomit. Please, please don't put a factory in the Graves Elementary building. It should be located in an industrial area, not a residential area.

Thank you,
Mrs. Adrian Harris

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

No Factory At Graves!

beatrice beasley <beasleybeatrice21@gmail.com>

Mon 5/4/2020 4:49 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

I'm a homeowner in the Graces Community in 38116. I'm texting you to let you know that I would not like to see a factory built on the Graves School yard. We have a peaceful, quiet neighborhood without a great deal of traffic passing through such as trucks. We would like to keep it this way. Thank you for your consideration in helping us to keep our area beautiful.

.rfactory-built where the grave the grade school is a two-story building in like that would just ruin our residential neighborhood and it makes no sense to have a factory in a good Community where we are decent people people who pay our taxes on time to have a factory in our community

Proposed factory at site of Graves Rd. School

BILL SHEPARD <shepardbill@bellsouth.net>

Fri 5/1/2020 12:06 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Please note my objection to the installation of a factory to build Elvis Presley souvenirs on the site of the former Grsves Ekementary School. It would be a major detriment to this historic neighborhood. I attended Graves in grades 3 through 8 and received the best education one could imagine from a public school. The McCorkle mansion burned, and Graves us kept as s reminder of the contributions of Ms. McCorkle to her beloved community. She taught at Graves and shared her art collection to adorn its halls. My 7th grade English teacher Henry Zurhellen taught us the Lord's Prayer in Latin. Principal C. H. Harrell let us eatch live on television the first American astronaut in zoom into space. My memories are all priceless abd precious. I believe the use proposed by Yvonne D. Nelson is much better for the sake of Memphis and the community than this factory, which would generate a decline in property values. This would in turn cause the city to lose tax revenue from property taxes.

I encourage you to do all in your power yo preserve this great property and allow it to be used for the community rather than a commercial factory.

Thank you for your kind attention.

[Sent from AT&T Yahoo Mail on Android](#)

Graves Elementary

Dena Richmond <richmondjena@yahoo.com>

Tue 5/5/2020 3:31 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Hi Jeffrey,

It has been brought to my attention that there is a proposal to turn the former Graves Elementary site into a factory. My parents have owned a home on Brevard Dr for over 30 years. I am writing to protest this as I find that it will be an unsafe eyesore for all of the families that live in that area, from new families to retirees. There are hundreds of commercial areas in the city that this establishment could call home. Please listen to the concerned residents of this area and DO NOT allow this to happen.

Respectfully,
Dena Richmond

[Sent from Yahoo Mail for iPhone](#)

Proposed development

Edith Love <rev.edithalove@gmail.com>

Thu 5/7/2020 2:54 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Dear Sir,

I live on Nelson avenue and I am strongly opposed to the proposed development on Barksdale at Nelson. I request a public meeting to discuss this dramatic change to my neighborhood. Thank you.

Rev. Edith A. Love

Opposition to Case No. PD 20-4

Elizabeth English <elenglish@comcast.net>

Thu 4/30/2020 5:18 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Cc: Dr. Yvonne D. Nelson <McCorkleroad@gmail.com>

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

I am opposing the former Graves Elementary School to be used as a light manufacturing facility in the middle of our neighborhood.

I don't want the noise from the commercial activity, increased foot, vehicle or truck traffic, trash, burglaries and crime. In no way, form or fashion would the factory increase our property value as stated by Attorney Glankler Brown, PLLC. If it would be such an increase value, put the factory on the Graceland Property on Elvis Presley Blvd.

Please note my opposition to this application and disapprove their request.

Elizabeth English
3311 Graves Rd.
Memphis, TN 38116

Sent from my iPhone

RE: "NO FACTORY AT GRAVES"-WHITEHAVEN

Joyce Adams <jussjoyce@yahoo.com>

Thu 5/7/2020 10:44 AM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Good Morning,

CASE #PD-20-4 NO FACTORY AT GRAVES

I am in support of Yvonne Nelson and her community in their stand against placing a factory in their residential neighborhood.

I was with her group on yesterday at Winchester Road/Graves Road and I noticed that there is already many big trucks passing through traveling south from Brooks Road.

If this factory is allowed to open, first of all it will lower the property value of those homes, increase commercial traffic, noise, debris, toxic fumes and bring strangers into your community which could increase crime and endanger their lives

I guess you are asking yourself, how does she know? Well, because I have already experienced what is about the happen to this community. I live in the Whitehaven Hill East Community near the **AMAZON WAREHOUSE!** It has been so depressing to live in this neighborhood since they have made it their home. Traffic is unbearable which makes it difficult to enter and exit our subdivision, noise from the warehouse, debris, toxic fumes, etc. On Holmes Road, there are accidents constantly and sometimes with fatalities because of the outdated 2-lane country road. The children that live in this community have to walk on this road to get to Zodiac Park which is way too dangerous because there are no sidewalks.

We have to think of the children in this neighborhood. The extra traffic will place them in harms way because they play on those grounds. To take that privilege away from them would be devastating! Where will they go to have fun? There is nothing in Whitehaven for family entertainment.

This neighborhood school could be used for many things other than a warehouse. It could be used as a community center for this community. A meeting place for the seniors, children and the working parents. There are so many things that this community could use this property for other than a warehouse to make Elvis's Souvenirs and create \$12 hour jobs.

Place yourself on the front porch of one those homes on Graves Road and Lakeview Road, just imagine that you were living there. Now, ask yourself, would I want a **WAREHOUSE IN MY FRONT DOOR?**

I believe your answer would be, **NO!!!**

Regards,
Joyce Adams
Whitehaven Hills East Community
901-859-9636

City of Memphis
Land Use Control Board
Attn: Jeffrey Penzes
125 North Main Street
Memphis, TN 38103

RE: Case # PD 20-4

Dear Mr. Penzes,

My name is Kenneth Kuykindall. My address is 3468 McCorkle Road. I live on the southeast corner of McCorkle at Winchester Roads and this proposed rezoning request to place a "two-story, 146,000 sq. ft. light manufacturing facility" being considered, is not welcomed by me, nor anyone else in my neighborhood.

On May 24, 1985, almost 35 years ago today, I entered into a contract to purchase 1.186 acres of land with the intention of building my dream home which I did accomplish. I have enjoyed watching the children, including my own now adult children, travel to and from Graves Elementary School for many years Mr. Penzes. I was there when my neighborhood association decided they would rather invest on the outside of the school than the inside because we could all see the children enjoying their new playground equipment as we passed by the school on our daily travels. I was not pleased when the announcement came regarding the schools closing, but I realized that our neighborhood was aging and its residents were growing older. Besides, our community has so few choices for family entertainment, younger residents were and still are slow to relocate here and of course the school's closing would only increase that statistic over time. We live in an area that provides country living within a city atmosphere. We are proud of where we live and we keep our property up by cutting our large lots regularly to let all passerby's on Winchester know there is a high amount of pride on our streets. Placing a two-story factory diagonally across the street from my home of the past 35 years and cutting an entrance for this factory on Winchester Road is not, in my estimation, what a tourist and development zone should allow for. What we need is a place where the community can meet and grow and exchange the glue that keeps it together, not a factory that employs children (child labor) and teaches unskilled and mostly unscrupulous adults a vocational trade that only furthers the agenda of big business. Elvis Presley Enterprises should be like an ostrich and put their head in the ground to hide the shame upon them from suggesting such a demeaning proposal in such a great community. I am in no way approving this request and I am asking you not to approve it either. I vote no on rezoning our school for such an inappropriate, money-making venture, that lowers our property values in more ways than one and brings no value to our community or the people who reside in it. My home is 0.16 feet away from this proposed factory and I am against it being constructed in my front yard. Would you want it in yours?

Regards,



Kenneth C. Kuykindall
3468 McCorkle Road
Memphis, TN 38116-3923
(901) 301-3662
May 1, 2020



Graves Elementary School site

Linda Pride <linnate67@yahoo.com>

Wed 5/6/2020 3:47 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Hello,

I am sending this email opposing the building of a factory on the former property occupied by Graves Elementary School. I understand that a lighting company is to be built on the site. I also understand that the manufacturing of such products uses chemicals which will pose a hazard to human as well as animal health. The manufacturing of such products uses toxic chemicals which may leech into groundwater poisoning the neighborhood and wildlife. There is also the concern of waste products, heavy vehicle traffic, heavy machinery and a load of other problems which I may not be qualified to name. This is a neighborhood not a large commercial district. Brooks Rd located just outside of this neighborhood has numerous locations which have been vacated by businesses for many years. I feel that this locations should make a better site for a two story commercial building. Please do not allow the peaceful enjoyment we've come to expect be destroyed.

Thank you

[Sent from Yahoo Mail on Android](#)

Petition Not to have business @ Graves Elementary

Andre Daniel <andredaniel95@yahoo.com>

Thu 5/7/2020 9:43 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

I Mary Mckinney am a resident @

3487 Graves Rd
Memphis, TN 38116
901-254-9756

I am writing to express my Vote against a business at Graves Elementary old school. I feel like this would interrupt the piece and quietness of my neighborhood. It will also create more traffic congestion to the area.

Case # PD20-04
Memphis & Shelby County Office of Planning & Development

Sent from my iPhone

PD 20-04 - Graves Elementary School

Gordon Alexander <carlstebbins@msn.com>

Thu 5/7/2020 2:48 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Midtown Action Coalition stands together with Dr. Yvonne D. Nelson, President of the *Whitehaven Community Development Corporation* and neighborhood residents in opposing the project proposed for Graves Elementary School.

Please reject application 20-04, as it is not in the best interests of Whitehaven and unwanted by the neighborhood for many different reasons. They have many elderly residents who do not have access to electronic instruments like a computer, access to e-mail and the skills to teleconference and we feel they are being disenfranchised.

We oppose the waiving of the required neighborhood meeting in this case and, and will continue to oppose the waiving of this requirement by OPD in all BOA, LUCB and Landmarks cases. If the City of Memphis can teleconference all the applications before OPD in this time of Covid-19, they can certainly require that developers do the same.

Regards,

Gordon Alexander, President

Graves Elementary site factory proposed site

Rita Davis <rita.davis1954@gmail.com>

Tue 5/5/2020 3:02 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

I can't believe this city continue to treat this _____
Community as a non entity, as we
don't count but we do. Why do we have a garbage dump in our
Back yard. The people we
Elected to office to represent our wishes have no care for our community as residential but
Have selected re zone us a commercial. Now we are
Face more challenges with Hugh factory across the street
Where family live with young children If you can allow this , then we need new representation and
challenge the community to come out in force against them And re-elect new representation. Because
their goals are not representing us.

Rita Harris
789 Rosemont Avenue
Memphis, TN 38116

City of Memphis
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 N. Main Street
Memphis, TN 38103
RE: Case No. PD 20-4

Dear Mr. Penzes,

My name is Rita Harris and I live at 789 Rosemont Avenue in the Whitehaven community near the old Graves Elementary School property. I am retired from the Sierra Club where I worked for almost 20 years on environmental justice issues in Memphis. I am very disturbed about the proposed purchase and plans for changing the zoning for the property from residential to light industrial. The community is pretty much unanimous in its position of opposition to the proposed development which involves the Graceland Corporation, Made in Memphis, LLC.

The bottom line is this proposed development was conceived and planned without the involvement or knowledge of the immediate neighborhood or its residents. The Memphis & Shelby County Office of Planning & Development have met with the applicants but not yet heard from the community members. Obviously, the immediate neighbors should have their voices heard as well. To date, this has not occurred, partly because of the unfortunate coronavirus situation that has not allowed open business meetings. Even though this is an unfortunate time for all of us, the request should not be moved forward until all conditions have been met; more specifically, a neighborhood meeting or public hearing needs to occur.

I assume the OPD wants to function in a fair and equitable manner, allowing for all involved and impacted to have their voices heard. The adjacent community members and tax-paying residents are overdue for a hearing. My request is that this development of the Graves School property be put on hold until all voices have been given a fair hearing. All opposing views, letters, and other input should be seriously considered before any decisions are made.

OPD Required Meeting Prior to Application Submission with the community: NEIGHBORHOOD MEETING – to be held at least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Not Yet

Document was signed by Joel Weinshanker on April 6, 2020

I stand with the residents of the McCorkle Road Neighborhood Association and others that oppose this development. Considered separately, without recognizing the character of the McCorkle Road community, perhaps the proposed development seems like a nice addition, but not in a quiet neighborhood. The increased traffic, noise, and destroyed views are of no value to our quiet community. I suggest going back to the drawing board and finding another space and location other than the old Graves property. Changing the zoning from residential to light industrial is an insult that encroaches on a decent quiet neighborhood and invites other industrial businesses to seek out additional spaces in the nearby area. This is not the kind of development we feel compliments our neighborhood. Respect the community surrounding Graceland and allow for developments that are desired by everyone. Do not approve this development and at the very least hold a virtual public meeting or hearing for the residents of the area. At the very least the property could be converted to senior center or community center, a place of learning, fellowship, and community enhancement. Please enter my comment letter in the project's file folder to be considered with other comments.

Sincerely,

Rita Harris

(Former Sierra Club Environmental Justice Program Coordinator)

From: Mozella Armstrong <mozellaarm0727@gmail.com>

Sent: Wednesday, May 6, 2020 2:13 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Subject: Re: PD 20-04

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

Robert and Mozella are against the proposed for the Development factory at Graves Elementary School.

Robert & Mozella Armstrong
3281 Graves Rd Memphis Tn. 38116

Sent from my iPhone

Robert L. Davis
3440 McCorkle Road
Memphis, TN 38116-3923

City of Memphis
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 N. Main Street
Memphis, TN 38103

RE: Case No. PD 20-4

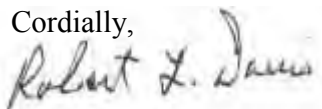
Dear Mr. Penzes,

My name is Robert Davis and I have lived at the northeast corner of McCorkle and Winchester Road since purchasing the property located at 3440 McCorkle Road on April 6, 1978. As the owner of Lot 106, H. H. Higbee's South Haven Heights Subdivision as shown on plat of record in Plat Book 9, Pages 85 and 135, in the Register's Office of Shelby County, Tennessee, I am hereby writing in opposition to any two-story, 146,000 sq. ft., light manufacturing facility or other factory being placed in my front yard.

I am a 1994 founding and organizing member of the McCorkle Road Neighborhood Development Association dba Whitehaven Community Development Corporation. I wholly support this neighborhood association which can be shown in my financial support of it for the past 26 years. We have fought for our community and we will continue to fight to keep our neighborhood a great place to live, work, and play; however, we will not sit back, even during these times of social distancing, and allow you to destroy what we have worked so hard to maintain. We have previously prevented Pull-A-Part from turning our neighborhood into a junk yard and we recently defeated Waste Connections LLC from turning our community into a trash dump. We want you to know that no rezoning of a residential area, especially not this one, should even be being considered for attempting to now turn our residential neighborhood into one of a light industry nature. We live here! What a demeaning and ugly thing to try to force upon us without even allowing us the opportunity to meet with the person prior to moving to this stage in the game. How very disrespectful of the people who reside here, the Memphis 3.0 plan, and the entire city of Memphis.

I will not approve of any such request to rezone the property that the former Graves Elementary School still sits on. I attended a neighborhood sponsored seminar in 2015 that gave the city a way to use the building to generate income to provide jobs, training, entrepreneurship, childcare, healthy food options, provided rentals to veterans, of which I am proud to be one of, and was designed to provide our community with the types of services that will help those of us who are most often forgotten. The City of Memphis and Memphis City School Board wouldn't entertain that idea and I refuse to enter this one. No, NO FACTORY AT GRAVES ES! Period.

Cordially,



Robert L. Davis
(901) 332-4267

Graves Building

Sonya English <rise.sonya@gmail.com>

Tue 5/5/2020 3:12 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Hello,

I oppose you building the Elvis Presley Factory in the neighborhood.
Please find you another location

From the Desk of
Virginia S. Bowen

May 1, 2020

To Whom It May Concern:

My name is Virginia Bowen and I reside at 3479 McCorkle Road in Whitehaven. I recently received information regarding a proposal to build a "light manufacturing facility vo-tech school" at the current site of Graves Elementary School which sits down the street from my home. I am a widow and I am a retired postal worker. I feel comfortable leaving and coming back to my home today, but with your proposal coming to fruition, those feeling will forever be gone.

Do you realize who attends vocational technical training facilities? Well, let me tell you who. People who have mandatory sentences to attend them after being released from jail for committing major and minor crimes that's who. You want to know who else attends vo-tech schools? Well, I'll tell you again who. People who are unemployed and struggling to make ends meet, that's who. Oh, but your plan involves using child labor and joining forces with Shelby County Schools, right? Well, Graves Elementary School is not the place for such a training facility. Graves Elementary School sits in the center of our neighborhood and was placed there to serve the children who resided nearby. The site was never intended to be a catch all for the entire City of Memphis and I am highly opposed to your willingness to listen to such nonsense without even giving the community a chance to say no. **NO FACTORY AT GRAVES.** We are not interested in you rezoning this area to allow for this use. This is a nice community and we want to keep it that way. We do not want to have to look at a massive, two-story factory for the rest of our lives. We do not want the increased foot, vehicle, or truck traffic this will bring to our quiet community. We are not interested in the additional prying eyes who return at night to steal the things we have worked so hard for to have. We do not want the increase trash thrown onto our streets by passerby's going to and from this factory. We do not approve of this request to destroy the community we love. We support our neighbors in saying no, we do not want this in our neighborhood. Let's put it in yours.

Why do we, black people, always end up with the worst types of developments in our communities? I don't care how you want to flower the literature; it is what it is. It's a factory, a big ugly building with lots of cars and pollution to boot, and we are not interested in you building it here. Build it somewhere else in Whitehaven. There are plenty of other areas you can use, but **NO**, not in my back or my front yard. Again, I am not in agreeance with any such proposal and I refuse to further entertain the idea.

Sincerely,


Virginia S. Bowen
(901) 344-0033

> -----Original Message-----

> From: Yvonne D. Nelson <dimans100@me.com>

> Sent: Friday, April 10, 2020 11:27 AM

> To: Young, Paul <Paul.Young@memphistn.gov>

> Cc: Shelton McGhee Jr. <memphis1936@yahoo.com>

> Subject: Graves Elementary School Proposed Development

>

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

> _____

>

> Dear Mr. Young,

>

> I cannot and I will not sit back and allow Graceland, Waste Connections, Pull-a-Part, Kroger, or any other conglomerate destroy the character of my community by erecting a "two-story, 146,000 sq. ft., light manufacturing facility" in the center of my neighborhood.

>

> This would not be happening in front of their home and I am going to fight it taking place in front of or down the street from mine. This has nothing to do with the concept, only the chosen location. When time permits, I need to speak to you, Allen Wade, and anyone else, whether for or against, this environmental hazard of a monstrosity being built at this location.

>

> You may visit [iLoveShelbyCounty.com/graves-elementary-school](https://www.iloveshelbycounty.com/graves-elementary-school) to obtain additional information should the need arise. Meanwhile, I am contacting you at the request of a neighbor, Shelton McGhee Jr., but will not stop advocating for my people while waiting for you or anyone else to reply - which I have requested and I am doing.

>

> Regards,

> Yvonne D. Nelson, PhD, CNC

> 901.409.0408

> [dimans.org](https://www.dimans.org)

From: Angela Washington <a.washington24@yahoo.com>
Date: June 1, 2020 at 3:24:11 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: Graves school
Reply-To: "a.washington24@yahoo.com" <a.washington24@yahoo.com>

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To Ms. Robinson. I, angela washington am against this factory that they are trying to build across the street from my house. We still have kids being pick up and drop off from being bus to other schools right in front of this school. Putting a factory here will bring the value of our house down, traffic will be a chaos, crime will be happening and our kids that's being to school will not be safe due to this stupid factory. Why in the heck would they put a factory in a residential neighborhood. OH!!!!!! I know why because we are black!!!!. I just bought my house and I'm enjoying it. Don't want any mess from this factory. Yours truly, Ms. Washington

[Sent from Yahoo Mail on Android](#)

From: Annie Bridget <margre48@gmail.c om>

Date: Saturday, June 6, 2020 at 2:28 PM

To: Edmund Ford <Edmund.FordSr@memphistn.gov>, "Jones, Martavius" <martavius.jones@memphistn.gov>, "Johnson, Cheyenne" <Cheyenne.Johnson@memphistn.gov>, JB Smiley <JB.SmileyJr@memphistn.gov>

Subject: Re: NO FACTORY AT GRAVES ELEMENTARY SCHOOL

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

Annie Bridget
3319 Brevard Dr

On Sat, Jun 6, 2020, 2:26 PM Annie Bridget <margre.48@gmail.com> wrote:

Why our neighborhood? We would like the nice. es of a clean environment. We pay city and county taxes, so why are all the undesirable factories being considered in this parÃcular area. Please deny any and all request for commercial businesses within the Graves Community.

Thank you!

Annie Bridget
331

From: Bonnie SHIPP <br710@bellsouth.net>
Sent: Thursday, June 4, 2020 12:20 PM
To: Robinson, Patrice <patrice.robinson@memphistn.gov>; Ford, Sr., Edmund <Edmund.FordSr@memphistn.gov>
Cc: Martavious.Jones@memphistn.gov <Martavious.Jones@memphistn.gov>; Johnson, Cheyenne <Cheyenne.Johnson@memphistn.gov>; Smiley, Jr., JB <JB.SmileyJr@memphistn.gov>
Subject: NO FACTORY AT GRAVES SCHOOL

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

To my elected officials,

I am a long time resident of Whitehaven and I am a home owner in a neighborhood of families who care about their homes and property. It is a disgrace that the city has allowed the school to remain boarded up for so many years without trying to re-purpose it for a community center or something that would benefit the youth of this area. However, it is scandalous that you would consider putting a factory, a huge commercial enterprise, in the middle of our neighborhood. Please know that would certainly be a detriment to the health and stability of our community. I strongly urge to vote against any and all proposals to disrupt the family environment of our neighborhood by bringing a factory in.

Bonnie R. Killebrew
720 Brakebill Avenue
38116

From: BriAnn Gibson <outreach@csadvocate.io>
Date: June 16, 2020 at 11:51:08 AM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: BriAnn Gibson
Reply-To: BriAnn Gibson <gibsonbriann@gmail.com>

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

I am a member of United Parents and Students in partnership with the McCorkle Road Neighborhood Development Association and the Whitehaven Community Development Corporation writing to respectfully request that the Memphis City Council oppose the proposed development, Whitehaven Works at Graves Elementary, 3398 Graves Rd, Memphis, TN 38116.

United Parents and Students (UPAS) is a nonprofit that represents more than 2,500 families in Shelby County addressing the factors outside of school boundaries that not only pose barriers to learning but also inhibit the local quality of life.

Although I am a supporter of enhancing the skills and opportunities of our youth, I do not believe this prime residential area is the best location for such development for two of the following reasons:

- 1) Pollution: Factories produce an ample amount of pollution like noise, smoke, and different types of gases based on the specific type of factory. This could be medically detrimental for our Whitehaven community filled with working families and school-aged children.
- 2) Transport: Heavy vehicles come to factories for both pickups and drop off goods which could deeply impact our roads and neighborhood routes.

I would love to see Graves Elementary repurposed for something beneficial for the entire Whitehaven Community such as a Youth or Community Center, Health Clinic, Park, Sports complex, Work development Center, or Business headquarter. The list of more positive options is expansive. Once again as a concerned citizen I would like to see Whitehaven continue to thrive as a Mecca for Black excellence and success in Memphis and the industrialization of this community would not be in the best interest of its community members and children.

Thank you!

From: Charmaine <charmnew45@gmail.com>
Date: June 1, 2020 at 5:25:34 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: **NO FACTORY AT GRAVES**

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

Hello practice I'm emailing you about NO FACTORY!! Please fill free to please send or write a letter in regards on my behalf! Thanks
Sent from my iPhone

To Whom It May Concern,

As a new resident of Whitehaven specifically, the Graves area I feel as though it is my responsibility to stand in solidarity with my neighbors. I recently became aware of the plans of Mr. Weinshaker of Elvis Presley Enterprises to destroy a historic black community with the development of a factory to manufacture jewelry and memorabilia. The development of this factory would not only bring down the property value in this area but would also bring unwanted automobile and foot traffic. This addition of more traffic would bring more crime to the area. There are children, elderly citizen, and pets who live in this area. Our children should be able to play freely outdoors without parents being concerned about their safety (i.e. kidnapping, struck/killed by vehicles etc..). Pets should be able to enjoy the outdoors without owners being concerned about passing vehicles striking and killing them. The 18-wheeler traffic in and out on a residential street will destroy the roads. This neighborhood does not have the infrastructure to support that type of traffic. The potential jobs will be held by people who have no ownership in the community or concern for those that do. We want to keep our community as safe as possible and with the addition of a factory, our neighborhood will no longer be safe.

As a chemical engineer, who currently works in a manufacturing facility, I understand the potential implications of living near a factory. There could be potential health complications from the fumes that may be produced and or the raw ingredients shipped to the facility. In addition, there may be hazardous waste produced in this factory. Far too often have we seen tainted water sources from corporations simply discarding factory waste with no regard for human life. We do not want our air and water tainted by a manufacturing facility being in such close proximity to long established residents. The city has a responsibility to ensure the health and safety off all citizens and we will hold you accountable to do so.

In closing, the factory should be in a non-residential area that is zoned for industry. The quality of life of Memphis citizens would be detrimentally affected by this factory. The black community is already marginalized and subjugated to subpar treatment, this would only add to the despair. The citizens of this community should not have to bare the burden of living with a factory in their front yard. There are must better uses for this space (i.e. community center, library, park etc..). This factory would not only be disrespectful but would also add to the detriment that has continued to plague the black community by those in power. The decrease in property value by the development of this factory only speaks to the continued destruction of black wealth, further increasing the wealth gap. This factory is a glaring example of what systematic racism in America looks like. I am unequivocally against the development of a factory in our neighborhood.

Christian Givens

From: Clare Stolarski <outreach@csadvocate.io>
Date: June 17, 2020 at 1:24:09 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: Clare Stolarski
Reply-To: Clare Stolarski <clarestolarski@gmail.com>

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Clare Stolarski

I am emailing on behalf of United Parents and Students in partnership with the McCorkle Road Neighborhood Development Association and the Whitehaven Community Development Corporation writing to respectfully request that the Memphis City Council oppose the proposed development, Whitehaven Works at Graves Elementary, 3398 Graves Rd, Memphis, TN 38116.

United Parents and Students (UPAS) is a nonprofit that represents more than 2,500 families in Shelby County addressing the factors outside of school boundaries that not only pose barriers to learning but also inhibit the local quality of life.

Although I am a supporter of enhancing the skills and opportunities of our youth, I do not believe this prime residential area is the best location for such development for two of the following reasons:

- 1) Pollution: Factories produce an ample amount of pollution like noise, smoke, and different types of gases based on the specific type of factory. This could be medically detrimental for our Whitehaven community filled with working families and school-aged children.
- 2) Transport: Heavy vehicles come to factories for both pickups and drop off goods which could deeply impact our roads and neighborhood routes.

I would love to see Graves Elementary repurposed for something beneficial for the entire Whitehaven Community such as a Youth or Community Center, Health Clinic, Park, Sports complex, Work development Center, or Business headquarter. The list of more positive options is expansive. Once again as a concerned citizen I would like to see Whitehaven continue to thrive as a Mecca for Black excellence and success in Memphis and the industrialization of this community would not be in the best interest of its community members and children.

Thank you!

From: cortazshia Lipford <lipjam1@gmail.com>
Sent: Wednesday, June 10, 2020 5:53 PM
To: Robinson, Patrice <patrice.robinson@memphistn.gov>
Subject:

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

No factory at graves school

From: Cozy Sykes <csykes@heavymachinesinc.com>
Date: June 12, 2020 at 11:37:55 AM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: Graceland Enterprises Proposal

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

Dear Council Member Robinson,

I am writing to you as a constituent and a 25 year resident of Whitehaven. I want to express my opposition to the proposal by Graceland Enterprises to convert the old Graves elementary school into a light manufacturing / Vo-Tech training center. I have seen up and downs in our community. With the improvements of Elvis Presley Blvd, I feel that a resurgence is occurring. Putting the proposed facility in the middle of a residential neighborhood is not in the best interest of our community. My concerns are increased traffic and devaluation of property values. I would like to see a better use of the property (i.e. a community center for senior citizens). Therefore, I request you consider voting against this proposal. Thanks for your consideration.

Regards,

Cozy Sykes

Cozy Sykes
IT Manager
Office: 901-260-2268
www.heavymachinesinc.com



From: Crystal <crystalhughes56@yahoo.com>
Date: June 13, 2020 at 3:50:04 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Cc: "wandaloganfaulkner@gmail.com" <wandaloganfaulkner@gmail.com>
Subject: **No Factory at Graves**

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

No factory at Graves Elementary. I am an Elvis fan from Waxahachie, Texas in the USA

Sent from my iPhone

From: cyndispringer <cyndispringer@bellsouth.net>
Date: June 16, 2020 at 3:58:14 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: Re: Quit trying to kill our neighborhood

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

We need to stop trying to make Whitehaven uninhabitable. There's an entire warehouse district on Brooks road. Why would you consider any warehouse on Graves in the middle of a residential neighborhood? We're trying to maintain an area where we can live and tourists can enjoy serenity. If you continue to industrialize the area, you will give a clear path for criminal behavior as the people who care and want to live in peace will be forced to leave to find serenity again. We have people who have lived here for over 30 years that don't wish to leave their homes. We have a diverse community. All of you need to take a drive and see what tourists see when entering our neighborhood and see what you can do to improve not destroy. Thank you, Mrs. Springer

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

From: David Payne <paynedmp@gmail.com>

Date: June 4, 2020 at 4:56:25 PM CDT

To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>, "Smiley, Jr., JB" <JB.SmileyJr@memphistn.gov>, "Ford, Edmund" <edmund.ford@memphistn.gov>

Cc: "McCorkle Road NDA of Memphis, Inc." <mccorkleroad@gmail.com>

Subject: Opposed letter

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

Patrice Robinson and the Memphis City Council. Sixty Point One Neighborhood Association and myself David Payne. We oppose the application at Graves Elementary. As the Community, we feel this wouldn't be in the best interest of our Whitehaven Community. We are in agreement with our fellow residents in having this application to not be approved.

I, David Payne, would like to speak at the next meeting to voice my concerns.

Concern Voter/Citizen and Neighborhood Association

David Payne
Sixty Point One Neighborhood Association

From: Deborah Shannon <Deborah.Shannon@tn.gov>
Date: June 1, 2020 at 3:53:45 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>, "Ford, Sr., Edmund" <Edmund.FordSr@memphistn.gov>
Cc: "Jones, Martavius" <martavius.jones@memphistn.gov>, "Johnson, Cheyenne" <Cheyenne.Johnson@memphistn.gov>, "JB.SmileyJr@memphistn.gov" <JB.SmileyJr@memphistn.gov>, "vibrant44@aol.com" <vibrant44@aol.com>
Subject: Factory in Graves Elementary

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

6/1/2020

Deborah Shannon
3413 Graves Road
Memphis, TN 38116

Dear Sir/Madam,

I am writing this letter in concern for my family, community, and my home. I have been here at this address for 20 years. I love my neighborhood, neighbors, and the school that use to be there. The crime is at its low and we look out for each other.

This is causing some stress, emotional, financial, and health stress. My blood pressure is high, migraines, dizziness, and having panic attacks. Worrying about whether I would have to move into a new home, sale my home, or getting the money to get a new home.

I am in favor of any progress in the city, however; I am against anything that will bring down our property value, more traffic, and more crime.

Thank you in advance,

Ms. Shannon

From: Debra Baker <debrabaker3617@gmail.com>
Date: June 4, 2020 at 2:45:46 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Cc: Debra Baker <debrabaker3617@gmail.com>
Subject: Against PD 20-04 - No Factory at former Graves Elementary School

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

Mrs. Robinson,

Regarding case number PD 20-04, I am opposed to the request for the former school to be replaced with a proposed planned development in connection with Elvis Presley Enterprises. To date no actual architectural (picture) renderings of the proposed building have been made available, only the blueprint proposal. The school would be torn down and replaced with a 146,300 square foot 2-story building in a residential neighborhood. An additional concern is the current elevation of the site, the school sits on the highest point with significant sloping on the east and south sides, the blueprint shows the building taking almost the entire property. Adding a two story building would impact the neighborhood in a negative way. Traffic on Winchester would also be affected since the drawing shows access into and out of the facility. I foresee many accidents and injuries.

In the Whitehaven area there are many other building opportunities to convert existing buildings or open land to build which would not require rezoning and could be a benefit to the community.

Even before the COVID 19 Pandemic the City and County should have been looking into ways to utilize this building to the benefit to the community. When the School System decided to close this and other schools there should have been a forward thinking, creative way to give new life to these buildings to the betterment of the citizens of Memphis and Shelby County. Don't just board them up and walk away, there is too much of that already going on.

I hope that you will take into account my No Vote for this proposal.

Regards,
Debra E. Baker
3617 Graves Rd.
Memphis, TN 38116-3911
Cell 901-383-3758

From: Deloris Brooks <brooks1810@comcast.net>

Date: June 13, 2020 at 5:47:07 PM CDT

To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>, "avantsk@scsk12.org" <avantsk@scsk12.org>, "Ford, Sr., Edmund" <Edmund.FordSr@memphistn.gov>

Cc: Deloris Brooks <brooks1810@comcast.net>

Subject: No Factory at graves Elementary

Reply-To: Deloris Brooks <brooks1810@comcast.net>

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

TAKE YOUR KNEE OFF OF OUR NEIGHBORHOOD!! We do not want a factory at Graves Elementary! We want our community to remain a Residential Neighborhood.

From: Denise Chaffins <denisechaffins@outlook.com>
Date: June 13, 2020 at 10:16:55 AM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>, Denise Chaffins <denisechaffins@outlook.com>, "wandaloganfaulkner@gmail.com" <wandaloganfaulkner@gmail.com>
Subject: GRAVES ELEMENTARY

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

I am saying NO factory at Graves Elementary. I am a huge Elvis fan & have been to Graceland several times , it's beautiful there I & plan to return many times. I live in Martin County in Eastern Ky & again, I'm saying NO factory at Graves Elementary!!!
Denise Chaffins

Sent from my iPad

> On May 26, 2020, at 7:37 PM, Elizabeth English <elenglish@comcast.net> wrote:
>
> CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open
attachments unless you recognize the sender and know the content is safe.
> _____
>
>> I am in opposition of shipping containers to be used as fences.
>>
>> This will only bring an unseemly eye sore to the community.
>>
>> Please include my opposition in the Memphis City Council Meeting notes on this matter.
>
>> Elizabeth English
>> 3311 Graves Rd.
>> Memphis, TN 38116
>>
>> Sent from my iPhone
>

From: Elizabeth English <elenglish@comcast.net>

Date: May 26, 2020 at 7:33:03 PM CDT

To: edmund.fordsr@memphistn.gov

Subject: Opposition to Case No. PD 20-04

I am opposing the former Graves Elementary School to be used as a light manufacturing facility in the middle of our neighborhood. Who would want or approve this 146,000 sq. ft. facility to be build in their residential zoned neighborhood?

I don't want the noise from the commercial activity, increased foot, vehicle or truck traffic, trash, burglaries and crime. In no way, form or fashion would the factory increase our property value as stated by Attorney Glankler Brown, PLLC for Elvis Presley Enterprise. If it would be such an increase value, put the factory on the Graceland Property on Elvis Presley Blvd. or on land already zoned for industrial/manufacturing production.

Also, our Memphis City Officials developed the Memphis 3.0 Plan and I shouldn't have to protest/fight for the rules, regulations and zoning to be followed. The zoning requirements should not be rezoned to accommodate companies. Do not set a precedent in allowing this to happen.

Please note my opposition to this application and disapprove their request.

Elizabeth English

3311 Graves Rd.

Memphis, TN 38116

Re: Opposition to Case No. PD 20-4

Elizabeth English <elenglish@comcast.net>

Thu 6/25/2020 5:04 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

I am opposing the former Graves Elementary School to be used as a light manufacturing facility in the middle of our neighborhood.

- >
- > I don't what the noise from the commercial activity, increased foot, vehicle or truck traffic, trash, burglaries and crime. In no way, form or fashion would the factory increase our property value as stated by Attorney Glankler Brown, PLLC. If it would be such an increase value, put the factory on the Graceland Property on Elvis Presley Blvd.
- >
- > Please note my opposition to this application and disapprove their request.
- >
- > Elizabeth English
- > 3311 Graves Rd.
- > Memphis, TN 38116
- >
- >
- > Sent from my iPhone

From: AT&T Online Mail <estellemartin@att.net>
Date: June 1, 2020 at 4:55:00 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: Fw: **Opposed Changing the exiting zoning from R-10 to light industrial**

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

[Sent from AT&T Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, June 1, 2020, 4:42 PM, AT&T Online Mail <estellemartin@att.net> wrote:

My name is Estelle Martin and I reside at 3304 Brevard Dr Memphis Tn 38116. It is with great disappointment that I am writing this letter. Our neighborhood association has actively opposed the decision to have the development of Elvis Presley Enterprise dba Made in Memphis in our neighborhood. I am opposition to the changes in the existing zoning from R-10 to light manufacturing. I have lived in this neighborhood for over 40 years and take pride in my property. I am a retiree who actively works to preserve the integrity of my community.

We are deeply impacted by this global pandemic which prohibits many seniors citizens in the community from meeting in person. We must rely on new technology such as Zoom meetings or online chats to convey our concerns. It is my strong belief that a structure of this magnitude will never be a welcome sight nor a positive impact on this community. I am asking all Council members to understand the hearts of the neighborhood association and reconsider this development and vote No

Thank you,
Estelle Martin

6-29-2020

My name is Eva W. Roberson and I live at 744 Brakelill Ave, Memphis, TN 38116. I am writing in opposition of plan development case # Pd 20-04 (Whitehaven Works at Graves Elementary School) location: 3398 Graves Rd.

I am totally against this plan as I feel that it will totally damage the value of my property for the property of others in the surrounding area.

This is a residential area and does not need to be rezoned commercial.

Most of the residents in this neighborhood own their homes and many are seniors.

An acceptable use for this property should be a park, housing or a community center, something that the entire neighborhood could use.

Please do not approve this request.
Thank you!

Signed,

Eva W. Roberson

(H) 901-396-5971
(C) 901-734-2210

May 27, 2020

Mr. Edmund Ford Sr., Councilman
Memphis City Council, District 8
Memphis City Hall
125 North Main Street, Suite 514
Memphis, TN 38103

RE: Whitehaven Works at Graves Elementary – Letter of Opposition

To Whom It May Concern:

On behalf of the membership of Garden of Grace Church Ministries, located at 3329 Graves Road, Memphis, TN; this document is being written to express our opposition to the proposed light manufacturing facility rezoning request.

When our church family decided to build in this community, we did not envision being in an industrial area. When we were in the planning stages of building a new church, we selected this site with much prayer and forethought to be a spiritually positive force in this community. We feel this proposed light manufacturing facility will indeed have a negative impact on the growth and improvement of this neighborhood community.

Please note that we are not anti-Graceland. We are aware that the success of Graceland is a positive for Whitehaven and for the city of Memphis. However, we would like to see Whitehaven growth conducted in an orderly and sensible manner by placing this industrial building in one of the abundant, available, and suitably zoned areas located in Whitehaven. It was our understanding that this building would be used solely as a training facility/school. Why has that plan evolved into light industrial? Another concern is the inherent problems this type of facility brings into residential areas, such as increased traffic, trash disposal issues and the noise element. Also, what will happen if, in a couple of years, there is no need for the facility because there is no longer a demand for what it produces? What will this empty facility expose the community to—if not a potentially worse negative future such as new industrial usage that will possibly only serve to further reduce the value of the property surrounding it?

In closing, we stand with our neighbors in saying ‘No’ to the proposed factory in this well-established neighborhood.

Sincerely,

Supvain ‘Van’ Pritchard, Pastor
Garden of Grace Church Ministries
3329 Graves Road
Memphis, TN 38116

To Whom It May Concern:

This letter is serve as notice that the Elders and members of Graves Road Church of Christ located at 3451 Graves Road strongly urge you to vote **no** for the proposed factory at the old Graves Elementary School.

A factory in a residential neighborhood has more negative benefits than positive benefits. More specifically, a factory being placed inside of an emptied school in our neighborhood will cause extreme harm to families and business in the community.

Let's begin by addressing the possibility of contaminating the water and soil in the community. Furthermore, according to Hesperian Workers' Guide to Health and Safety, "Factories often put dangerous chemicals and other dangerous materials into the air, water, and ground. Pollution from factory waste causes serious health problems for everyone in the community, and when it travels in air and water, can even cause illness for people who live hundreds of miles away," ("Workers' Guide to Health and Safety", 2020). Lastly, results of sales analysis indicate that the proximity to a major plant or factory depreciates residential property values," ("Property Values FactPack – P029", 2020).

Therefore, because the negative benefits are so great and there is extensive harm done to existing businesses, families, and overall health of the neighborhood it makes good sense to vote **no** for the proposed factory in Graves Elementary School.

Thank you for your attention.

References:

Property Values FactPack – P029. (n.d.). Retrieved 2020, from <http://chej.org/>

Workers' Guide to Health and Safety. (n.d.). Retrieved 2020, from <https://hesperian.org/>

From: Jackie Grafton <wayn1949@gmail.com>
Date: June 13, 2020 at 2:59:51 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: No Factory at Graves School

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

Council Representative Robinson, I oppose the proposed project at this neighborhood location. A community center would be nice for this area. Thank you J Grafton 3627 Lakeview Rd, Memphis, TN 38116

From: "james@christisalive.com" <james@christisalive.com>
Date: June 3, 2020 at 3:19:15 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Cc: James Peters Jr <james@christisalive.com>
Subject: **NO FACTORY AT GRAVES ELEMENTARY SCHOOL!**

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



Christ Is Alive® Evangelistic Ministries
P. O. Box 1974 • Cordova, TN 38088-1974 • E-
Mail: James@ChristIsAlive.com
Office: (901) 789-3091 • Cell: (504) 234-8009 • Fax: (800) 889-8087

Dear Ms. Patrice Robinson:

Please allow me and my wife, Diane K. Peters, RNP, to officially go on record as being AGAINST the proposed factory being built at the location of the Graves Elementary School. We live only a block and a half away at 3246 Brakebill Cove.

We view the proposal to build this factory as a regretful and disturbing reflection of the systemic problem(s) that our country is currently facing.

We are calling upon you to help our Black community not to be taken advantage of by Presley Enterprises, simply because of the greed of money and total lack of respect for the residents of this area.

Sincerely Grateful,

James C Peters Jr, Evangelist & Teacher



From: Kathy Goodwin <katea9tails@aol.com>
Date: June 12, 2020 at 11:28:06 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Cc: "wandaloganfaulkner@gmail.com" <wandaloganfaulkner@gmail.com>
Subject: Graves Elementary
Reply-To: Kathy Goodwin <katea9tails@aol.com>

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

Ms Robinson,

Please as an Elvis Fan and a frequent visitor of the Graceland Area I am asking you to not allow the factory to be built in the Graves Elementary Neighborhood. The continued growth of industry in an area that was a more family friendly community has taken away the warmth had we have all loved coming back to time and time again and given it a more cold and unwelcoming. We have watched the homes and communities slowly disappear in the name of progress and improvements but have actually taken away things we love and excluded even more from returning. I know that I had friends that were living in the lower income housing were forced to move when it was removed to build the hotel, which so many of the average fans can not afford either and the Heartbreak Hotel some had enjoyed for years was closed. There are so many of us that come several times a year to the area to celebrate Elvis but have begun to see and hear rumors of more and more non Elvis items and construction being brought into the area that has been the focus and home of Elvis and a place of belonging as a member of the Elvis Family. The building of more industry in an important family neighborhood will bring less advantages and much more of the things that will continue to deteriorate the value of the area and the families that live there and also for the tourist who use to feel safer in coming to the area. Please don't let the possible financial promises to be the reason to devalue the citizens who have been tax payers and an important functioning part of the community and the city.

Thank You,

Kathy Goodwin
Tarrant, Alabama

From: F L Barksdale <flbarksdale@bellsouth.net>
Date: June 11, 2020 at 1:05:11 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>,
"wandaloganfaulkner@gmail.com" <wandaloganfaulkner@gmail.com>
Subject: Manufacturing Plant Graves Elem. School site

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

I, F. Louise Barksdale, am writing to oppose the manufactory plant on the site of former Graves Elementary School. This is not a location for this manufactory in the middle of a residential subdivision. There are numerous vacant buildings on Brooks Road suitable for their venue. It seems that our elected officials are not speaking out for those that can't speak for themselves but you want us to vote for you. Neighborhood schools are closed or torn down to diminish our growth.

Nobody goes out east and propose a manufacturing plant in the middle of a subdivision. We as black don't seem to matter and we continue to pay taxes just like the rest of the citizen of Memphis and Shelby County. Why do we have to continue to fight for our right to live in a comfortable neighborhoods?.

We would like neighborhood parks or neighborhood schools just like the other parts of the city and not a manufacturing plant that kills the quality of breathing air. The odor in the area is almost unbearable and they want to increase it and people can't sit out and enjoy a serene scenery. Think about it when you vote, would you like to open your front door to a manufacturing plant? Do we count? Do our causes fall on death ears? Was our vote for council people in vain?

It seems as though people are marching for justice and equality and the council is voting to throw us under the bus! (manufacturing plants in the mist of our neighborhoods) You vote to tear down school to kill the neighborhoods, you give up the charter, so next you probably will vote for Metro Government.

We are tired of fighting for our right to have a clean and decent neighborhood with no manufacturing in our front doors. I AM OPPOSED TO THE MANUFACTURING PLANT AND URGE YOU TO BE OPPOSED TOO.

Respectfully,
F. Louise Barksdale
flbarksdale@bellsouth.net

From: Marilyn Carruthers <mlrainy@gmail.com>
Date: May 26, 2020 at 10:49:58 AM CDT
To: patrice.robinson@memphistn.gov
Subject: Graves School Project

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

Counsel Woman Patrice,

My name is Marilyn Carruthers and my home address is 3380 Mccorkle Road. I have lived at this address for 33 years. Little do they know, in this neighborhood and the surrounding areas, we care about our neighborhood and value our property!

I am appalled that the Memphis Shelby County school board would think that our residents are not 'good enough' by their standards and allow Elvis Presley Enterprises to build a 2 story company in our front yards. Have they no shame? This should not be happening.

It is my understanding that this has been in the works for 2 years. I don't recall being notified until earlier this year and not one time by the school board. I thought I lived in a residential district. What about our property value?

Surely there is something else better that can be done with the property or simply tear the school down. I would rather see open land than a factory in our neighborhood.

Ask the question would you like a factory in your neighborhood and is it permissible?

We need for you and the other members to vote no for this project!! Do the right thing.

Thank you for your time,

Marilyn Carruthers

Sent from my iPhone

McCorkle Road Neighborhood Development Association, Inc. of Memphis
(dba) The Whitehaven Community Development Corporation (WCDC)

Date: 3/14/20 Annual Membership Meeting

Meeting Facilitator: Dr, Yvonne Nelson (901) 300-0250

Invitees: Members, residents, and friends residing in the 38116 area

Locations of Meeting : Southwest Tennessee Community College Whitehaven Branch
1234 Finley Road Memphis, TN 38116

The meeting was called to order at 10:40 A.M. by the President, Dr. Yvonne Nelson. Prayer was led by Rev. Juanita Payne. The Treasury report was given by Ms. Debra Baker who states we have \$651.45 in the treasure, no motions were made.

The purpose of this meeting is to help raise Whitehaven up to the level we want it to be and to make everyone aware that the McCorkle Road Neighborhood Development Association, Inc is open to everyone in our community. Dr. Nelson states she tried to contact the President of the Greater Whitehaven Center to the meeting but no response was received. Dr. Nelson mentioned that Greater Whitehaven Center, President Trey McKnight is one of the umbrella organization of our community.

Resolutions of the By-laws were cancelled, and the election of officers were postponed. Also, resolution to accept the Board of Directors was postponed. Dr. Nelson said that a large sum of money is suppose to be coming to our community but we must be organized in order to receive some of this money.

REGULAR BUSINESS:

Discussions/Questions/Activities

__The question was asked by someone: is everyone a paid member. Another question was asked – are there other members of the organization. Dr. Nelson mentioned that we have about fifty or sixth members, but in order to be an effective organization that we need about six hundred members. She also stated that each household is asked to pay \$25.00 per year.

__Activities are pending due to the COVID-19 development.

__State Representative for District 91 was available at the meeting and made some remarks concerning the Coronavirus.

__Tiger Lane Event is scheduled for April 9th, 2020—A committee Chair/Volunteer is needed. A “Taste of Memphis at Tiger Lane 2020” serves as a celebration of accomplishments of neighborhoods and leaders making Memphis a better place to live. (Contact person: Kelli Walton (901) 636-7407).

__Earth Day Clean-Up- April 25th, 2020 – Committee Chair/Volunteer needed. This event celebrates what is great about going green in our Community. (Shelby_farmspark.org – ph#222-Park 7272

McCorkle Road Neighborhood Development Association, INC of Memphis

Minutes of Meeting

Announcements:

Blood Plasma Donor Center/Transportation Needed – March 25th at 2pm for 1412 Elvis Presley Blvd 38116 (next to First TN Bank. This center was approved by the Land Use Control Board (Josh Whitehead). A partition was being signed at the meeting.

Indoor Storage Unit/Transportation needed April 9th at 9:30 am.

Cook Out Restaurant – Opening new location in Whitehaven 4286 Elvis Presley 38116 near Krispy Kreme Donut Shop

Update on street repairs on Elvis Presley Blvd – per Ed Ford Senior, this project will be going on for 8 months – 5 years.

Legislators/Guest at the Meeting

State Representative for District 91 London Lamar was present at our meeting, she talked about the coronavirus and staying safe. Also, she is running for reelection we signed a form on behalf of her for reelection. State Representative Lamar mentioned that we need more family friendly businesses in our community. She mentioned the importance of keeping our property value up. Also, she states she passed two bill in the legislature: one on Human trafficking and the Hope Scholarship.

It was mentioned that we have care homes in our community.

***** Write down 3 things you want to see in Whitehaven and email them to Dr. Nelson**

*****Two of our neighbors and McCorkle Road Neighborhood members passed away about a month ago: Mr Curtis Shumpert and Mr Eddie Sykes.**

Opposition to PD 20-04

Holly MHI <holly@memphisheritage.org>

Wed 7/1/2020 9:21 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Dear Jeffrey,

On behalf of Memphis Heritage, Inc. and the historic neighborhoods we work to support, we are voicing our opposition to PD 20-04, Whitehaven Works at Graves Elementary Planned Development.

If you are reading this letter of opposition, it is because the City Council has required that this case be remanded back to the LUCB because of the waived requirement for the developer to hold a neighborhood meeting. I imagine that the applicant will argue that the meeting held on June 29 fulfilled this requirement. In our opinion, this last-minute meeting did not fulfill the requirement. At the meeting, the applicant's attorney, Mr. Mark Jobe, seemed unwilling to hear the neighborhood's concerns - so much so that Councilman Ford and Mr. Jesse Turner spoke up to beseech Mr. Jobe to allow the neighborhoods' residents an opportunity to speak, a request that Mr. Jobe did not fully honor.

At the very least, we urge you to hold this case for one month to allow for a proper neighborhood meeting to be held.

Perhaps even more pressing than the developer's lack of communication with the neighborhood is the fact that this case was ever approved to begin with. The unprecedented amount of objection by the community is a major cause of concern - 47 letters, a petition with 328 signatures, and over two dozen voicemails were collected from Whitehaven residents and their supporters voicing their opposition to this project.

Also the OPD's own staff recommended that this case be rejected because, among other things, "the proposed development may unduly injure or damage the use, value and enjoyment of surrounding property or unduly hinder or prevent development in accordance with the current development policies and plans of the City and County."

By my calculations, in the last 2 years, with the hundreds of cases that the LUCB has heard, only 4 times has the OPD staff recommended rejection of an application and the Board has voted to approve it. This is a very unusual situation.

There are plenty of other more appropriate and available places for this facility to be located rather than in this residential neighborhood.

We urge the Land Use Control Board to reject this application.

Sincerely,

Holly

Holly Jansen Fulkerson
Executive Director
Memphis Heritage, Inc.

From: Pearl Walker <pearlevawalker@gmail.com>
Date: May 27, 2020 at 9:44:50 AM CDT
To: "Ford, Sr., Edmund" <Edmund.FordSr@memphistn.gov>
Cc: "Robinson, Patrice" <patrice.robinson@memphistn.gov>, "Johnson, Cheyenne" <Cheyenne.Johnson@memphistn.gov>, "Smiley, Jr., JB" <JB.SmileyJr@memphistn.gov>, "Jones, Martavius" <martavius.jones@memphistn.gov>, "mccorkleroad@gmail.com" <mccorkleroad@gmail.com>
Subject: Light manufacturing facility

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

Greetings Council Members,

I am writing to express my support of the residents in the McCorkle Rd area and their opposition to the proposed 146,000 square foot light manufacturing facility that Elvis Presley Enterprises dba Made In Memphis wants to erect in the middle of the beautiful hamlet of Whitehaven.

My mom...Maudethel Taylor Walker, widow, single parent and school teacher purchased a home at 4338 Aldridge Dr. in 1974, so we could live in a better neighborhood, and have a more promising future. She transitioned in October of 1992, and would be saddened by this proposal, and I am saddened as well.

I hope that the council will consider the residents and community first as it relates to this matter.
Any consideration on behalf of the neighborhood and residents would be greatly appreciated.

Respectfully,
Pearl Walker, Founder
I Love Whitehaven Neighborhood Association

From: Robert Gordon <bguh@bellsouth.net>

Sent: Wednesday, July 1, 2020 3:39 PM

To: Logan, Rhonda <Rhonda.Logan@memphistn.gov>; Colve , Frank <frank.colve_jr@memphistn.gov>; Robinson, Patrice <patrice.robinson@memphistn.gov>; Swearingen, Jamita <jamita.swearingen@memphistn.gov>; Morgan, Worth <worth.morgan@memphistn.gov>; Ford, Sr., Edmund <Edmund.FordSr@memphistn.gov>; Easter-Thomas, Michalyn <Michalyn.Easter-Thomas@memphistn.gov>; Smiley, Jr., JB <JB.SmileyJr@memphistn.gov>; Johnson, Cheyenne <Cheyenne.Johnson@memphistn.gov>; Jones, Martavius <martavius.jones@memphistn.gov>; Carlisle, Chase <Chase.Carlisle@memphistn.gov>; Canale, JFord <JFord.Canale@memphistn.gov>; Warren, Dr., Jeff <Jeff.Warren@memphistn.gov>; Whitehead, Josh <Josh.Whitehead@memphistn.gov>; Memphis Mayor <Mayor@memphistn.gov>

Subject: Against Graves Elementary (because the neighbors are against)

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

AGAINST GRAVES ELEMENTARY PROJECT (because the neighbors are against)

CITY COUNCIL:

The distrust that the citizens of Whitehaven have for EPE has been known for years. That's why it was so surprising that at the Graves Elementary community zoom meeting, the representative of the developers, attorney Mark Jobe of Glankler Brown, showed such disdain for the members of the community. I thought Councilman Ford was exactly right to reprimand Mr. Jobe on the call. For a full several minutes after that, Mr. Jobe was contrite, but very quickly his disdain returned and another person on the call, Mr. Jesse Turner, had to beseech Mr. Jobe to allow him and others to speak, as they'd been invited by him to do. Mr. Jobe's lack of interest in the meeting and what it might reveal was evident from his perfunctory manner; he made it clear that neither he nor those he represents have any care for what those who will live next to the project may think of it. Mr. Jobe's behavior toward the community was quite shocking.

Mr. Jobe was accorded full respect during his presentation. Afterward, he took public response. When the first couple or few were strongly in favor and speaking from organized thoughts, it was clear that Mr. Jobe was calling on those he knew, trying to establish the narrative. The community was finally given a chance to speak. However, he decided when he'd heard all he wanted and he tried to shut the meeting down. Mr. Ford's reproach and Mr. Turner's appeal were only briefly successful in allowing the community response to continue.

While there are several aspects of this development that I quite like and which I believe could benefit the community, the shameful behavior of the developers makes clear that the community's longtime suspicions are well-founded.

After watching the behavior of the representatives of EPE—no one from EPE could be bothered to even dial in to the meeting! (no one was introduced)—I must side with the community and say that I wouldn't trust anyone who treats me like I'm observing EPE's representatives treating the Whitehaven citizens.

Elvis and EPE have done great things for Memphis, and the city enjoys the benefits of the tourism that he generates, but Memphis is a city for its tax-paying citizens first. No one who lives in the immediate vicinity of the project spoke for it.

Please support the tax-paying citizens of Whitehaven, please respect the property owners who will live in the vicinity of this project and deny the requests of EPE for the Graves Elementary project.

Thank you,

7/1/2020

Mail - Penzes, Jeffrey - Outlook

Robert Gordon

www.TheRobertGordon.com

From: ROSANNA SMITH <rosanna_smith@bellsouth.net>
Date: June 13, 2020 at 10:41:24 AM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>, "Jones, Martavius" <martavius.jones@memphistn.gov>, "Johnson, Cheyenne" <Cheyenne.Johnson@memphistn.gov>, "jb.smilejr@memphistn.gov" <jb.smilejr@memphistn.gov>, "Ford, Sr., Edmund" <Edmund.FordSr@memphistn.gov>, "Carlisle, Chase" <Chase.Carlisle@memphistn.gov>, "Colvett, Frank" <frank.colvettjr@memphistn.gov>, "Swearengen, Jamita" <jamita.swearengen@memphistn.gov>, "Warren, Dr., Jeff" <Jeff.Warren@memphistn.gov>, "Canale, JFord" <JFord.Canale@memphistn.gov>, "michalyn.easterthomas@memphistn.gov" <michalyn.easterthomas@memphistn.gov>, "ronda.logan@memphistn.gov" <ronda.logan@memphistn.gov>, "Morgan, Worth" <worth.morgan@memphistn.gov>, "McCorkle Road NDA of Memphis Inc." <mccorkleroad@gmail.com>
Subject: Light Plant at Graves Elementary School

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

Dear City Council Members:

I have recently been informed that a proposal for the rezoning of my neighborhood, for the establishment of a light industrial manufacturing facility, has been submitted. This is deeply troubling given that the present environmental climate has not afforded residents, such as myself, a chance to have access to the information pertaining to this request. Moreover, the receipt of information and /or opportunity for input and responses by residents, to my knowledge, has been "null and void." Also, we have received no information from the Land Use Control Board or the City of Memphis, referencing any virtual community sessions being held to address this concern. I deem this to be unlawful and unjust to those of us residing in this area as we have not been informed as to the specifics related to the proposed facility. Nor have we been given a chance to rebut, give a counter response or obtain information as to the impact of such a facility on the health and welfare of community residents.

It appears that while we have been obedient to the local civil laws and "sheltering at home", matters of grave importance relative to the lives of those of us residing in this community are being decided for us. This cannot be done. Many of us have invested a lot in our homes and community to ensure its stabilization and see the proposed plant as destabilizing . Therefore, I am respectfully requesting that as a Council you move forward to collectively ensure that as tax paying citizens our legal rights are not violated. To this end, I ask that the proposal to establish a light industrial manufacturing facility in this area be denied.

Respectfully Submitted, 6/13/2020

Rosanna Smith

Rosanna Smith, Resident

From: Sheena Robinson <milescolinmom@gmail.com>
Sent: Tuesday, June 2, 2020 2:34 PM
To: Robinson, Patrice <patrice.robinson@memphistn.gov>
Cc: Sheena Robinson <milescolinmom@gmail.com>
Subject: NO FACTORY AT GRAVES ELEMENTARY SCHOOL

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

To whom it may concern,

I am a homeowner in the neighborhood of Graves Elementary. I have been in my home for over 30 years. I would like to maintain the value of my home. My neighborhood has been friendly and small. I would not like a factory in my neighborhood. It is family friendly and we would like it to stay this way. Please vote NO on the factory. This would destroy the neighborhood that myself and my neighbors have built and lived in for many years.

Sincerely,

Shirley C. Taylor
739 Brakebill
Memphis, Tn 38116

To: Patrice.Robinson@memphistn.gov
Cc: Edmund.FordSr@memphistn.gov
Martavius.Jones@memphistn.gov
Cheyenne.Johnson@memphistn.gov
JB.SmileyJr@memphistn.gov

My name is Anthony Jones, I reside with my father at 745 Brakebill Avenue, Memphis, Tennessee 38116. The homeowner is my father Mr. Freddie L. Jones. The home was purchased in 1976.

I am writing to request that you vociferously lobby against rezoning the Graves School site to allow Graceland Enterprises to build a manufacturing facility. Doing so will destroy a perfectly sound community with more than a half century history of stability for no plausible reason. Doing so would be a perfect example of destabilization of homeowner rights and equity, as any proposed manufacturing facility will completely transform the neighborhood into a traffic thoroughfare between two already heavily traveled arteries, Brooks Road & Winchester Road.

In the 43 years my family has been domiciled here, I can recall dozens of diesel trucks traveling through the neighborhood once MPD stopped heavily patrolling the area. To suddenly rezone this wonderful enclave would not be a wise decision, and especially to accede to this particular request, which is the very epitome of corporate skullduggery. The company has not provided enough information to even be considered, let alone for a vote to the reverse the character of our neighborhood. They have not met with the residents to explain what the facility will be, what potential impact it may have on property values, what dangers may result from the manufacturing process, what chemicals will be utilized and at what risk, what will be the waste produced, water usage, the amount of physical plant traffic that will be needed, the personnel generated traffic, and many more questions have not been addressed. If these concerns have been addressed, they have certainly been kept from the residents. Isn't that a violation of the rule requirements? We count on you to safeguard citizen's interests in a fair way and there has not been enough information provided to make any decision. It is insulting to expect a decision to be made without the proper information obtained, questions asked, or based on verbal information that varies extremely from what has been written and submitted.

I surmise that the company in question will voice a goal of stating that putting the factory in the proposed site will be a project for the "greater good" as a job creation center. I and several area residents do not believe that is so. What they are trying to do is fund the project for pennies on the dollar to create a vanity project. If their base concern is to be a benefit to Whitehaven, there are simply too many alternative paths for them to take. What they are trying to do is to build at less than pennies on the dollar, a wise move for any business, and are counting on the gullible economic paradigm which has too long plagued Memphis to support this injustice and their decision.

There are simply too many alternative sites on both Winchester and Brooks Road(s) available to them that would cause no disruption to the neighborhood. Because of this they are proposing destruction, not construction.

And while race is not the paramount basis of our objections, answer me this. Is there any city in America that cannot afford another destabilized black community than Memphis? Voting to destroy the character and value of this neighborhood sends a clear statement that the hard won equity and life sustaining value of the residents who worked hard to live in a tranquil neighborhood do not matter. As designed, this is simply a steam roller scheme as obvious as an ape in sheep's clothing and it has been

presented in a completely unethical manner that is an insult to the intelligence of the neighborhood residents and the council. On behalf of several residents and this household, I am writing to request that you do your best to block this stupid, stupid proposed development for several reasons:

1. There are simply too many sites available within a 60 second drive that will not bring dangerous levels of traffic into this small community.
2. If their goal is to benefit Whitehaven what better example than reviving dormant industrial property instead of destroying a greenspace and devaluing an entire neighborhood;
3. Doing so would be forcing the residents into investing their equity value into the company. There is no guarantee that it will succeed, and if it does not, is there a clause to demolish the factory in an environmentally sound manner?
4. The way this project has been presented is completely unethical. Not one meeting has been held to inform the immediately affected resident citizens of the clear goals of this potential concern. No one has yet presented a clear vision of what is to be. A blueprint has been posted. It is affordable and should be required to provide a 3-d rendering which would have at the minimum given a clear vision of what is proposed. Blueprints benefit experienced engineers and planners. What was submitted seems to be intentionally misleading or unnecessarily and insultingly myopic;
5. Has there been a clear study of potential pollution health liabilities that such a proposal would create? If not, why not? Because of the word of the applicant is not a sufficient reason. Besides, there is nothing written on paper to justify his words. Several residents have been battling health issues believed caused by a nearby garbage treatment concern, placing a second industrial plant, light manufacturing or otherwise, in the proposed location creates a perfect trap of damaged air, instead of the oxygen generation provided by the dense tree patch currently there;
6. What traffic flow the plant will create? Again, no one has come forth to explain the impact, but it is not hard to envision increased traffic from Brooks onto McCorkle and Graves, not to mention speeding traffic through the neighborhood with employees trying to beat the clock.

In summary, this project as presented, is an insult to any thinking person's intelligence and I cannot voice my opinion strong enough to express my objection to the way this has been presented and any potential rezoning of the Graves School grounds for this purpose now or in the future. If nothing else, donate the property to Habitat For Humanity or a proven socially responsible rehabilitation concern, but to give it away for the building of a mystery factory does not make any good or logical sense.

Mr. Anthony L. Jones

Mr. Freddie L. Jones

745 Brakebill/Memphis, TN 38116

tonyjonesink3@gmail.com

(901) 215-4439

Unity Christian Church of Memphis
3345 McCorkle Road
Memphis, TN 38116



May 27, 2020

To Whom it May Concern

Unity Christian Church of Memphis has been a beacon of light on the hill of McCorkle Road for more than 30 years and will continue to shine our light in this community, city and world. We eagerly join our McCorkle Road Neighborhood Development Association as well as others in opposition of the rezoning of the property adjacent to our church known as the old Graves Elementary School for construction of a manufacturing site. This manufacturing site will be next door to our church. This type of business needs to be established in a business zone not a residential community.

Health and safety are utmost concerns in allowing a manufacturing site to become a part of this community, as well as the close proximity of our church. It is certain that we will be compromising air quality with carbon emission from an increase of cars, trucks, machinery and other necessary vehicles for daily functions of this business, as well as the manufacturing of products made. Noise pollution, air pollution, traffic congestion, light pollution brings on added stress which can contribute to more health problems for the people that live here. We love this community and want it to continue serving the people that have made the sacrifices to keep this a healthy, safe, thriving residential community.

Approving this proposal can cause hardship, stress and decrease in property value for this whole community. Presently, we are a quiet, peaceful, historical residential community with a large population of seniors who have invested in their homes and this community for many, many years. Imposing this manufacturing site on this community would be a disservice and lack of respect to hardworking homeowners as well as our church. Many of these homeowners are church members or participants in our church programs as well.

Humbly submitted by The Board of Trustees of Unity Christian Church

**Wanda Logan Faulkner
3420 McCorkle Road
Memphis, TN 38116
901/949-6099**

No Factory at Graves Elementary School!

June 1, 2020

City of Memphis
City Council Members
125 N. Main Street Rm. 514
Memphis, TN. 38103

Dear Council Members,

As a resident of the McCorkle Road Neighborhood and a retired City employee, I humbly ask that each of you vote No for the proposal to build a factory in the McCorkle Road Neighborhood. I live directly across the street on the rear side of the existing structure. Building a factory at this location will create a tremendous eye sore directly from my front door and literally destroy the character of an active community.

There are a number of past and current public servants that live in my neighborhood. Not only have we served our community well, but we have also served the citizens of Memphis well. We ask that you do the same for us. Our community and neighborhood is not where we "Stay"; it is where we Live! I respectfully ask that each of you respect those contributions and honor our city citizenship by voting NO! I ask the hard work that each resident has demonstrated to live in this community be recognized, respected, and not trampled upon under the auspice of commerce.

My home is exactly 1.5 miles from Graceland and the Graceland complex. In the backdrop of civil unrest in our nation, the concept of community, family, and the hard work of neighborhood residents are at the forefront of importance and relevance. We have seen our city and state leaders take great and in some cases extreme measures for the preservation not just of property, but neighborhoods. There is a reverence offered to those who had developed their living area through the abilities to overcome hardships. Yet they stand! This "stick and stay" strength has sustained the livelihood of neighborhoods long after the big business has gone only to take their empty promises before another board such as yourself in another city. There is a clear understanding that the preservation and protection of neighborhoods and communities are basic and foundational to the existing woven fabrics of our city. I respectfully ask that you not allow the woven fabric of the McCorkle Road Neighborhood become subjected to the unraveling tentacles that have been placed before you with this factory proposal. This proposal is riveted with empty and perchance hopes of job opportunities where sustainability is widely vulnerable to many unspoken and intentionally hidden variables.

Our communities have so often before been offered the promises of job opportunity and growth only to see those promises abandoned after the profit margins of big business has flattened. We as taxpayers we have been abandoned several times over and left with the smelly mess of blight, and communal eyesores. The McCorkle Road Neighborhood is well established, has proven to hold his own, and deserves your vote for preservation. I beg you to not put our community on the auction block for commerce.

Commerce over community is temporary and resounds loudly as an empty promise for any community and an ever-shifting foundation for any city. There are a number of existing commerce areas readily available for the platform that Graceland Enterprises is proposing. The need to destroy a neighborhood and community for private gains is directly in line negative and opportunistic actions that we have seen play out in our nation over that last few days. Neighborhoods are key! To put commerce before community that is like putting the cart before the horse.

Further, offering money to relocate to a number of settled and retired residents is offensive and quite frankly a slap in the face! It also serves a prime example of this entity's lack of respect for this city's belief in build a city where we can not only work, but also live and play as well. This is the true MEMFACT! Everything and everyone is not for sell. All situations and growth opportunities are not solved with the throwing of money. This neighborhood is where I have chosen to have my being and forever home. This is where I have chosen to sit on my front porch and watch my future grandchildren play.

Big business in the heart of a neighborhood has a looting effect to the hard work of the existing property owners who have worked to build a life for themselves and establish a neighborhood with all the character and charm of a community. Please do your part by stopping this downward spiral, slippery slope and degradation of an upstanding and well-established neighborhood.

Please VOTE NO!

I am an African American woman that attends Graceland events annually for the Elvis Week. I enjoy it, but this is flat out wrong! Graceland Enterprises should not be allowed to erase the years of progress of a community by preying on the starvation predicaments of our society with the expectation that you, our elected officials, will force us to eat anything. Stop throwing us bones while trying to convince us it has meat on it. We do NOT fetch! Yes jobs and educational opportunities are needed, but so are neighborhoods and decent living communities such as the McCorkle Road Neighborhood. When the neighborhood goes, so many other things are adversely impacted.

I have taught my children to never want something so badly that you will pay any price for it. I taught them to understand that it is perfectly ok to have the word, NO, in your vocabulary. I ask you, my City Council members, to add up the cost of this move to the residents, to the citizens, along with the embellished overrated and promises. Who is really shouldering that costs? Up rooting families and communities and ask them to start over for an entity's private gain—does this really make any sense? Mind you we have already bent over backwards to support this entity with the past projects. We must not allow this entity to continue to take and take and exploit the situations and conditions of our city. This is not right, it is not fair, and it is not respectful. I ask that you, our city council members, to please stand with my neighborhood,

draw the line, and use the word NO in your vocabulary and vote and ensure that no factory is place in the heart of my beating neighborhood!

I respectfully beseech the city council body collectively and each member individually:

Chair Woman Patrice Robinson, please **Vote No** to a factory at Graves Elementary School!

Vice Chairman Frank Colvett, please **Vote No** to a factory at Graves Elementary School!

Councilman J. Ford Canale, please **Vote No** to a factory at Graves Elementary School!

Councilman Carlisle, please **Vote No** to a factory at Graves Elementary School!

Councilwoman Easter-Thomas please **Vote No** to a factory at Graves Elementary School!

Councilman Edmund Ford, Sr., please **Vote No** to a factory at Graves Elementary School!

Councilwoman Cheyenne Johnson, please **Vote No** to a factory at Graves Elementary School!

Councilman Martavious Jones, please **Vote No** to a factory at Graves Elementary School!

Councilwoman Rhonda Logan, please **Vote No** to a factory at Graves Elementary School!

Councilman Worth Morgan, please **Vote No** to a factory at Graves Elementary School!

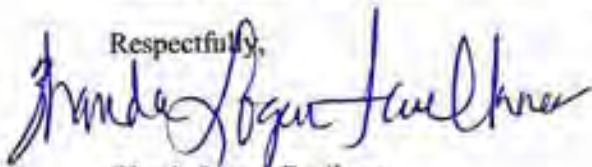
Councilman JB Smiley, please **Vote No** to a factory at Graves Elementary School!

Councilwoman Jamita Swarengen, please **Vote No** to a factory at Graves Elementary School!

Councilman and Dr. Jeff Warren, please **Vote No** to a factory at Graves Elementary School!

Thank you in advance for your support for my neighborhood. I am willing to speak with any council member. My contact number is provided above.

Respectfully,



Wanda Logan Faulkner
McCorkle Road Neighborhood Association Member

COVER SHEET/INDEX

1. Cover Sheet/Index
5. 1996 The Commercial Appeal Article
Bonnie Killebrew
Clyde Exum
5. Cozy Sykes
David Payne
10. Debra Baker
Deloris Brooks
Elizabeth English
Gladys Cox
Pastor Supvain 'Van' Pritchard, Garden of Grace Church Ministries
15. Oscar & Erma Jones
Pearl Walker
Rita Davis
Carlos & Robin Franklin
Rosanna Smith
20. Shirley Taylor
Anthony Jones
Kenneth Kuykindall*
25. Yvonne D. Nelson*
Rita Harris
Virginia Bowen*
Robert Davis*
30. Yvonne D. Nelson*
Elizabeth English*
Gordon Alexander
Rev. Sammie L. Hamilton, Graves Road Church of Christ
Pastor James C. Peters Jr.
35. Wanda L. Faulkner
Gillie Holmes of Unity Christian Church of Memphis
Willie Love
Yvonne D. Nelson
Irma Love
Robert Gurley, Former President, Westwood Neighborhood Association
Christine Sykes
Devin Marzette
45. Betty Echols
Anthony & Mary Carr
Troy Williamson
Linda Mobley
Tyrone Dyson

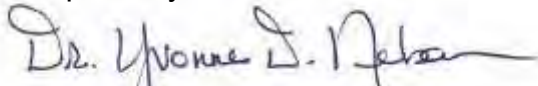
- 50. Kenneth Jackson
Dollie Massey
Holly J. Fulkerson, Executive Director, Memphis Heritage, Inc.
Dr. Margaret Pritchard
Mary Sharp
- 55. Darrell Thomas
James Toles
Jeffrey Penzes

Additionally:

- A. 249 individuals follow “No Factory at Graves Elementary” on Facebook
- B. 245 individuals have liked the “No Factory at Graves Elementary” page on FB
- C. 328 individuals have signed the online petition
- D. 183 individuals included comments in opposition to the GES PD online
- E. 26 individuals have recorded comments on the Phone Train
- F. 302 individuals have texted the word “graves” to the number “64600

As of July 1, 2020, a total of 1,388 individual responses and/or comments in opposition to this proposed planned development have been collected and recorded and are attached for your review and consideration.

Respectfully submitted,



Dr. Yvonne D. Nelson, President
McCorkle Road Neighborhood Development Association, Inc. of Memphis dba
Whitehaven Community Development Corporation
info@whitehavencdc.org
(901) 300-0250



WHITEHAVEN

Community Development Corporation

July 2, 2020

Memphis & Shelby County
Land Use Control Board
Attn: Jeffrey Penzes, Staff Planner
125 North Main Street
Memphis, TN 38103

RE: Rehearing of Case No. PD 20-04

Dear Mr. Penzes:

We have never heard of "rehearing" a case prior to this precedence setting measure that you are putting our community through today and we need you to fully understand that we would have appreciated the LUCB not taking matters into their own hands to waive our communities right to be heard as written and specified in the Unified Development Code of Memphis and Shelby County.

As listed in Section 9.3 Common Review Procedures, Section 1, Item A states "The pre-application conference is a meeting in which the Planning Director discusses the procedures, standards and regulations required for approval in accordance with this development code with the applicant. You held this meeting or indicated that such a meeting had been held.

Section 2, Item A further states "At least 10 days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall host and/or attend a neighborhood meeting with representatives from neighborhoods adjacent to the development site which the hearing involves:

1. Zoning changes not in compliance with any plans to be considered;
2. Special use permit or amendment to a special use permit;
3. Planned development outline plan or amendment to a planned development outline plan; and
4. All subdivisions except minor subdivisions.

Furthermore, Item B, Procedures state the following:

1. ...the officers of any neighborhood or business associations registered with the City of Memphis Office of Community Affairs whose boundaries include properties within 1,500 feet of the subject property;
2. ...all current residents of a single-family and two-family dwellings within the notification area;
3. ...all property owners within the notification area, if different from the current residents;
4. ...the members of the Memphis City Council who represent the district and super-district in which the development is planned...; and
5. ...all residents of multi-family dwellings within the notification area...

Should have been mailed notification of the neighborhood meeting prepared and provided by the applicant and the entire community should have been properly informed of the proposed development and comments should have been solicited. I posit that that Item #B-1 was not carried out. The McCorkle Road Neighborhood Development Association, Inc. of Memphis has been a registered entity with the City of Memphis since obtaining its nonprofit, tax-exempt status from the Internal Revenue Service in March of 1994 (see attached). Let it be known that individuals from all over Memphis join this and neighboring associations in opposition to this planned development.

Regards,

Dr. Yvonne D. Nelson, President
MRNDA dba Whitehaven Community Development Corporation

The Commercial Appeal

THURSDAY, February 29, 1996

FOLKS HAPPY IN MCCORKLE ROAD HOMES

By John M. Hubbell The CA Staff



More than four decades ago when
LOWREY AND BECKY CROUCH
first gazed upon an
undeveloped parcel of land along
McCorkle Road
in Whitehaven, the

FIVE FOLKS HAPPY IN MCCORKLE ROAD HOMES

decision to build a home there hit the former North Memphis couple like lightning.

"There were four houses over there, and a corn field over there," Crouch said last week, gesturing out her living room windows. "And I decided this is where I want to live the rest of my life."

One night about 20 years later, as the family slept in their eight-bedroom, ranch-style home, a passing storm tossed out the genuine item: a lightning bolt that sparked a fire that roamed through a good bit of their house before volunteer firefighters extinguished it.

The Crouches ripped out the rug, wiped off the walls and kept calling McCorkle Road home - moving along while staying put.

Credit for their pluck may lie somewhat in their home's character. After all, how could someone forsake a structure supported by beams and rafters fashioned from seats at one of the city's early Billy Graham crusades?

But Becky Crouch, 76, says there's more to it than that.

"The families here were always genteel, sweet, giving people," she said.

Shifting her lense to the present, she continued: "That's the way the whole neighborhood is."

While McCorkle Road residents are generally familiar to each other, the feel of the neighborhood is still detached and semirural - somewhat reminiscent of a lingering agrarian ambience that once greeted the Crouches, whose home became the second on the block.

Today, McCorkle is one of the cherished kinds of tucked-away city streets where 63 homes sit comfortably recessed on ample, tree-dotted lots. Though just a short distance from bustling thoroughfares - Elvis Presley Boulevard to the near east, Brooks Road at its northern outlet, Winchester Road running through the middle - McCorkle offers a hushed, earth-toned contrast. Its roadway is narrow, its traffic is sparse and streetlights are rare along the straight, gently sloping blocks.

At a time when many expatriate Memphians have pushed far east for a rural feel, several McCorkle Road residents believe they've got the trend already licked. They point to their proximity to downtown, Midtown and Memphis International Airport and happily say they're a step ahead by simply remaining where they are.

"Down here, it's beginning to redevelop itself," Crouch said. "They're finding this is a dumb place to have gone off and left."

A separate, longer stretch of McCorkle Road runs further south along railroad tracks in the Raineshaven area, connecting Raines Road and Shelby Drive.

The road's history dates to before the annexation of Whitehaven by Memphis, back to when it was a county farming community worlds away from the rhythms of city life.

But it's the northern stretch of McCorkle - from Brooks Road to Porter Road where Porter meets Lakeview Road - which has embraced its sense of place and community in recent times. Nearly two years ago, residents formed the McCorkle Road Neighborhood Development Association for the best possible reason: to maintain a comfortable status quo.

"We want to preserve the area and enhance it," said Yvonne Nelson, a charter member and its current president. "We definitely don't want it to get any worse. I'm sure there are some minor things people want to see (improved), but nothing major."

Nelson helped form the association in March 1994 by calling a residents' meeting to express her concern about property plans in the neighborhood. An absentee landlord had planned to offer his rental house as a low-income Section 8 dwelling. That concerned **Nelson**, whose home sits next to the property.

Though the landlord changed his plans after speaking separately with **Nelson**, the meeting of neighbors at the nearby Unity Center of Memphis proved important. They decided to meet again; soon, a bona fide group was formed. As residents talked, they found a common concern in nearby Graves Elementary School. The back of the 800-student school faces McCorkle at Winchester.

"We felt they needed better playground equipment," said **Nelson**, who has lived along McCorkle since January 1993.

Nelson, a Postal Service employee, began writing a proposal to capture one of 20 city demonstration grants then being offered to worthy civic causes. Each grant was worth \$10,000.

"It was work," said **Nelson**, 34. "It was writing and rewriting and editing and answering questions. After I told (city officials) what I was doing, they gave me a kind of rough draft."

The proposal netted a grant, and playground equipment is set to be installed at the school by spring, according to Graves principal Commodore Primous.

The association is "very much a part of the neighborhood," Primous said. "I've seen the neighborhood grow and change in the last 20 years." McCorkle, he said, is "a neighborhood that's maintained its dignity, and people have maintained the property."

Residents' efforts to better the playground were also helped by Graceland Dodge, which lent manpower to a weekend project to clear the densely wooded area that sits behind Graves.

The nearby car dealership also donated more than \$1,000 to finance future picnic benches and barbecue grills, according to general manager Kurt Meer. For former teacher Jane Kinney, who has lived on McCorkle since 1962 with her husband James, the relatively new neighborhood association is an important enabler for improvements there.

"It makes you a more cohesive group," she said. "It makes you speak to your neighbor more. To me, that's the biggest advantage of a neighborhood association - knowing your neighbor."

The association has taken to having an annual holiday potluck dinner as well as participating in National Night Out, a program where neighbors socialize on porches to make their presence visible.

Like many near her, Kinney said her family has enjoyed the space of the neighborhood and the feel it gives. But the proximity to Memphis International Airport has one caveat when it comes to traveling friends, she said.

"We end up getting them or taking them because we're so close," Kinney said. Christine Sykes moved across Whitehaven to the neighborhood with her husband Eddie four years ago, preferring McCorkle's deep lots to places "where you can't throw a ball in your backyard."

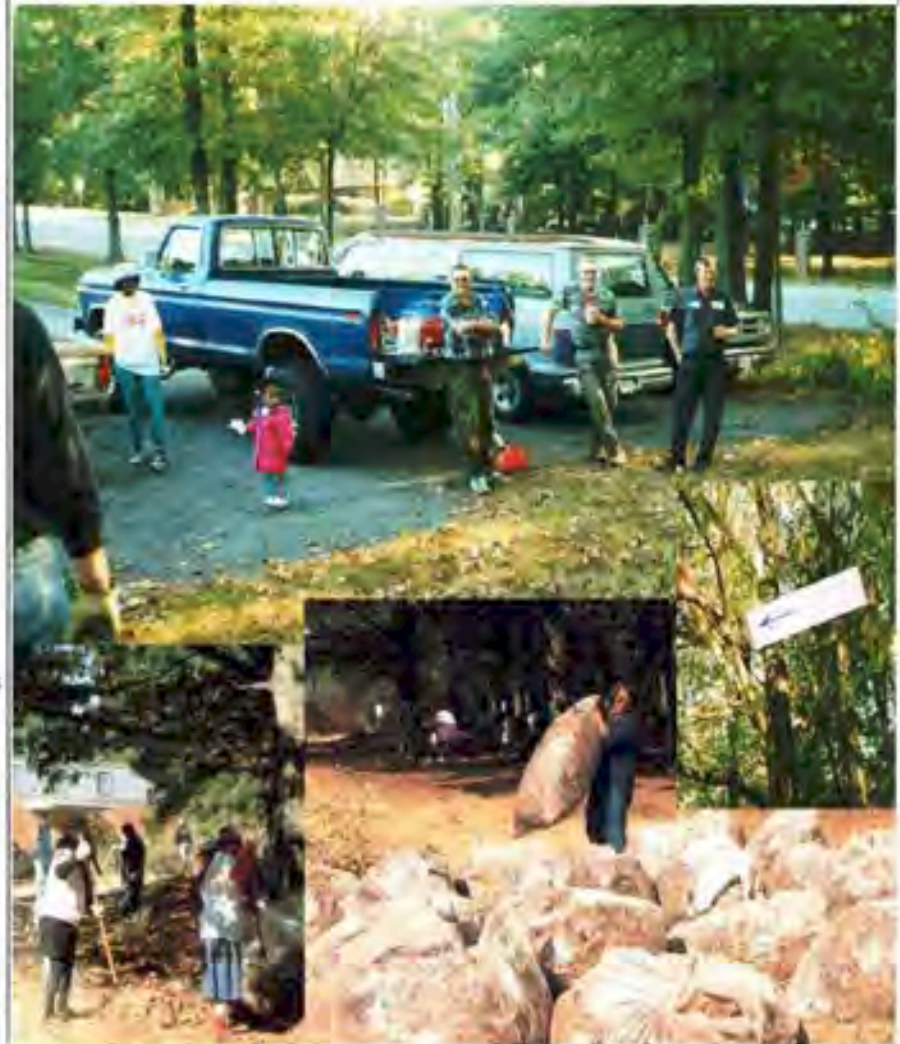
"I like the size of the lots, and we have a variety of people in this area," said Sykes, who operates Little Precious Learning Center from her home. "Even after 50 years, it still looks good."

The mix of retirees and working families along McCorkle makes raising children

a safe and supported task, **Nelson** said. And though she nurses the thoughts of many homeowners - the someday possibility of a bigger house, a better place - **Nelson** said it'd take a lot to move her from the community.

"My son asks if we ever strike it rich will we move off of McCorkle Road?" **Nelson** said. "I tell him no, we'll just expand."

Final
Neighbors
WO1





McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

NO FACTORY AT GRAVES SCHOOL

Bonnie SHIPP <br710@bellsouth.net>

Thu, Jun 4, 2020 at 12:20 PM

To: "Patrice.Robinson@memphistn.gov" <Patrice.Robinson@memphistn.gov>, "Edmund.FordSr@memphistn.gov" <Edmund.FordSr@memphistn.gov>

Cc: "Martavious.Jones@memphistn.gov" <Martavious.Jones@memphistn.gov>, "Cheyenne.Johnson@memphistn.gov" <Cheyenne.Johnson@memphistn.gov>, "JB.SmileyJr@memphistn.gov" <JB.SmileyJr@memphistn.gov>

To my elected officials,

I am a long time resident of Whitehaven and I am a home owner in a neighborhood of families who care about their homes and property. It is a disgrace that the city has allowed the school to remain boarded up for so many years without trying to re-purpose it for a community center or something that would benefit the youth of this area. However, it is scandalous that you would consider putting a factory, a huge commercial enterprise, in the middle of our neighborhood. Please know that would certainly be a detriment to the health and stability of our community. I strongly urge to vote against any and all proposals to disrupt the family environment of our neighborhood by bringing a factory in.

Bonnie R. Killebrew
720 Brakebill Avenue
38116



McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com>

FW: Regret having taken so long to get this letter done...

1 message

Whitehaven Community Development Corporation <info@whitehavencdc.org>
To: "McCorkle Road NDA of Memphis, Inc." <mccorkleroad@gmail.com>

Wed, Jun 17, 2020 at 4:35 PM

Clyde Exum, 3472 Graves Road Memphis, TN 38116

Sent from [Mail](#) for Windows 10

From: [Clyde J. Exum](#)
Sent: Wednesday, June 17, 2020 4:34 PM
To: [Whitehaven Community Development Corporation](#)
Subject: Regret having taken so long to get this letter done...

Dear Councilman Ford Sr.,

I grew up in Binghamton. Prior to and during my teens, I caddied at the Chickasaw Country Club. As children, we played along a city drainage area that led us to the Chickasaw Gardens neighborhood. We played in the area without any incidents. Hein Park, just to the west of us, was not quite as friendly, but you could walk through freely. On Waynoka Street, just south of the Chickasaw Country Club, you would be arrested for just walking on the block. I vowed one day I would buy one of those blocks and my yard would be indistinguishable.

I spent my most of my adult life in Chicago, IL. I retired as the chairman the Department of Dental Surgery at Cook County Hospital. I currently live at [3472 Graves Road](#), the house looking at Graves Elementary School to the south. This property was vacant for four years or more, run down and dilapidated. It was perfect for what I wanted to do. Architectural plans were drawn, in the style of a Frank Lloyd Wright built home, and it was to be my family's compound featuring 6 bedrooms and 5 bathrooms, with a bonus 3 bdrms upstairs and two guest bdrms down stairs. Much of this work I wanted to do myself with the help of my architect, Ben Harris, we would serve as general contractors subbing out what I could not do. Unfortunately, times changed and I lost most of my family as well as Ben Harris. Then, my option to buy the lot next to my house expired, but the renovation I started continues to this day.

Mr. Ford, I could have move to Germantown, but didn't. I could have bought in Hein Park or on Waynoka but I didn't. Now you telling me you would vote to put a school/factory in the middle of this neighborhood? You vote and tell your council members this is a must No Vote! This is country living in the city and here we go again with the erosion of a black neighborhood (which may still be, but at one time was the 3rd or 4th wealthiest in the state of TN) by allowing a questionable requisition if not down right illegal request to build this school/factory for the benefit of a private enterprise.

Two of my neighbors are newcomers to Graves Road. The one, next door to the south of me, has accomplished in renovation in less than a year what has taken me ten years. Yes! The neighborhood is changing, UP not down, less you want to reverse that. And what about the aerotropolis? What impact would an entry and exit of trucks and autos to this proposed project have on the already other heavy traffic pattern as well as a potential lite rail system along Winchester? Lastly, you should question the motive of anyone who wants to acquire a parcel of this quality for such a meager sum with a proposal that sketchy at best. There are ample properties in the area or 1 to 5 miles away or Nashville as some have threatened.

My concern is not about property value, but respect and due diligence. What about yours?

Sent from my iPhone.



Graceland Enterprises Proposal

COZY SYKES <cozysykes@comcast.net>

Fri, Jun 12, 2020 at 11:44 AM

Reply-To: COZY SYKES <cozysykes@comcast.net>

To: Patrice.Robinson@memphistn.gov

Cc: Martavius.Jones@memphistn.gov, Cheyenne.Johnson@memphistn.gov, JB.SmileyJr@memphistn.gov, Edmund.FordSr@memphistn.gov, Chase.Carlisle@memphistn.gov, Frank.ColvettJr@memphistn.gov, Jamita.Swearengen@memphistn.gov, Jeff.Warren@memphistn.gov, JFord.Canale@memphistn.gov, Michalyn.Easter-Thomas@memphistn.gov, Rhonda.Logan@memphistn.gov, Worth.Morgan@memphistn.gov

Dear City Council Member,

I am writing to you as a constituent and a 25 year resident of Whitehaven. I want to express my opposition to the proposal by Graceland Enterprises to convert the old Graves elementary school into a light manufacturing / Vo-Tech training center. I have seen up and downs in our community. With the improvements of Elvis Presley Blvd, I feel that a resurgence is occurring, Putting the proposed facility in the middle of a residential neighborhood is not in the best interest of our community. My concerns are increased traffic and devaluation of property values. I would like to see a better use of the property (i.e. a community center for senior citizens). Therefore, I request you consider voting against this proposal. Thanks for your consideration.

Regards,

Cozy Sykes

3496 McCorkle Road

Memphis, TN

38116-3923



McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com>

Opposed letter

1 message

David Payne <paynedmp@gmail.com>

Thu, Jun 4, 2020 at 4:56 PM

To: patrice.robinson@memphistn.gov, jb.smileyjr@memphistn.gov, "Ford, Edmund" <edmund.ford@memphistn.gov>

Cc: "McCorkle Road NDA of Memphis, Inc." <mccorkleroad@gmail.com>

Patrice Robinson and the Memphis City Council. Sixty Point One Neighborhood Association and myself David Payne. We oppose the application at Graves Elementary. As the Community, we feel this wouldn't be in the best interest of our Whitehaven Community. We are in agreement with our fellow residents in having this application to not be approved.

I, David Payne, would like to speak at the next meeting to voice my concerns.

Concern Voter/Citizen and Neighborhood Association

David Payne
Sixty Point One Neighborhood Association



Against PD 20-04 - No Factory at former Graves Elementary School

2 messages

Debra Baker <debrabaker3617@gmail.com>
To: Edmund.FordSt@memphistn.gov
Cc: Debra Baker <debrabaker3617@gmail.com>
Bcc: McCorkleroad@gmail.com

Thu, Jun 4, 2020 at 2:47 PM

Mr. Ford,

Regarding case number PD 20-04, I am opposed to the request for the former school to be replaced with a proposed planned development in connection with Elvis Presley Enterprises. To date no actual architectural (picture) renderings of the proposed building have been made available, only the blueprint proposal. The school would be torn down and replaced with a 146,300 square foot 2 story building in a residential neighborhood. An additional concern is the current elevation of the site, the school sits on the highest point with significant sloping on the east and south sides, the blueprint shows the building taking almost the entire property. Adding a two-story building would impact the neighborhood in a negative way. Traffic on Winchester would also be affected since the drawing shows access into and out of the facility. I foresee many accidents and injuries.

In the Whitehaven area there are many other opportunities to convert existing buildings or open land to build which would not require rezoning and could be a benefit to the community.

Even before the COVID 19 Pandemic the City and County should have been looking into ways to utilize this building to the benefit to the community. When the School System decided to close this and other schools there should have been a forward thinking, creative way to give new life to these buildings to the betterment of the citizens of Memphis and Shelby County. Don't just board them up and walk away, there is too much of that already going on.

I hope that you will take into account my No Vote for this proposal.

Regards,
Debra E. Baker
[3617 Graves Rd.](#)
Memphis, TN 38116-3911
Cell 901-383-3758

McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>
To: Debra Baker <debrabaker3617@gmail.com>

Thu, Jun 4, 2020 at 2:50 PM

Awesome! Got it!
[Quoted text hidden]

From: brooks1810@comcast.net,

To: patrice.robinson@memphistn.gov, avantsk@scsk12.org, edmund.fordsr@memphistn.gov,

Cc: brooks1810@comcast.net,

Subject: No Factory at graves Elementary

Date: Sat, Jun 13, 2020 5:47 pm

Attachments: McCorkle Road Neighborhood Development Association.docx (17K)

TAKE YOUR KNEE OFF OF OUR NEIGHBORHOOD!! We do not want a factory at Graves Elementary! We want our community to remain a Residential Neighborhood.

Deloris Brooks
3235 McCorkle Road
Memphis, TN 38116



Opposition to Case No. PD 20-04

Elizabeth English <elenglish@comcast.net>
To: edmund.ford.sr@memphistn.gov

Tue, May 26, 2020 at 7:27 PM

> I am opposing the former Graves Elementary School to be used as a light manufacturing facility in the middle of our neighborhood. Who would want or approve this 146,000 sq. ft. facility to be build in their residential zoned neighborhood?

>

> I don't what the noise from the commercial activity, increased foot, vehicle or truck traffic, trash, burglaries and crime. In no way, form or fashion would the factory increase our property value as stated by Attorney Glankler Brown, PLLC for Elvis Presley Enterprise. If it would be such an increase value, put the factory on the Graceland Property on Elvis Presley Blvd. or on land already zoned for industrial/manufacturing production.

Also, our Memphis City Officials developed the Memphis 3.0 Plan and I shouldn't have to protest/fight for the rules, regulations and zoning to be followed. The zoning requirements should not be rezoned to accommodate companies. Do not set a precedent in allowing this to happen.

> Please note my opposition to this application and disapprove their request.

>

> Elizabeth English

> 3311 Graves Rd.

> Memphis, TN 38116

>

>

> Sent from my iPhone



McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com>

NO FACTORY AT GRAVES ELEMENTARY SCHOOL

1 message

Email Admin <gcox1043@yahoo.com>

Sat, Jun 13, 2020 at 2:55 PM

To: "Chase.Carlisle@memphistn.gov" <Chase.Carlisle@memphistn.gov>, "Cheyenne.Johnson@memphistn.gov" <Cheyenne.Johnson@memphistn.gov>, "edmund.fordsr@memphistn.gov" <edmund.fordsr@memphistn.gov>, "frank.colvettjr@memphistn.gov" <frank.colvettjr@memphistn.gov>, "jamita.swearngen@memphistn.gov" <jamita.swearngen@memphistn.gov>, "JB.Smileyjr@memphistn.gov" <JB.Smileyjr@memphistn.gov>, "Jeff.Warren@memphistn.gov" <Jeff.Warren@memphistn.gov>, "jford.canale@memphistn.gov" <jford.canale@memphistn.gov>, "martavius.jones@memphistn.gov" <martavius.jones@memphistn.gov>, "Michalyn.Easter-Thomas@memphistn.gov" <Michalyn.Easter-Thomas@memphistn.gov>, "patrice.robinson@memphistn.gov" <patrice.robinson@memphistn.gov>, "Rhonda.Logan@memphistn.gov" <Rhonda.Logan@memphistn.gov>, "worth.morgan@memphistn.gov" <worth.morgan@memphistn.gov>
Cc: "gcox1043@yahoo.com" <gcox1043@yahoo.com>

My name is Gladys Cox at [3330 McCorkle Rd., Memphis, Tennessee 38116](#), and I am AGAINST having a Factory at Graves Elementary School. This will decrease our property value and take away the BEAUTY of our street and neighborhood.

Sincerely,
Gladys Cox

May 27, 2020

Mr. Edmund Ford Sr., Councilman
Memphis City Council, District 8
Memphis City Hall
125 North Main Street, Suite 514
Memphis, TN 38103

RE: Whitehaven Works at Graves Elementary – Letter of Opposition

To Whom It May Concern:

On behalf of the membership of Garden of Grace Church Ministries, located at 3329 Graves Road, Memphis, TN; this document is being written to express our opposition to the proposed light manufacturing facility rezoning request.

When our church family decided to build in this community, we did not envision being in an industrial area. When we were in the planning stages of building a new church, we selected this site with much prayer and forethought to be a spiritually positive force in this community. We feel this proposed light manufacturing facility will indeed have a negative impact on the growth and improvement of this neighborhood community.

Please note that we are not anti-Graceland. We are aware that the success of Graceland is a positive for Whitehaven and for the city of Memphis. However, we would like to see Whitehaven growth conducted in an orderly and sensible manner by placing this industrial building in one of the abundant, available, and suitably zoned areas located in Whitehaven. It was our understanding that this building would be used solely as a training facility/school. Why has that plan evolved into light industrial? Another concern is the inherent problems this type of facility brings into residential areas, such as increased traffic, trash disposal issues and the noise element. Also, what will happen if, in a couple of years, there is no need for the facility because there is no longer a demand for what it produces? What will this empty facility expose the community to—if not a potentially worse negative future such as new industrial usage that will possibly only serve to further reduce the value of the property surrounding it?

In closing, we stand with our neighbors in saying ‘No’ to the proposed factory in this well-established neighborhood.

Sincerely,

Supvain ‘Van’ Pritchard, Pastor
Garden of Grace Church Ministries
3329 Graves Road
Memphis, TN 38116



McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

No Factory at GRAVES

1 message

Erma Jones <jonesermabrown46@yahoo.com>

Wed, Jun 3, 2020 at 12:10 PM

To: patrice.robinson@memphis.gov
Cc: jonesermabrown46@yahoo.com

Mr. and Mrs. Oscar Jones Sr.
1220 Meadowlark Ln.
Memphis, TN. 38116

Patrice Robinson
Council Member
Memphis, TN

June 3, 2020

Dear Council Member:

I am writing to protest a factory being erected on the grounds of the Graves Elementary school. If it is built at that location, it will literally be imposing on the back and front doors of a number of Whitehaven citizens. Why build a commercial building in a residential community? This action will most certainly have negative effects on our community. Not only will it have an affect on property value but there will be additional wear on our streets and a number of other negative elements. I am certain there are more suitable areas in which to house this factory.

We have worked hard to purchase and maintain our homes. We do not want our homes to lose value over night because of a factory. We, as constituents, are asking that that you give serious reconsideration to this plan.

Respectfully,

Oscar and Erma Jones

Yahoo Mail

[Skip to content](#)



McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

Light manufacturing facility

McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

Wed, May 27, 2020 at 10:36 AM

To: Pearl Walker <pearlevawalker@gmail.com>

Awesome.
Thanks Ms. Diva,
Y

On Wed, May 27, 2020 at 9:44 AM Pearl Walker <pearlevawalker@gmail.com> wrote:

Greetings Council Members,

I am writing to express my support of the residents in the McCorkle Rd area and their opposition to the proposed 146,000 square foot light manufacturing facility that Elvis Presley Enterprises dba Made In Memphis wants to erect in the middle of the beautiful hamlet of Whitehaven.

My mom...Maudethel Taylor Walker, widow, single parent and school teacher purchased a home at 4338 Aldridge Dr. in 1974, so we could live in a better neighborhood, and have a more promising future. She transitioned in October of 1992, and would be saddened by this proposal, and I am saddened as well.

I hope that the council will consider the residents and community first as it relates to this matter. Any consideration on behalf of the neighborhood and residents would be greatly appreciated.

Respectfully,
Pearl Walker, Founder
I Love Whitehaven Neighborhood Association

From: rita.davis1954@gmail.com,
To: mccorkleroad@aol.com,
Subject: Fwd: Graves Elementary property
Date: Thu, Jun 4, 2020 4:26 pm

----- Forwarded message -----

From: Ford, Sr., Edmund <Edmund.FordSr@memphistn.gov>
Date: Thu, May 28, 2020 at 5:42 PM
Subject: Re: Graves Elementary property
To: Rita Davis <rita.davis1954@gmail.com>

Thank you for contacting my office about this issue. Your input is invaluable and greatly appreciated. that you for taking the time to share this information.

From: Rita Davis <rita.davis1954@gmail.com>
Date: Thursday, May 28, 2020 at 4:43 PM
To: Edmund Ford <Edmund.FordSr@memphistn.gov>
Subject: Graves Elementary property

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

Dear Mr. Edmund Ford,

I have known your family for years I grew up on Holland street around the corner of the original Ford's funeral home stood at the corner Joubert and Castex. I have always supported your family. My name is Rita Hill Davis. I reside at [3288 Brevard Dr. Memphis, Tn. 38116](https://www.google.com/maps/place/3288+Brevard+Dr,+Memphis,+TN+38116/@35.125,-90.05,15z). I would truly hope you would help us keep our community remains a residential zone . We are surround By empty Commercial Zone properties. Why would city council rezone this area for Light Commercial . This would grossly impact our lifestyle. I'am now retired and would like to stop fighting to maintain my quiet lifestyle. I have been fighting so many bad decision to ruin the quality of life our community deserves, with waste connection in front of us now huge factory in the center of our community. We need your support.

Sincerely and hopeful Senior Citizen,

Opposition Letters

McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com>
To: Robin Franklin <robinf12@bellsouth.net>

Mon, Jun 1, 2020 at 9:50 PM

The one with the misspelled word?!! lol

On Mon, Jun 1, 2020, 8:19 PM Robin Franklin <robinf12@bellsouth.net> wrote:
Well... Mr. Ford is in receipt of our letter. We received an email from his office.

Sent from my iPhone

On Jun 1, 2020, at 4:24 PM, McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com> wrote:

3511 McCorkle Road Memphis, TN 38116

Awesome! Walked the homes in front of and behind the school on Graves and McCorkle today. Second house from Winchester of the front side is "undecided" and asked for time "to think about it." Geez, the neighbor two doors down said it best, "What's to think about?" Well, she'll be thinking about me when I call that broken red camry killing the grass in the front of the yard in tomorrow. Thanks again. We had a barrage of letters go into today! It's not on the agenda, so I'm still working it for more.
Yvonne

On Thu, May 28, 2020 at 8:35 AM McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com> wrote:

Thanks Robin (Carlos). We are going to send another copy of the petition Monday and could use a few more signatures. I got Douglas and Iman to sign. Here are the letters I promised to send. Please let me know what you think and if I can be of further assistance. Yvonne



20200601_214925.jpg
204K



Light Plant at Graves Elementary School

1 message

ROSANNA SMITH <rosanna_smith@bellsouth.net>

Sat, Jun 13, 2020 at 10:39 AM

To: "Patrice.robinson@memphistn.gov" <Patrice.robinson@memphistn.gov>, "martavius.jones@memphistn.gov" <martavius.jones@memphistn.gov>, "cheyenne.johnson@memphistn.gov" <cheyenne.johnson@memphistn.gov>, "jb.smilejr@memphistn.gov" <jb.smilejr@memphistn.gov>, "edmund.fordsr@memphistn.gov" <edmund.fordsr@memphistn.gov>, "chase.carlisle@memphistn.gov" <chase.carlisle@memphistn.gov>, "frank.colvettjr@memphistn.gov" <frank.colvettjr@memphistn.gov>, "jamita.swearngen@memphistn.gov" <jamita.swearngen@memphistn.gov>, "jeff.warren@memphistn.gov" <jeff.warren@memphistn.gov>, "jford.canale@memphistn.gov" <jford.canale@memphistn.gov>, "michalyn.easterthomas@memphistn.gov" <michalyn.easterthomas@memphistn.gov>, "ronda.logan@memphistn.gov" <ronda.logan@memphistn.gov>, "worth.morgan@memphistn.gov" <worth.morgan@memphistn.gov>, "McCorkle Road NDA of Memphis Inc." <mccorkleroad@gmail.com>

Dear City Council Members:

I have recently been informed that a proposal for the rezoning of my neighborhood, for the establishment of a light industrial manufacturing facility, has been submitted. This is deeply troubling given that the present environmental climate has not afforded residents, such as myself, a chance to have access to the information pertaining to this request. Moreover, the receipt of information and /or opportunity for input and responses by residents, to my knowledge, has been "null and void." Also, we have received no information from the Land Use Control Board or the City of Memphis, referencing any virtual community sessions being held to address this concern. I deem this to be unlawful and unjust to those of us residing in this area as we have not been informed as to the specifics related to the proposed facility. Nor have we been given a chance to rebut, give a counter response or obtain information as to the impact of such a facility on the health and welfare of community residents.

It appears that while we have been obedient to the local civil laws and "sheltering at home", matters of grave importance relative to the lives of those of us residing in this community are being decided for us. This cannot be done. Many of us have invested a lot in our homes and community to ensure its stabilization and see the proposed plant as destabilizing . Therefore, I am respectfully requesting that as a Council you move forward to collectively ensure that as tax paying citizens our legal rights are not violated. To this end, I ask that the proposal to establish a light industrial manufacturing facility in this area be denied.

3610 McCorkle Road, Memphis, TN 38116

Respectfully Submitted, 6/13/2020

Rosanna Smith

Rosanna Smith, Resident



McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

No FACTORY at GRAVES ELEMENTARY SCHOOL

1 message

Sheena Robinson <milescolinmom@gmail.com>

Tue, Jun 2, 2020 at 2:37 PM

To: edmund.fordsr@memphistn.gov

Cc: martavius.jones@memphistn.gov, cheyenne.johnson@memphistn.gov, jb.smileyjr@memphistn.gov

Bcc: McCorkleroad@gmail.com

To Whom It May Concern,

I am a homeowner in the neighborhood of Graves Elementary (McCorkle). I have been in my home for over 30 years. I would like to maintain the value of my home. My neighborhood has been friendly and small. I would not like a factory in my neighborhood. It is family friendly and we would like it to stay this way. Please vote NO on building a factory. This would destroy the neighborhood that myself and my neighbors have built and lived in for many years.

Sincerely,

Shirley C. Taylor
739 Brakebill
Memphis, Tn 38116

To: Patrice.Robinson@memphistn.gov
Cc: Edmund.FordSr@memphistn.gov
Martavius.Jones@memphistn.gov
Cheyenne.Johnson@memphistn.gov
JB.SmileyJr@memphistn.gov

My name is Anthony Jones, I reside with my father at 745 Brakebill Avenue, Memphis, Tennessee 38116. The homeowner is my father Mr. Freddie L. Jones. The home was purchased in 1976.

I am writing to request that you vociferously lobby against rezoning the Graves School site to allow Graceland Enterprises to build a manufacturing facility. Doing so will destroy a perfectly sound community with more than a half century history of stability for no plausible reason. Doing so would be a perfect example of destabilization of homeowner rights and equity, as any proposed manufacturing facility will completely transform the neighborhood into a traffic thoroughfare between two already heavily traveled arteries, Brooks Road & Winchester Road.

In the 43 years my family has been domiciled here, I can recall dozens of diesel trucks traveling through the neighborhood once MPD stopped heavily patrolling the area. To suddenly rezone this wonderful enclave would not be a wise decision, and especially to accede to this particular request, which is the very epitome of corporate skullduggery. The company has not provided enough information to even be considered, let alone for a vote to the reverse the character of our neighborhood. They have not met with the residents to explain what the facility will be, what potential impact it may have on property values, what dangers may result from the manufacturing process, what chemicals will be utilized and at what risk, what will be the waste produced, water usage, the amount of physical plant traffic that will be needed, the personnel generated traffic, and many more questions have not been addressed. If these concerns have been addressed, they have certainly been kept from the residents. Isn't that a violation of the rule requirements? We count on you to safeguard citizen's interests in a fair way and there has not been enough information provided to make any decision. It is insulting to expect a decision to be made without the proper information obtained, questions asked, or based on verbal information that varies extremely from what has been written and submitted.

I surmise that the company in question will voice a goal of stating that putting the factory in the proposed site will be a project for the "greater good" as a job creation center. I and several area residents do not believe that is so. What they are trying to do is fund the project for pennies on the dollar to create a vanity project. If their base concern is to be a benefit to Whitehaven, there are simply too many alternative paths for them to take. What they are trying to do is to build at less than pennies on the dollar, a wise move for any business, and are counting on the gullible economic paradigm which has too long plagued Memphis to support this injustice and their decision.

There are simply too many alternative sites on both Winchester and Brooks Road(s) available to them that would cause no disruption to the neighborhood. Because of this they are proposing destruction, not construction.

And while race is not the paramount basis of our objections, answer me this. Is there any city in America that cannot afford another destabilized black community than Memphis? Voting to destroy the character and value of this neighborhood sends a clear statement that the hard won equity and life sustaining value of the residents who worked hard to live in a tranquil neighborhood do not matter. As designed, this is simply a steam roller scheme as obvious as an ape in sheep's clothing and it has been

presented in a completely unethical manner that is an insult to the intelligence of the neighborhood residents and the council. On behalf of several residents and this household, I am writing to request that you do your best to block this stupid, stupid proposed development for several reasons:

1. There are simply too many sites available within a 60 second drive that will not bring dangerous levels of traffic into this small community.
2. If their goal is to benefit Whitehaven what better example than reviving dormant industrial property instead of destroying a greenspace and devaluing an entire neighborhood;
3. Doing so would be forcing the residents into investing their equity value into the company. There is no guarantee that it will succeed, and if it does not, is there a clause to demolish the factory in an environmentally sound manner?
4. The way this project has been presented is completely unethical. Not one meeting has been held to inform the immediately affected resident citizens of the clear goals of this potential concern. No one has yet presented a clear vision of what is to be. A blueprint has been posted. It is affordable and should be required to provide a 3-d rendering which would have at the minimum given a clear vision of what is proposed. Blueprints benefit experienced engineers and planners. What was submitted seems to be intentionally misleading or unnecessarily and insultingly myopic;
5. Has there been a clear study of potential pollution health liabilities that such a proposal would create? If not, why not? Because of the word of the applicant is not a sufficient reason. Besides, there is nothing written on paper to justify his words. Several residents have been battling health issues believed caused by a nearby garbage treatment concern, placing a second industrial plant, light manufacturing or otherwise, in the proposed location creates a perfect trap of damaged air, instead of the oxygen generation provided by the dense tree patch currently there;
6. What traffic flow the plant will create? Again, no one has come forth to explain the impact, but it is not hard to envision increased traffic from Brooks onto McCorkle and Graves, not to mention speeding traffic through the neighborhood with employees trying to beat the clock.

In summary, this project as presented, is an insult to any thinking person's intelligence and I cannot voice my opinion strong enough to express my objection to the way this has been presented and any potential rezoning of the Graves School grounds for this purpose now or in the future. If nothing else, donate the property to Habitat For Humanity or a proven socially responsible rehabilitation concern, but to give it away for the building of a mystery factory does not make any good or logical sense.

Mr. Anthony L. Jones

Mr. Freddie L. Jones

745 Brakebill/Memphis, TN 38116

tonyjonesink3@gmail.com

(901) 215-4439

City of Memphis
Land Use Control Board
Attn: Jeffrey Penzes
125 North Main Street
Memphis, TN 38103

RE: Case # PD 20-4

Dear Mr. Penzes,

My name is Kenneth Kuykindall. My address is 3468 McCorkle Road. I live on the southeast corner of McCorkle at Winchester Roads and this proposed rezoning request to place a "two-story, 146,000 sq. ft. light manufacturing facility" being considered, is not welcomed by me, nor anyone else in my neighborhood.

On May 24, 1985, almost 35 years ago today, I entered into a contract to purchase 1.186 acres of land with the intention of building my dream home which I did accomplish. I have enjoyed watching the children, including my own now adult children, travel to and from Graves Elementary School for many years Mr. Penzes. I was there when my neighborhood association decided they would rather invest on the outside of the school than the inside because we could all see the children enjoying their new playground equipment as we passed by the school on our daily travels. I was not pleased when the announcement came regarding the schools closing, but I realized that our neighborhood was aging and its residents were growing older. Besides, our community has so few choices for family entertainment, younger residents were and still are slow to relocate here and of course the school's closing would only increase that statistic over time. We live in an area that provides country living within a city atmosphere. We are proud of where we live and we keep our property up by cutting our large lots regularly to let all passerby's on Winchester know there is a high amount of pride on our streets. Placing a two-story factory diagonally across the street from my home of the past 35 years and cutting an entrance for this factory on Winchester Road is not, in my estimation, what a tourist and development zone should allow for. What we need is a place where the community can meet and grow and exchange the glue that keeps it together, not a factory that employs children (child labor) and teaches unskilled and mostly unscrupulous adults a vocational trade that only furthers the agenda of big business. Elvis Presley Enterprises should be like an ostrich and put their head in the ground to hide the shame upon them from suggesting such a demeaning proposal in such a great community. I am in no way approving this request and I am asking you not to approve it either. I vote no on rezoning our school for such an inappropriate, money-making venture, that lowers our property values in more ways than one and brings no value to our community or the people who reside in it. My home is 0.16 feet away from this proposed factory and I am against it being constructed in my front yard. Would you want it in yours?

Regards,



Kenneth C. Kuykindall
3468 McCorkle Road
Memphis, TN 38116-3923
(901) 301-3662
May 1, 2020



Memphis & Shelby County
Office of Planning and Development
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 North Main Street, Suite 468
Memphis, TN 38103-2030

Dr. Yvonne D. Nelson, CNC
3519 McCorkle Road
Memphis, TN 38116-3923
May 7, 2020

RE: Case Number PD 20-04

Dear Mr. Penzes,

Thank you for your continued services during this unprecedented pandemic that has taken the entire world by surprise. Speaking for myself and my entire community, we are appreciative of what you have done to move our voices along. Although you may have received correspondence regarding this issue written by me, it was not from me and although I was informed and thank you since said correspondence has been included in your staff report, that information was not submitted by me, nor for that reason. This is “my” official submission for your staff report.

This is a formal letter of complaint that represents my voice and those of the numerous seasoned citizens who are my neighbors. These individuals are taking the advice of the CDC and remaining in their homes, except for essential trips. Because of this, their ages, and several other reasons, many who wished to participate more fully were unable to do so and they do not have retirement income, the desire, and/or the knowledge required to participate in your technologically savvy virtual online meetings and phone calls. I am their voice.

We are writing in opposition to the purpose Made in Memphis desires to place in the heart of our community at the current site of the former Graves Elementary School. We have attempted to make our voices heard by phoning your offices, only to be told that we must submit our complaints in writing, something not easily done without access to modern computer technology. We feel that this, along with the fact that Made in Memphis had ample time to host a neighborhood meeting and refused to do so (proof attached), is unlawful, and, since this is an existing residential neighborhood, does not follow Residential Single-Family Districts policies as written in the Unified Development Code for Memphis and Shelby County in Article 3, Building Envelope Standards, Section B Nonresidential, Section b) where it states, “Building coverage may not exceed 60% of the total lot area and Section 2 e) where it mentions that the “Maximum height cannot exceed 35 feet.” I’m not an engineer and would like to make sure these requirements are being met since included in concept plan drawing.

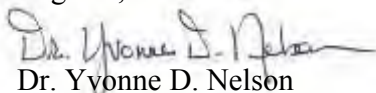
Furthermore, and more importantly, we live here, have lived here for decades, and the developer nor his client does not. As a collective voice for those who could oppose this project using online technology, we are submitting a petition signed by 300 people who could not be reached otherwise since the request to host a neighborhood meeting was refused as early as 9:31 am on Sunday, November

10, 2019, through the time of actual filing and the requirement to hold a neighborhood meeting was “waived” by the time the application was finally filed on April 6, 2020. We collectively feel as if this requirement of having a neighborhood meeting could and should have been attempted and that no additional approval should be allowed, at this time or at any time in the future, without the opportunity for all interested parties to attend a safe, non-COVID-19 dangerous meeting to discuss the proposal in length.

Furthermore, we are extremely concerned about the increased traffic that such a facility would introduce into a well-kept, quiet, and rather secluded community. We are concerned about the tree and forest life that will be destroyed to erect such a massive structure and the beauty that will be forever replaced with a non-conforming and inappropriately placed man-made metal structure. We are concerned about our health and safety and the ever-increasing number of industrial facilities, like 48Solutions, the former ILCO Pallet Company that exploded around midnight approximately a month ago today that sits a mile in the western direction from this proposed factory site. We are concerned about the increased noise this facility and its students and workers will bring to the area and the decreased safety of those who live nearby due to the heavily increased flows of traffic and potential for accidents that could follow. And, even though we have no way of telling, how do we know that our water supply and air quality will not be negatively affected by such a massive, 146,000 square foot building being placed at its proposed location? No, we do not welcome the idea of re-purposing our former elementary school into anything other than a self-sustaining (million or more dollar-per-year), multi-functional, “person-centered,” planned resource, and community center pilot that would add value to the area surrounding it based on the current and future needs of the neighborhood it is positioned in.

In closing, please understand that I was there when the appraisal of the subject property was performed in January 2015 and that I have firsthand information and photographs regarding the condition that the Shelby County Schools left the building in. My nonprofit, DI’MANS, Inc., are appalled that we were told that we could rent the facility at \$20k/month which is more than twice the cost that the same school board has now entered into a contract to sell for \$200k and we are appalled that the purchaser would not consider the many lives he will destroy under the guise of creating employment for the area. We would like to suggest that the developer look at land, that may not be as cost-effective to build on, in another area of Whitehaven if they so choose, that does not require rezoning and does not interrupt the lives of so many. There is ample land, within the same or less proximity to Graceland, that sits east on Elvis Presley Boulevard, north on Brooks Road, and in other parts of the community that would be much more appropriate for such a development. Therefore, we say no, NO FACTORY AT GRAVES.

Regards,



Dr. Yvonne D. Nelson

President

Whitehaven Community Development Corporation

cc: City Council, District 6 and District 8 Representatives
Shelby County Commissioner, District 9

Attachments

Rita Harris
789 Rosemont Avenue
Memphis, TN 38116

City of Memphis
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 N. Main Street
Memphis, TN 38103
RE: Case No. PD 20-4

Dear Mr. Penzes,

My name is Rita Harris and I live at 789 Rosemont Avenue in the Whitehaven community near the old Graves Elementary School property. I am retired from the Sierra Club where I worked for almost 20 years on environmental justice issues in Memphis. I am very disturbed about the proposed purchase and plans for changing the zoning for the property from residential to light industrial. The community is pretty much unanimous in its position of opposition to the proposed development which involves the Graceland Corporation, Made in Memphis, LLC.

The bottom line is this proposed development was conceived and planned without the involvement or knowledge of the immediate neighborhood or its residents. The Memphis & Shelby County Office of Planning & Development have met with the applicants but not yet heard from the community members. Obviously, the immediate neighbors should have their voices heard as well. To date, this has not occurred, partly because of the unfortunate coronavirus situation that has not allowed open business meetings. Even though this is an unfortunate time for all of us, the request should not be moved forward until all conditions have been met; more specifically, a neighborhood meeting or public hearing needs to occur.

I assume the OPD wants to function in a fair and equitable manner, allowing for all involved and impacted to have their voices heard. The adjacent community members and tax-paying residents are overdue for a hearing. My request is that this development of the Graves School property be put on hold until all voices have been given a fair hearing. All opposing views, letters, and other input should be seriously considered before any decisions are made.

OPD Required Meeting Prior to Application Submission with the community: NEIGHBORHOOD MEETING – to be held at least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Not Yet

Document was signed by Joel Weinshanker on April 6, 2020

I stand with the residents of the McCorkle Road Neighborhood Association and others that oppose this development. Considered separately, without recognizing the character of the McCorkle Road community, perhaps the proposed development seems like a nice addition, but not in a quiet neighborhood. The increased traffic, noise, and destroyed views are of no value to our quiet community. I suggest going back to the drawing board and finding another space and location other than the old Graves property. Changing the zoning from residential to light industrial is an insult that encroaches on a decent quiet neighborhood and invites other industrial businesses to seek out additional spaces in the nearby area. This is not the kind of development we feel compliments our neighborhood. Respect the community surrounding Graceland and allow for developments that are desired by everyone. Do not approve this development and at the very least hold a virtual public meeting or hearing for the residents of the area. At the very least the property could be converted to senior center or community center, a place of learning, fellowship, and community enhancement. Please enter my comment letter in the project's file folder to be considered with other comments.

Sincerely,

Rita Harris

(Former Sierra Club Environmental Justice Program Coordinator)

From the Desk of
Virginia S. Bowen

May 1, 2020

To Whom It May Concern:

My name is Virginia Bowen and I reside at 3479 McCorkle Road in Whitehaven. I recently received information regarding a proposal to build a "light manufacturing facility vo-tech school" at the current site of Graves Elementary School which sits down the street from my home. I am a widow and I am a retired postal worker. I feel comfortable leaving and coming back to my home today, but with your proposal coming to fruition, those feeling will forever be gone.

Do you realize who attends vocational technical training facilities? Well, let me tell you who. People who have mandatory sentences to attend them after being released from jail for committing major and minor crimes that's who. You want to know who else attends vo-tech schools? Well, I'll tell you again who. People who are unemployed and struggling to make ends meet, that's who. Oh, but your plan involves using child labor and joining forces with Shelby County Schools, right? Well, Graves Elementary School is not the place for such a training facility. Graves Elementary School sits in the center of our neighborhood and was placed there to serve the children who resided nearby. The site was never intended to be a catch all for the entire City of Memphis and I am highly opposed to your willingness to listen to such nonsense without even giving the community a chance to say no. **NO FACTORY AT GRAVES.** We are not interested in you rezoning this area to allow for this use. This is a nice community and we want to keep it that way. We do not want to have to look at a massive, two-story factory for the rest of our lives. We do not want the increased foot, vehicle, or truck traffic this will bring to our quiet community. We are not interested in the additional prying eyes who return at night to steal the things we have worked so hard for to have. We do not want the increase trash thrown onto our streets by passerby's going to and from this factory. We do not approve of this request to destroy the community we love. We support our neighbors in saying no, we do not want this in our neighborhood. Let's put it in yours.

Why do we, black people, always end up with the worst types of developments in our communities? I don't care how you want to flower the literature; it is what it is. It's a factory, a big ugly building with lots of cars and pollution to boot, and we are not interested in you building it here. Build it somewhere else in Whitehaven. There are plenty of other areas you can use, but **NO**, not in my back or my front yard. Again, I am not in agreeance with any such proposal and I refuse to further entertain the idea.

Sincerely,

Virginia S. Bowen
(901) 344-0033

Robert L. Davis
3440 McCorkle Road
Memphis, TN 38116-3923
May 1, 2020

City of Memphis
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 N. Main Street
Memphis, TN 38103

RE: Case No. PD 20-4

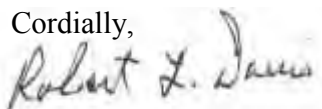
Dear Mr. Penzes,

My name is Robert Davis and I have lived at the northeast corner of McCorkle and Winchester Road since purchasing the property located at 3440 McCorkle Road on April 6, 1978. As the owner of Lot 106, H. H. Higbee's South Haven Heights Subdivision as shown on plat of record in Plat Book 9, Pages 85 and 135, in the Register's Office of Shelby County, Tennessee, I am hereby writing in opposition to any two-story, 146,000 sq. ft., light manufacturing facility or other factory being placed in my front yard.

I am a 1994 founding and organizing member of the McCorkle Road Neighborhood Development Association dba Whitehaven Community Development Corporation. I wholly support this neighborhood association which can be shown in my financial support of it for the past 26 years. We have fought for our community and we will continue to fight to keep our neighborhood a great place to live, work, and play; however, we will not sit back, even during these times of social distancing, and allow you to destroy what we have worked so hard to maintain. We have previously prevented Pull-A-Part from turning our neighborhood into a junk yard and we recently defeated Waste Connections LLC from turning our community into a trash dump. We want you to know that no rezoning of a residential area, especially not this one, should even be being considered for attempting to now turn our residential neighborhood into one of a light industrial nature. We live here! What a demeaning and ugly thing to try to force upon us without even allowing us the opportunity to meet with the person prior to moving to this stage in the game. How very disrespectful of the people who reside here, the Memphis 3.0 plan, and the entire city of Memphis.

I will not approve of any such request to rezone the property that the former Graves Elementary School still sits on. I attended a neighborhood sponsored seminar in 2015 that gave the city a way to use the building to generate income to provide jobs, training, entrepreneurship, childcare, healthy food options, provided rentals to veterans, of which I am proud to be one of, and was designed to provide our community with the types of services that will help those of us who are most often forgotten. The City of Memphis and Memphis City School Board wouldn't entertain that idea and I refuse to entertain this one. No, NO FACTORY AT GRAVES ES! Period.

Cordially,



Robert L. Davis
(901) 332-4267



May 7, 2020

Memphis & Shelby County
Office of Planning and Development
Land Use Control Board
Attn: Jeffrey Penzes, Planner
125 North Main Street, Suite 468
Memphis, TN 38103-2030

RE: Case Number PD 20-04

Dear Mr. Penzes,

Regarding the Notice of Telephonic Public Hearing on the above referenced case dated and mailed May 1, 2020, please be advised that as President of the Whitehaven Community Development Corporation, we collectively wish to reserve the right to decide if this case should or should not be placed on the Consent Agenda during the telephonic public hearing scheduled to be held on Thursday, May 14, 2020 at 9:30 am. Again, I want to remind you that I will be prepared, and you have provided the call in information (901.636.6050 Access ID 6034750), to speak against this proposal on that date and at that time.

Regards,

A handwritten signature in black ink that reads "Yvonne D. Nelson".

Yvonne D. Nelson, Ph.D., CNC
(901) 300-0250

3519 McCorkle Road
Memphis, TN 38116-3934



Opposition to Case No. PD 20-4

6 messages

Elizabeth English <elenglish@comcast.net>

Thu, Apr 30, 2020 at 5:18 PM

To: Jeffrey.Penzes@memphistn.gov

Cc: "Dr. Yvonne D. Nelson" <McCorkleroad@gmail.com>

I am opposing the former Graves Elementary School to be used as a light manufacturing facility in the middle of our neighborhood.

I don't want the noise from the commercial activity, increased foot, vehicle or truck traffic, trash, burglaries and crime. In no way, form or fashion would the factory increase our property value as stated by Attorney Glankler Brown, PLLC. If it would be such an increase value, put the factory on the Graceland Property on Elvis Presley Blvd.

Please note my opposition to this application and disapprove their request.

Elizabeth English
3311 Graves Rd.
Memphis, TN 38116

Sent from my iPhone

Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Thu, Apr 30, 2020 at 5:43 PM

To: Elizabeth English <elenglish@comcast.net>

Cc: "Dr. Yvonne D. Nelson" <McCorkleroad@gmail.com>

Elizabeth,

Your comments have been received and will be included in the staff report presented to the Land Use Control Board Members.

Thanks,

Jeffrey Penzes
Principal Planner
Memphis and Shelby County Office of Planning and Development
City Hall | [125 North Main, Suite 468](#) | [Memphis, TN 38103](#)
p: (901) 636-6619
Visit our [website](#)

From: Elizabeth English <elenglish@comcast.net>

Sent: Thursday, April 30, 2020 5:18 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Cc: Dr. Yvonne D. Nelson <McCorkleroad@gmail.com>

Subject: Opposition to Case No. PD 20-4

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

[Quoted text hidden]



McCorkle Road NDA of Memphis, Inc. <mccorkleroad@gmail.com>

PD- 20-04 Before LUCB on The 14th

"McCorkle Road NDA of Memphis, Inc." <mccorkleroad@gmail.com>

Fri, May 8, 2020 at 6:32 AM

From: Gordon Alexander <carlstebbins@msn.com>
Sent: Thursday, May 7, 2020 1:19 PM
To: Gordon Alexander <CARLSTEBBINS@msn.com>
Subject: PD- 20-04 Before LUCB on The 14th

Midtown Acon Coalion stands together with Dr. Yvonne D. Nelson, President or the *Whitehaven Community Development Corporaon* and neighborhood residents in opposing the project proposed for Graves Elementary School. Please reject applicaon 20-04, as it is not in the bes t interests of Whitehaven and unwanted by the neighborhood for many different reasons. They have many elderly residents who do not have access to electronic instruments like a computer, access to e-mail and the skills to teleconference and we feel they are being disenfranchised.

We oppose the waiving of the required neighborhood meeting in this case and , will con nue to oppose the waiving of this requirement by OPD in all BOA. LUCB and Landmarks cases. If the City of Memphis can teleconference all the applications before OPD in this me of Covid-19, they can certainly require that developers do the same.

Regards,
Gordon Alexander

To Whom It May Concern:

This letter is serve as notice that the Elders and members of Graves Road Church of Christ located at 3451 Graves Road strongly urge you to vote **no** for the proposed factory at the old Graves Elementary School.

A factory in a residential neighborhood has more negative benefits than positive benefits. More specifically, a factory being placed inside of an emptied school in our neighborhood will cause extreme harm to families and business in the community.

Let's begin by addressing the possibility of contaminating the water and soil in the community. Furthermore, according to Hesperian Workers' Guide to Health and Safety, "Factories often put dangerous chemicals and other dangerous materials into the air, water, and ground. Pollution from factory waste causes serious health problems for everyone in the community, and when it travels in air and water, can even cause illness for people who live hundreds of miles away," ("Workers' Guide to Health and Safety", 2020). Lastly, results of sales analysis indicate that the proximity to a major plant or factory depreciates residential property values," ("Property Values FactPack – P029", 2020).

Therefore, because the negative benefits are so great and there is extensive harm done to existing businesses, families, and overall health of the neighborhood it makes good sense to vote **no** for the proposed factory in Graves Elementary School.

Thank you for your attention.

References:

Property Values FactPack – P029. (n.d.). Retrieved 2020, from <http://chej.org/>

Workers' Guide to Health and Safety. (n.d.). Retrieved 2020, from <https://hesperian.org/>

NO FACTORY AT GRAVES ELEMENTARY SCHOOL!

1 message

james@christisalive.com <james@christisalive.com>
To: "Patrice.Robinson@memphistn.gov" <Patrice.Robinson@memphistn.gov>
Cc: James Peters Jr <james@christisalive.com>

Wed, Jun 3, 2020 at 3:18 PM



Christ Is Alive® Evangelistic Ministries
P. O. Box 1974 • Cordova, TN 38088-1974 • E-Mail: James@ChristIsAlive.com
Office: (901) 789-3091 • Cell: (504) 234-8009 • Fax: (800) 889-8087

Dear Ms. Patrice Robinson:

Please allow me and my wife, Diane K. Peters, RNP, to officially go on record as being AGAINST the proposed factory being built at the location of the Graves Elementary School.

We live only a block and a half away at [3246 Brakebill Cove](#).

We view the proposal to build this factory as a regretful and disturbing reflection of the systemic problem(s) that our country is currently facing.

We are calling upon you to help our Black community not to be taken advantage of by Presley Enterprises, simply because of the greed of money and total lack of respect for the residents of this area.

Sincerely Grateful,

James C Peters Jr, Evangelist & Teacher

**Wanda Logan Faulkner
3420 McCorkle Road
Memphis, TN 38116
901/949-6099**

No Factory at Graves Elementary School!

June 1, 2020

City of Memphis
City Council Members
125 N. Main Street Rm. 514
Memphis, TN. 38103

Dear Council Members,

As a resident of the McCorkle Road Neighborhood and a retired City employee, I humbly ask that each of you vote No for the proposal to build a factory in the McCorkle Road Neighborhood. I live directly across the street on the rear side of the existing structure. Building a factory at this location will create a tremendous eye sore directly from my front door and literally destroy the character of an active community.

There are a number of past and current public servants that live in my neighborhood. Not only have we served our community well, but we have also served the citizens of Memphis well. We ask that you do the same for us. Our community and neighborhood is not where we "Stay"; it is where we Live! I respectfully ask that each of you respect those contributions and honor our city citizenship by voting NO! I ask the hard work that each resident has demonstrated to live in this community be recognized, respected, and not trampled upon under the auspice of commerce.

My home is exactly 1.5 miles from Graceland and the Graceland complex. In the backdrop of civil unrest in our nation, the concept of community, family, and the hard work of neighborhood residents are at the forefront of importance and relevance. We have seen our city and state leaders take great and in some cases extreme measures for the preservation not just of property, but neighborhoods. There is a reverence offered to those who had developed their living area through the abilities to overcome hardships. Yet they stand! This "stick and stay" strength has sustained the livelihood of neighborhoods long after the big business has gone only to take their empty promises before another board such as yourself in another city. There is a clear understanding that the preservation and protection of neighborhoods and communities are basic and foundational to the existing woven fabrics of our city. I respectfully ask that you not allow the woven fabric of the McCorkle Road Neighborhood become subjected to the unraveling tentacles that have been placed before you with this factory proposal. This proposal is riveted with empty and perchance hopes of job opportunities where sustainability is widely vulnerable to many unspoken and intentionally hidden variables.

Our communities have so often before been offered the promises of job opportunity and growth only to see those promises abandoned after the profit margins of big business has flattened. We as taxpayers we have been abandoned several times over and left with the smelly mess of blight, and communal eyesores. The McCorkle Road Neighborhood is well established, has proven to hold his own, and deserves your vote for preservation. I beg you to not put our community on the auction block for commerce.

Commerce over community is temporary and resounds loudly as an empty promise for any community and an ever-shifting foundation for any city. There are a number of existing commerce areas readily available for the platform that Graceland Enterprises is proposing. The need to destroy a neighborhood and community for private gains is directly in line negative and opportunistic actions that we have seen play out in our nation over that last few days. Neighborhoods are key! To put commerce before community that is like putting the cart before the horse.

Further, offering money to relocate to a number of settled and retired residents is offensive and quite frankly a slap in the face! It also serves a prime example of this entity's lack of respect for this city's belief in build a city where we can not only work, but also live and play as well. This is the true MEMFACT! Everything and everyone is not for sell. All situations and growth opportunities are not solved with the throwing of money. This neighborhood is where I have chosen to have my being and forever home. This is where I have chosen to sit on my front porch and watch my future grandchildren play.

Big business in the heart of a neighborhood has a looting effect to the hard work of the existing property owners who have worked to build a life for themselves and establish a neighborhood with all the character and charm of a community. Please do your part by stopping this downward spiral, slippery slope and degradation of an upstanding and well-established neighborhood.

Please VOTE NO!

I am an African American woman that attends Graceland events annually for the Elvis Week. I enjoy it, but this is flat out wrong! Graceland Enterprises should not be allowed to erase the years of progress of a community by preying on the starvation predicaments of our society with the expectation that you, our elected officials, will force us to eat anything. Stop throwing us bones while trying to convince us it has meat on it. We do NOT fetch! Yes jobs and educational opportunities are needed, but so are neighborhoods and decent living communities such as the McCorkle Road Neighborhood. When the neighborhood goes, so many other things are adversely impacted.

I have taught my children to never want something so badly that you will pay any price for it. I taught them to understand that it is perfectly ok to have the word, NO, in your vocabulary. I ask you, my City Council members, to add up the cost of this move to the residents, to the citizens, along with the embellished overrated and promises. Who is really shouldering that costs? Up rooting families and communities and ask them to start over for an entity's private gain—does this really make any sense? Mind you we have already bent over backwards to support this entity with the past projects. We must not allow this entity to continue to take and take and exploit the situations and conditions of our city. This is not right, it is not fair, and it is not respectful. I ask that you, our city council members, to please stand with my neighborhood,

draw the line, and use the word NO in your vocabulary and vote and ensure that no factory is place in the heart of my beating neighborhood!

I respectfully beseech the city council body collectively and each member individually:

Chair Woman Patrice Robinson, please **Vote No** to a factory at Graves Elementary School!

Vice Chairman Frank Colvett, please **Vote No** to a factory at Graves Elementary School!

Councilman J. Ford Canale, please **Vote No** to a factory at Graves Elementary School!

Councilman Carlisle, please **Vote No** to a factory at Graves Elementary School!

Councilwoman Easter-Thomas please **Vote No** to a factory at Graves Elementary School!

Councilman Edmund Ford, Sr., please **Vote No** to a factory at Graves Elementary School!

Councilwoman Cheyenne Johnson, please **Vote No** to a factory at Graves Elementary School!

Councilman Martavious Jones, please **Vote No** to a factory at Graves Elementary School!

Councilwoman Rhonda Logan, please **Vote No** to a factory at Graves Elementary School!

Councilman Worth Morgan, please **Vote No** to a factory at Graves Elementary School!

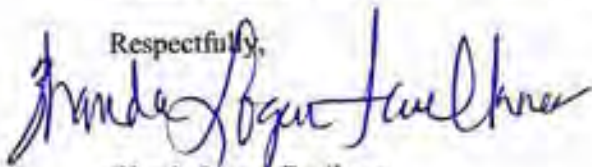
Councilman JB Smiley, please **Vote No** to a factory at Graves Elementary School!

Councilwoman Jamita Swarengen, please **Vote No** to a factory at Graves Elementary School!

Councilman and Dr. Jeff Warren, please **Vote No** to a factory at Graves Elementary School!

Thank you in advance for your support for my neighborhood. I am willing to speak with any council member. My contact number is provided above.

Respectfully,



Wanda Logan Faulkner
McCorkle Road Neighborhood Association Member

Unity Christian Church of Memphis
3345 McCorkle Road
Memphis, TN 38116



May 27, 2020

To Whom it May Concern

Unity Christian Church of Memphis has been a beacon of light on the hill of McCorkle Road for more than 30 years and will continue to shine our light in this community, city and world. We eagerly join our McCorkle Road Neighborhood Development Association as well as others in opposition of the rezoning of the property adjacent to our church known as the old Graves Elementary School for construction of a manufacturing site. This manufacturing site will be next door to our church. This type of business needs to be established in a business zone not a residential community.

Health and safety are utmost concerns in allowing a manufacturing site to become a part of this community, as well as the close proximity of our church. It is certain that we will be compromising air quality with carbon emission from an increase of cars, trucks, machinery and other necessary vehicles for daily functions of this business, as well as the manufacturing of products made. Noise pollution, air pollution, traffic congestion, light pollution brings on added stress which can contribute to more health problems for the people that live here. We love this community and want it to continue serving the people that have made the sacrifices to keep this a healthy, safe, thriving residential community.

Approving this proposal can cause hardship, stress and decrease in property value for this whole community. Presently, we are a quiet, peaceful, historical residential community with a large population of seniors who have invested in their homes and this community for many, many years. Imposing this manufacturing site on this community would be a disservice and lack of respect to hardworking homeowners as well as our church. Many of these homeowners are church members or participants in our church programs as well.

Humbly submitted by The Board of Trustees of Unity Christian Church



McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

Fwd: Factory at Graves

1 message

Willie Love <wblove08@gmail.com>
To: McCorkleroad@gmail.com

Wed, Jun 3, 2020 at 1:51 PM

Willie Love
HM--901-332-8932
Cell--901-487-2502

----- Forwarded message -----

From: **Willie Love** <wblove08@gmail.com>
Date: Wed, Jun 3, 2020 at 1:49 PM
Subject: Factory at Graves
To: <patrice.robinson@memphistn.gov>

Ms Robinson,

I am a resident in the Whitehaven area. I have resided at [3271 Brakebill CV](#) for the past 40+ years. We try to keep our property maintained always. I think it would do us an injustice to allow a Factory to sit in the middle of our neighborhood. Please deny the request of Graceland to build a factory in this neighborhood?

We are surrounded by trucking companies, warehouses ,etc

If this is allowed there will be another to follow.

Respectfully,

Willie Love
HM--901-332-8932
Cell--901-487-2502

Whitehaven Works at Graves ES Opposition

4 messages

Yvonne Nelson <dr.ydnelson@gmail.com>

Fri, May 22, 2020 at 4:29 PM

To: patrice.robinson@memphistn.com

Bcc: McCorkleroad@gmail.com

Councilwoman Chair Robinson,

I emailed you my sentiments about rezoning my neighborhood for light industrial on April 7, 2020, when the LUCB first announced the project to the community. You refused to hear my complaint and it was not read that day because you stated it was not timely received, which I fully explained in my request and asked for leniency due to the reason for the untimely filing. The following week, on April 13, 2020, I emailed you the same document of concerns, but this time you forwarded my complaint directly to the LUCB and Josh Whitehead replied that he would place it into the LUCB Staff Report, but that was not who my complaint was written to. It was written to you and meant to be addressed by you and the rest of the Memphis City Council. I am writing you again today, Councilwoman Chair Robinson and out of respect for our community, again requesting that you acknowledge my request of April 7th and April 13, 2020 during the next council meeting. Furthermore, I have been requested to add to that initial request, the following two statements that were entered or to be entertained into the LUCB meeting held Thursday, May 14, 2020. I would like to submit these three (3) documents as reasons why land is zoned a particular way and why changing that zoning, especially in or for a project like this one, will only serve to further disintegrate and not regenerate this well-established, older, stable black community. You know as well as we do, Memphis is not Silicon Valley, Tennessee is in no way, shape, or form anything like California, and that this type of structure will not make our property values increase, no matter how similar projects have resulted nearly 2k miles away. Please honor and respect our requests for a community meeting to held with the applicant, something the community should have received but was continuously denied since as long ago as November 10, 2019. Thank you in advance for hearing the voices of your community. Again, we want the chance to hear what is planned from the applicant or we will continue to fight against their unknown and ever-changing written desires.

Regards,

Dr. Yvonne D. Nelson, President

Whitehaven Community Development Corporation

(901) 300-0250

3 attachments

 **Opposition to the Glankler Brown PLLC Application for Planned Development at the former site of Graves ES_Resending.pdf**
360K

 **LUCB Opposition_Pt 1.pdf**
108K

 **LUCB Opposition_Pt 2.pdf**
215K

McCorkle Road NDA of Memphis, Inc. <McCorkleroad@gmail.com>

Fri, May 22, 2020 at 4:36 PM

To: paynedmp@gmail.com

FYI...

[Quoted text hidden]

3 attachments

 **Opposition to the Glankler Brown PLLC Application for Planned Development at the former site of Graves ES_Resending.pdf**
360K

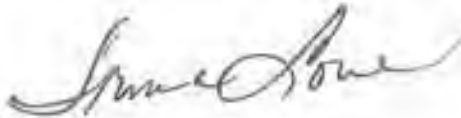
 **LUCB Opposition_Pt 1.pdf**
108K

LUCB Opposition_Pt 2.pdf

June 10, 2020

I refuse to believe that you need to discuss this matter. We know this is only happening because we, as black people living in America, have no rights or equality. We understand why the world is protesting the death of George Floyd. We are protesting too. We do not want a factory placed in our front yard. Would you? No, we do not want a factory across the street, down the street, or anywhere in our community. Put it somewhere else, not at Graves Elementary School.

Irma Love
3248 Graves Road
Memphis, TN 38116

A handwritten signature in cursive script that reads "Irma Love". The signature is written in black ink and is positioned to the right of the typed name and address.

Robert Gurley
761 Ranger Avenue
Memphis, TN 38109

Patrice Robinson
Memphis City Council Chairwoman
125 North Main Street Rm 514
Memphis, TN 38103

Dear Councilwoman Robinson:

I am writing you in regards to the Planned Development at Graves Elementary School. This matter was brought to my attention by a concerned resident of the area. After reviewing a portion of the L.U.C. B. Staff Report (Case Number PD 20-04) I am convinced that this project is not good for the neighborhood and the homeowners that have paid taxes for many years.

There are other properties in the immediate vicinity that are appropriate for light industrial use. The School Property is paid for by the taxpayers and they should have some input on this matter. The recommendation on the Staff Report is Rejection and I agree.

Most people are not aware of government functions and procedures that can change their life. Many unwise decisions in the past has hurt neighborhoods and had a negative impact on property value.

As a former member of the Westwood Neighborhood Association, Inc., I served as President for nine years. During my tenure I observed a troubling trend to destabilize neighborhoods where homeowners reside. At one time Westwood had the highest homeownership rate in the County. For many years I fought to keep residential single-family neighborhoods and the quality of life in them acceptable. We have an aging population in this City and County and I have seen the quality of life diminish for many of our citizens over the years.

I oppose the Whitehaven Works at Graves Elementary Planned Development. The zoning should not be changed for projects that will have a negative impact on any residential single-family zoned area.

Sincerely,


Robert Gurley
901-785-3095

June 7, 2020

Mrs. Christine Sykes, 3230 & 3240 McCorkle Road, Memphis, TN 38116

City of Memphis
Attn: Edmund Ford Sr.
District 6 Council Representative
125 North Main Street
Memphis, TN 38103

RE: Whitehaven Works at Graves Elementary School

I am writing to say, "No Factory at Graves." We don't want a factory in our community and we are asking you to not vote to allow one to be built here either.

On Thursday, February 29, 1996, I was featured speaking about living on McCorkle Road in a The Commercial Appeal article titled "FOLKS HAPPY IN MCCORKLE ROAD HOMES." The article was written by John M. Hubbell of The CA Staff. It reads as follows:

"Christine Sykes moved across Whitehaven to the neighborhood... four years ago (1992), preferring McCorkle's deep lots to places 'where you can't throw a ball in your backyard. I like the size of (he lots, and we have a variety of people in this area... Even after 50 years, it still looks good."

Yes, our neighborhood still looks good and that was 2 dozen years ago plus those 50 years that I referred to in 1996. However, our neighborhood will not look good with a two-story, 146,000 square foot factory sitting atop a hill where Graves Elementary has sat for decades. It will not be as safe with the introduction of hundreds of workers who take the bus on Brooks Road and have to walk past my home to get to Winchester Road. It will not be as clean as many of these people, both in and out of vehicles, will use our streets as their personal garbage cans, throwing their trash in front of our homes as they pass by. Life on McCorkle Road will no longer be desirable if you allow this light manufacturing facility to be built, so it is my prayer that you realize our concerns and not allow this to happen.

Regards,



Mrs. Christine Sykes

(901) 210-3656

Devin Marzette
687 Brakebill D

We do not agree! We say no factory. No Factory at Graves Elementary.

A handwritten signature in cursive script, appearing to read "Devin Marzette". The signature is written in dark ink and is positioned in the lower-left quadrant of the page.

June 8, 2020

To Ms. Patrice Robinson

My name is Betty Echols and I live at 719 Brakebill Avenue. I am against any type of factory being built at the former site of Graves Elementary School, 3398 Graves Road. Please, No Factory at Graves!

Thank you,

Betty Echols

A handwritten signature in cursive script that reads "Betty Echols". The signature is written in dark ink and is positioned to the right of the typed name.

June 11, 2020

Dear Councilman Ford Sr.,

I am totally opposed to the proposal to build a factory at the corner of Graves and Winchester Roads. No, please do not build there, find another location. I agree with my neighbors, No Factory at Graves ES.

Cordially,

A handwritten signature in black ink, appearing to read "Anthony Carr". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Anthony Carr
3640 Graves Road
Memphis, TN 38116

3251 Graves Road, Memphis, TN 38116

We are against building a factory at Graves Elementary School.

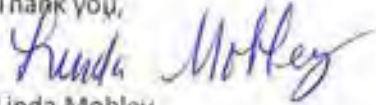
Troy Williamson

A handwritten signature in black ink. The word "Troy" is written in a cursive style, with the 'T' having a long horizontal stroke that extends to the right and underlines the word. The 'y' has a small loop at the bottom. The rest of the signature is a large, fluid, cursive flourish that starts from the top of the 'y' and extends to the right, ending in a long horizontal stroke.

June 8, 2020

My name is Linda Mobley and I live at 3425 Graves Road. I am against a factory being built at the Graves Elementary School. No Factory at Graves!

Thank you,

A handwritten signature in blue ink that reads "Linda Mobley". The signature is written in a cursive style with a large, stylized "L" and "M".

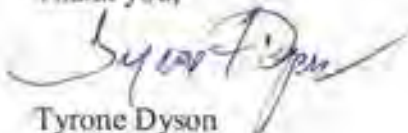
Linda Mobley

June 1, 2020

Mr. Ford,

We do not feel you are respecting the community by not entertaining or addressing the fact that this Made in Memphis business entity has never once met with the neighborhood regarding whatever it is they are planning to build in our front yards. This is very disrespectful and shows a shining lack of appreciation for our community. We do not want you to approve something when none of us, including yourself, even know or have taken the time and shared with us what it is you are approving. I have read the Land Use Control Board's report that recommended rejection. We are writing to request that you not allow this use, for this land, whether approved for rezoning or not, in our community. We do not wish to look at a factory when we open our front doors. We do not want the increased traffic and over 100 cars parked right across the street from our front doors. We already fight with big rigs traveling up and down Graves Road tearing it up and making it full of potholes that tear up the vehicles we have paid for. We live here and we made the choice to move here, but not to be forced to live in front of a factory. We are opposed to your decision to approve this planned development. This is a residential area and we want you to place your vote to allow it to remain that way.

Thank you,



Tyrone Dyson
3385 Graves Road
Memphis, TN 38116
Tdyson3@comcast.net

Kenneth Jackson

Why would I want to live with the noise and traffic of a factory across the street from my house? Well, I don't and I don't want you to allow this to happen either.

We elect you to speak up for us against injustice and that is exactly what we expect for you to do, but if you want to hear from us, why not ask us?

We have requested to speak with the applicant, Elvis Presley Boulevard, I've been told and seen with my own eyes, several times as far back as pre-coronavirus days in November 2019. We were told that we would be spoken to only if and when the developer wanted to speak to the neighborhood. How arrogant can one be? To try to wait until a pandemic hit to move forward with such an environmentally injustice project. This is the most devastating news ever. Do you actually think that I purchased a house across the street from a school ever thinking the school would be anything other than something for this community to be proud of and equally use? No, of course not and I request that you do not vote to allow this to happen.

Please vote NO, No Factory at Graves.

Thank you,
Kenneth Jackson
3381 Graves Road
Memphis, TN 38116

A handwritten signature in blue ink that reads "Kenneth Jackson". The signature is written in a cursive style and is positioned in the lower-left area of the page.

June 11, 2020

Mrs. Robinson, we say, No Factory at Graves Elementary School.

Mr. Ford, please do not vote for this to be approved.

City Council members, please do not allow this to be approved.

Dollie M. Massey 6-11-20

3540 Graves Road

Memphis, TN 38116



Fwd: Opposition to PD 20-04

2 messages

Holly MHI <holly@memphisheritage.org>

Wed, Jul 1, 2020 at 9:22 PM

To: McCorkleroad@gmail.com, Gordon Alexander <carlstebbins@msn.com>, Robert Gordon <bguh@bellsouth.net>

From: Holly MHI <holly@memphisheritage.org>

Date: July 1, 2020 at 9:21:02 PM CDT

To: jeffrey.penzes@memphistn.gov

Subject: Opposition to PD 20-04

Dear Jeffrey,

On behalf of Memphis Heritage, Inc. and the historic neighborhoods we work to support, we are voicing our opposition to PD 20-04, Whitehaven Works at Graves Elementary Planned Development.

If you are reading this letter of opposition, it is because the City Council has required that this case be remanded back to the LUCB because of the waived requirement for the developer to hold a neighborhood meeting. I imagine that the applicant will argue that the meeting held on June 29 fulfilled this requirement. In our opinion, this last-minute meeting did not fulfill the requirement. At the meeting, the applicant's attorney, Mr. Mark Jobe, seemed unwilling to hear the neighborhood's concerns - so much so that Councilman Ford and Mr. Jesse Turner spoke up to beseech Mr. Jobe to allow the neighborhoods' residents an opportunity to speak, a request that Mr. Jobe did not fully honor.

At the very least, we urge you to hold this case for one month to allow for a proper neighborhood meeting to be held.

Perhaps even more pressing than the developer's lack of communication with the neighborhood is the fact that this case was ever approved to begin with. The unprecedented amount of objection by the community is a major cause of concern - 47 letters, a petition with 328 signatures, and over two dozen voicemails were collected from Whitehaven residents and their supporters voicing their opposition to this project.

Also the OPD's own staff recommended that this case be rejected because, among other things, "the proposed development may unduly injure or damage the use, value and enjoyment of surrounding property or unduly hinder or prevent development in accordance with the current development policies and plans of the City and County."

By my calculations, in the last 2 years, with the hundreds of cases that the LUCB has heard, only 4 times has the OPD staff recommended rejection of an application and the Board has voted to approve it. This is a very unusual situation.

There are plenty of other more appropriate and available places for this facility to be located rather than in this residential neighborhood.

We urge the Land Use Control Board to reject this application.

Sincerely,

Holly

Holly Jansen Fulkerson
Executive Director
Memphis Heritage, Inc.

12. CASE NUMBER: PD 20-04
PROJECT LOCATION: 3398 Graves Street
Request: Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility
Owner(s)/Applicant(s): Shelby County Board of Education / Made in Memphis, LLC

Planner's Recommendation: [REDACTED]

Board's Recommendation: Approval

Chair Sharp recognized the following person who spoke from the audience in support of the case:

Hunter Humphreys, Mark Jobe

Chair Sharp recognized the following persons who spoke from the audience in opposition of the case:

Yvonne Nelson, Charles Belenky, Estelle Martin

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks

AYES: 6 (Fleming, Gill, Lyles-Wallace, McKinnon, O'Connell, Wilbanks)
RECUSE: 0
NAYES: 4 (Margaret Pritchard, Mary Sharp, Darrell Thomas, James Toles)
ABSTAIN: 0

ITEM 12: Passes

There were five (5) individuals who did not agree with this application.

Daily data is recorded in the Pacific time zone.

1W 1M 1Q



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BENCHMARK
Compare your average performance over time.

Total Page Followers

Page Followers

Messages

The number of organic Page follows, paid Page follows and unfollows.



BENCHMARK
Compare your average performance over time.

Unfollows

Organic Followers

Paid Followers

WANT MORE LIKES?
Create an ad to get more people to like your Page.

[Promote Page](#)

Where Your Page Follows Happened

The number of times your Page was followed, broken down by where it happened.



BENCHMARK
Compare your average performance over time.

Uncategorized Desktop

On Your Page

Search

Page Suggestions



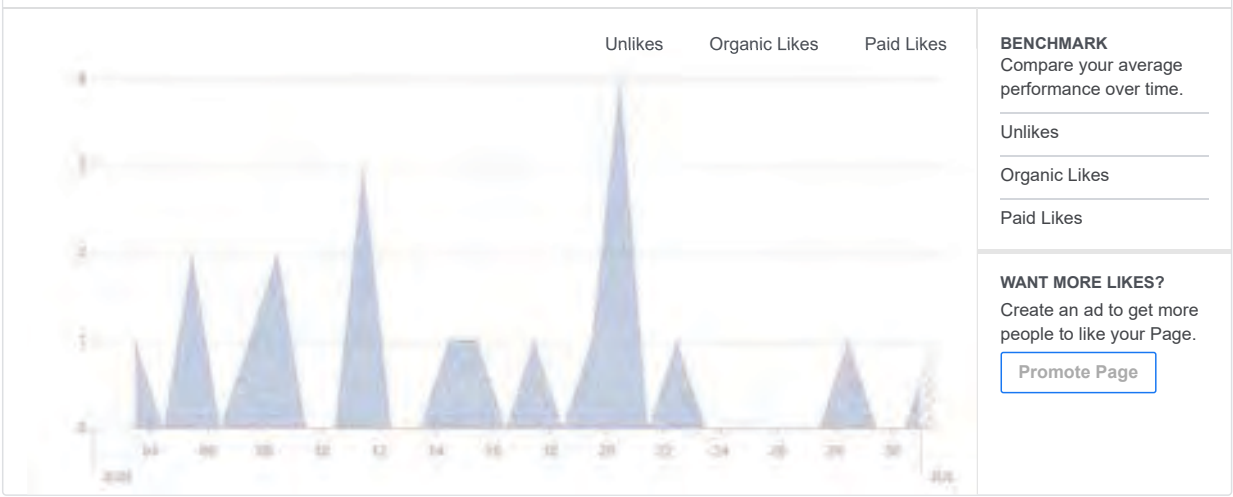
Likes

[Create Post](#)



Page Likes Messages [Create Post](#)

The number of organic Page likes, paid Page likes and unlikes.



Where Your Page Likes Happened [Create Post](#)

The number of times your Page was liked, broken down by where it happened.





This petition has collected
328 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-07-02

NO FACTORY AT GRAVES

About this petition

Click [here to WATCH A CHANNEL 3 NEWS RELEASE](#) and please give me a minute to get my camera adjusted! Then go to our [Facebook](#) page!

Please help us prevent a well-known big corporation from using our beautiful community for financial gain by repurposing our closed neighborhood school into a factory. Who wants to open their front door and look at a light manufacturing facility 16 tenths of a mile across the street? We don't and we need your help to ensure it doesn't happen.

Thank you!

WHY WOULD ANYONE WANT TO CONSTRUCT A TWO-STORY, 146,000 SQ. FT. FACTORY IN THE CENTER OF A NEIGHBORHOOD? WOULD YOU WANT A TWO-STORY, 146,000 SQ. FT. FACTORY IN THE FRONT OF YOUR HOME? WOULD THIS SAME PERSON PUT A TWO-STORY, 146,000 SQ. FT. FACTORY IN FRONT OF THEIR OWN HOUSE? YOU SAY NO? THEN WHY SHOULDN'T WE COMPLAIN ABOUT SOMEONE WANTING TO PUT A TWO-STORY, 146,000 SQ. FT. FACTORY IN OUR FRONT DOOR AND WHY WOULDN'T YOU WANT TO SUPPORT US BY SIGNING OUR PETITION IN OPPOSITION OF THIS WRONG RIGHT NOW? THANK YOU.

Signatures

1. Name: YVONNE NELSON (dr.ydnelson@comcast.net) on 2020-04-08 02:46:28
Comments: Please spread the word and share this petition with your neighbors and friends as soon as possible. Thank you!

2. Name: Iman Zenoria Nelson (izdn2011@gmail.com) on 2020-04-08 04:33:58
Comments:

3. Name: Derrick Miller (millerrderrick63@gmail.com) on 2020-04-08 04:35:37
Comments:

4. Name: john T Newby (johntnewbyii@Gmail.com) on 2020-04-08 06:11:41
Comments: We don't need a factory another factory in Whitehaven..

5. Name: Alicia Tate (atate1@hotmail.com) on 2020-04-08 12:42:43
Comments: No I don't want it.

6. Name: Larry Springer (lbspringe@bellsouth.net) on 2020-04-08 22:29:27
Comments: I do not want this on my street.

7. Name: Chris Hewitt (jchewitt83@gmail.com) on 2020-04-08 22:30:47
Comments:

8. Name: TABITHA Jones (jstudy@att.net) on 2020-04-08 23:09:53
Comments:

9. Name: Rosemary Wheeler (rmw7899@gmail.com) on 2020-04-08 23:22:20
Comments:

10. Name: Willie kirkland (williekirkland8101@comcast.net) on 2020-04-08 23:47:55
Comments: Signing for Otis kirkland my brother he does not have an email

11. Name: Wallace Jenkins (wallaceplustwo@yahoo.com) on 2020-04-09 01:53:05
Comments: No factory in our neighborhood!

12. Name: Vickie Burse (vickiebursr@comcast.net) on 2020-04-09 03:01:54
Comments: No

13. Name: Britney B (bstick23@gmail.cim) on 2020-04-09 03:02:42
Comments: No

14. Name: Jackie Grafton (wayn1949@gmail.com) on 2020-04-09 03:59:51
Comments: No factory in a residential neighborhood
-
15. Name: Patricia Tools (patann1tools@yahoo.com) on 2020-04-09 12:23:16
Comments:
-
16. Name: Marsha Risby (mrisby2006@yahoo.com) on 2020-04-09 12:51:15
Comments:
-
17. Name: Alma Washington (ipkwsa0921@att.net) on 2020-04-09 13:49:03
Comments:
-
18. Name: Joanne Robinson (msjvr77@aol.com) on 2020-04-09 15:16:04
Comments:
-
19. Name: Vicky Vick (mrsvick2@yahoo.com) on 2020-04-09 15:51:23
Comments:
-
20. Name: Tony Cernosek (TonyCernosek@Gmail.com) on 2020-04-09 16:25:58
Comments:
-
21. Name: Patricia (patriciasnell@earthlink.net) on 2020-04-09 16:26:08
Comments: My husband and I do not want this monstrosity in our neighborhood, it will take away from our beautiful homes and devalue them!
-
22. Name: Sheila Joy-Martin (jdelatjoy@aol.com) on 2020-04-09 17:24:11
Comments:
-
23. Name: ETHEL CHEERS (ethel6733@yahoo.com) on 2020-04-09 17:44:50
Comments: I DO NOT WANT A FACTORY CLOSE TO MY HOUSE. FIND A BIG OPEN FIELD SUITABLE FOR FACTORY WITH A LARGE OPEN PARKING LOT AWAY FROM THIS AREA. WE ARE TRYING TO BUILD WHITEHAVEN UP NOT TEAR IT DOWN.
-
24. Name: Anita Stevens-Davis (qti2qti@aol.com) on 2020-04-09 17:56:08
Comments: I do not want this in our neighborhood
-
25. Name: Jacqueline Hall Watson (jackiewa@bellsouth.ndt) on 2020-04-09 19:35:15
Comments: We don't need or want a factory in our neighborhood!!!
-
26. Name: Shelton Mcghee jr (memphis1936@yahoo.com) on 2020-04-09 19:40:28
Comments: I am against this proposed development in our community
-

27. Name: Aisha Barron (jailer201@gmail.com) on 2020-04-09 20:00:29
Comments:
-
28. Name: V Steele (quiaprash@gmail.com) on 2020-04-09 20:02:45
Comments: Totally against this proposed venture.
-
29. Name: Estelle Martin (estellemartin@att.net) on 2020-04-09 20:10:43
Comments: We don't need that type of Facility in the middle of a single family neighborhood. What are you'll trying to do to us. We also want to live in a beautiful and clean area.
-
30. Name: Solomon M Garrett (sgarrett5@comcast.net) on 2020-04-09 20:33:46
Comments: Please show some respect for this neighborhood
-
31. Name: Prince Johnson (princejohnsonjr@yahoo.com) on 2020-04-09 20:39:17
Comments: NO
-
32. Name: Tikita Jamison (mrs.tikitajamison@gmail.com) on 2020-04-09 20:49:35
Comments:
-
33. Name: Lula Guy (lula_guy@yahoo.com) on 2020-04-09 20:49:41
Comments:
-
34. Name: Carolyn Lyons (carolyn.lyons61@yahoo.com) on 2020-04-09 21:41:14
Comments: I don't want a two story lighting factory in my neighborhood. This is our home.
-
35. Name: Arthur Martin (legend418@yahoo.com) on 2020-04-09 22:24:30
Comments:
-
36. Name: Andrew R Withers (awithersphoto@gmail.com) on 2020-04-09 22:25:50
Comments: I am in agreement with the DI'MANS, Inc. presentation that was delivered in 2015 and the original plan to do something with the building. I would hope that EPE would agree with that effort and that those two entities and my photographic files could be used to promote the images of Elvis Presley from our files in the proposed museum. A discussion could be added if and when there is an agreement between the parties for the betterment and stability of the neighborhood.
-
37. Name: LeRoy Johnson (johnsonl777@yahoo.com) on 2020-04-09 23:06:25
Comments: We don't need a factory in the middle of our neighborhood. The Whitehaven community needs quality restaurants and upscale stores in our mall
-
38. Name: RITA PRICE (RRPSNOW@AOL.COM) on 2020-04-09 23:08:06
Comments: We do not want neither do we need a commercial business in this single family neighborhood.

-
39. Name: Cyndi Springer (cyndispringer@bellsouth.net) on 2020-04-10 00:18:25
Comments: Use the warehousing facilities already in place on Brooks. A note to Graceland, we appreciate what you have done so far with upgrading the area in front of Graceland. Please take the time to consider Bellbrook center as a location for your needs. Don't take our little cozy almost country setting and try to turn into a concrete and steel eyesore. Also think that you will destroy your own venture if you change the community settings around it.
-
40. Name: Garfield Moss (gmoss4@gmail.com) on 2020-04-10 01:13:39
Comments: All factories should be located in a business zone. If you wouldn't do it in a Germantown residential neighborhood don't do it in Whitehaven.
-
41. Name: Janice McDaniel (jmackyd@gmail.com) on 2020-04-10 02:07:28
Comments:
-
42. Name: Cozy Sykes (cozysykes@gmail.com) on 2020-04-10 13:50:05
Comments:
-
43. Name: Alice Collins (alicecollins7311@yahoo.com) on 2020-04-10 14:37:23
Comments:
-
44. Name: Vickie Lusby (Vickiepye@yahoo.com) on 2020-04-10 15:27:09
Comments:
-
45. Name: Debbie Dee Dee Torrey (dmooretorrey@yahoo.com) on 2020-04-10 15:42:48
Comments: I Hope we Win
-
46. Name: Cynthia Vaughan (cynthiav0927@gmail.com) on 2020-04-10 16:55:27
Comments: I do not support the Graves Elementary site being turned into a factory
-
47. Name: Beulah Daniel (bdaniels@crye-leike.com) on 2020-04-10 19:08:09
Comments: There should be no factories in a residential neighborhood. There are lots of vacant buildings in some commercial areas. There are probably some on Brooks Road commercial district.
-
48. Name: Robert and Charlene Webber (charlenewebber53@yahoo.com) on 2020-04-10 19:36:00
Comments:
Robert and Charlene Webber
-
49. Name: Brittany Williams (BNWILLMS@GMAIL.COM) on 2020-04-10 20:17:42
Comments:
-

50. Name: Michelle Martin (mross89@aol.com) on 2020-04-10 23:44:01
Comments:
-
51. Name: Onika Huggins (OMHuggins@gmail.com) on 2020-04-10 23:52:16
Comments:
-
52. Name: john fryson (fryson.j@yahoo.com) on 2020-04-10 23:57:08
Comments:
-
53. Name: Charol Hewitt (davischarol@yahoo.com) on 2020-04-11 11:57:29
Comments:
-
54. Name: Michelle Rausch (AimlessDaze@Yahoo.com) on 2020-04-11 15:04:10
Comments: I am a Whitehaven resident and I do not want factories in residential areas....
-
55. Name: Debra E Baker (debrabaker3617@gmail.com) on 2020-04-11 16:22:23
Comments: There are many other properties that would work. Southland Mall comes to mind. Also vacant (former hotel) at EP/Gateway.
-
56. Name: Carolyn Nelson (carolynnelson1947@yahoo.com) on 2020-04-11 16:33:47
Comments: Thanks for the heads up. I think a community center with amenities for seniors is an excellent idea
-
57. Name: Lucious Nelson (luciousn1945@yahoo.com) on 2020-04-11 16:36:00
Comments: No factory at Graves
-
58. Name: Carleythia Anderson (carleyanderson1@yahoo.com) on 2020-04-11 16:49:16
Comments: Traffic on Winchester Rd. is already heavy, with much truck activity. The noise level is high, making it difficult to rest at times. Adding this manufacturing facility will exacerbate these problems.
-
59. Name: Julious Anderson (julious.anderson@aol.com) on 2020-04-11 16:59:26
Comments: We were aware of the heavy traffic when moving to corner of McCorkle Rd. and Winchester Rd. After 11 years we've somewhat adjusted to the noise; however, adding more traffic to an already busy thoroughfare will make life at home virtually unbearable.
-
60. Name: Joyce Worsham Adams (jussjoyce@yahoo.com) on 2020-04-11 17:48:23
Comments: This location could be use to add much needed services for the neighborhood.
A factory in a residential area will only cause pollution in the air, noise from equipment, increase commerical traffic which will place children in danger, create an eyesore for the already established community and which is most devastating is property values will drop!

We do not want this factory warehouse in this neighborhood!!! It will only destroy the character and integrity of community that has worked so hard establish.

61. Name: Trinnie Adams (trinnieadams@yahoo.com) on 2020-04-11 17:51:37
Comments: NO MORE FACTORIES IN RESIDENTIAL NEIGHBORHOODS!!!

62. Name: Doug Wright (dwright2007@live.com) on 2020-04-11 18:46:17
Comments:

63. Name: Patrick Jones (patrickfjones703@gmail.com) on 2020-04-12 00:25:57
Comments:

64. Name: Rita Durr (rita.durr@att.net) on 2020-04-12 00:46:54
Comments: I do not want to see a neighborhood or community disrupted, destroyed nor dismantled by adding a factory placed in what should have remained as a school to keep the community thriving for families.

65. Name: David Payne (paynedmp@gmail.com) on 2020-04-12 02:20:13
Comments: This project isn't in the best interest of our community. The Community has no interest in this appeared undermined, backdoor deal.

66. Name: Tamara Robinson (robinson.914@gmail.com) on 2020-04-12 03:16:55
Comments: Repurpose this building into something that build up the people of this community and not just make money off of them!

67. Name: Zahviera Eddings (zahvieraeddings@gmail.com) on 2020-04-12 05:46:40
Comments:

68. Name: Jack Armstrong (renoldini2000@yahoo.com) on 2020-04-12 10:51:38
Comments:

69. Name: Janet M Eason (jmartresee@gmail.com) on 2020-04-12 15:28:42
Comments: I think they should be in the industrial commercial area. The Noncinnah light industrial area.

70. Name: Natasha Adams (adamseducationgroup@yahoo.com) on 2020-04-12 15:42:21
Comments: NO...NO...NO
TO FACTORY@GRAVES ELEMENTARY SCHOOL

71. Name: James C Peters Jr (James@ChristIsAlive.com) on 2020-04-12 16:00:42
Comments: NO FACTORY IN OUR NEIGHBORHOOD!

72. Name: Morris Nelson (mpatrick.nelson@gmail.com) on 2020-04-12 16:01:28

Comments:

73. Name: Toni GREEN (mstinigreen3@yahoicim) on 2020-04-12 16:04:01
Comments: It's SHAMEFUL WHAT THEY CONTINUE TO TRY to PUSH IN OUR NEIGHBORHOODS BUT UNTIL WE RECOGNIZE AND STAND UP IT WILL COME TO ROB AND DESTROY Our HERITAGE and LEGACIES FOR US AND OUR FUTURE GENERATIONS..... SIGNED TONI GREEN
-
74. Name: Yvonne Nelson (ydn1503@aol.com) on 2020-04-12 16:07:04
Comments: Please take a moment to this response I got offline: Yes, it can happen to your neighborhood.... it happened to mine with AMAZON WAREHOUSE @ Holmes & Tchulahoma. We didn't know anything until the ground breaking that it was going to be that huge warehouse!!! Increase in traffic, noise, and our property value has lowered
-
75. Name: David Page (dpage2003@gmail.com) on 2020-04-12 16:18:17
Comments: No, to the factory!
-
76. Name: Gabriel Pryor (inspects@bellsouth.net) on 2020-04-12 16:24:55
Comments: I believe in this cause whole heartedly!
-
77. Name: Jasmine young (jazzyisyoud@gmail.com) on 2020-04-12 16:33:40
Comments: Our community deserves to stay safe, adding a factory in the center of our community will not only harm our health, but damage our community with the toxicity that the factory will give off into the air. Our families should not endure this so close to home this is a dangerous decision and your hurting our environment even more. This factory needs to be placed in other industrial areas , not in the center of my area I call HOME.
-
78. Name: Georgia harper (georgia.j.harper@tn.gov) on 2020-04-12 16:42:37
Comments:
-
79. Name: Johnny Douglas (douglas235@live.com) on 2020-04-12 17:41:05
Comments: No no no stop doing this in our community. ...
-
80. Name: Patsy Avant (cavant0403@comcast.net) on 2020-04-12 19:17:33
Comments: We do not need any type of manufacturing Facility in our residential neighborhoods.
-
81. Name: Susan Berry (susanberry2016@yahoo.com) on 2020-04-12 20:31:41
Comments: For Dr. Nelson and her neighborhood- Love this awesome woman!
-
82. Name: Lemichael Wilson (lemichaelwilson@gmail.com) on 2020-04-12 20:32:23
Comments:
-
83. Name: Peggy Garner (whgdlatelately@aol.com) on 2020-04-12 20:38:59

Comments: Do not want a factory niilt in the neighborhood

84. Name: Charlesetta whiting (Alicia.boyd.aa@redfin.com) on 2020-04-12 20:40:36
Comments:

85. Name: Emily Lamar (emlamar7@gmail.com) on 2020-04-12 20:41:57
Comments:

86. Name: DANA CLEABORN (dcleaborn@outlook.com) on 2020-04-12 20:44:48
Comments: NO factory at GRAVES ELEMENTARY LOCATION

87. Name: Andrew Smith (andrewsmith7945@gmail.com) on 2020-04-12 20:48:58
Comments:

88. Name: Heather (htate604@gmail.com) on 2020-04-12 20:51:28
Comments:

89. Name: Mattie Loyde (matiqueshelpinghands@yahoo.com) on 2020-04-12 21:00:11
Comments: I agree to this petition

90. Name: Annye Hughes (nixise@comcast.net) on 2020-04-12 21:01:16
Comments: We should keep the area residential

91. Name: Katherine Larsha (threejohn2@live.com) on 2020-04-12 21:04:00
Comments:

92. Name: Steven Bradley (s.brasley23@yahoo.com) on 2020-04-12 21:05:00
Comments:

93. Name: Deloris Brooks (brooks1810@comcast.net) on 2020-04-12 21:15:03
Comments:

94. Name: Freda (fredaw43@gmail.com) on 2020-04-12 21:23:24
Comments:

95. Name: Tyrone Moore (tyrone_moore48@yahoo.com) on 2020-04-12 21:35:09
Comments: I support your efforts.

96. Name: Linda Jones (jones.linda0620@gmail.com) on 2020-04-12 21:37:05
Comments:

97. Name: Steve Mulroy (smukroy@memphis.edu) on 2020-04-12 21:59:10

Comments:

-
98. Name: Pearl Walker (pearlevawalker@gmail.com) on 2020-04-12 22:00:12
Comments: I'm in
-
99. Name: Eldra Jennings Perry (eperry817@aol.com) on 2020-04-12 22:07:04
Comments:
-
100. Name: Mark j Buls (oldbulso@hotmail.com) on 2020-04-12 22:11:10
Comments: all the way with doctor nelson
-
101. Name: Barb Miller (bmillerassignments@gmail.com) on 2020-04-12 22:19:59
Comments: Stop the pollution. Take your crap to Collierville or Germantown!
-
102. Name: Kathy Sanders (quip65@comcast.net) on 2020-04-12 22:33:06
Comments:
-
103. Name: Patrick oneil (patrickloneil@bellsouth.net) on 2020-04-12 23:06:06
Comments: I don't want this factory in this community!
-
104. Name: Linda Muhammad (sislinda2004@yahoo.com) on 2020-04-12 23:51:15
Comments: This project must be stopped.
-
105. Name: George wilson (george9382@att.net) on 2020-04-13 00:14:42
Comments: 3525 lakeview rd
-
106. Name: Harold Jackson (Jacksonharold1@gmail.com) on 2020-04-13 00:32:29
Comments: I agree the we should preserve the integrity of the neighborhood
-
107. Name: Yvonne D Nelson (nelson.yvonne.d@gmail.com) on 2020-04-13 02:08:29
Comments: We have two petition sites! The old site is under the MyZIP463@gmail.com "Stop destroying black residential neighborhoods..." Thanks and much love to the 19 people who have already signed up there and the six comments they left!
-
108. Name: Tamiko Beasley (myzip463@gmail.com) on 2020-04-13 02:16:00
Comments: Tamiko Beasley
I don't want a building in this neighborhood.
-
109. Name: Carnita Atwater (atwaterc4@gmail.com) on 2020-04-13 02:20:44
Comments: Gentrification is their GOAL! Continually making dis-investments in African American's community and neglecting their concerns and desires are a nucleus for BLACK EXODUS! Stop the BLACK GENOCIDE in the City of Memphis... NO JUSTICE...NO PEACE! Only the entities that Shelby County and the City of Memphis

have selected to receive the abundance of local, state and federal funding have ascertained the money. WAKE UP MEMPHIS...

110. Name: NL Transou Jr (NLTransouJr@gmail.com) on 2020-04-13 02:23:34
Comments: Not our residential areas

111. Name: Joyce Adams (jadams@gmail.com) on 2020-04-13 02:31:34
Comments: This community needs a family friendly project, such as a community center so the youth in the area can have a safe place to learn life skills, improve reading skills, learn how to swim, and just play to stay healthy.
This manufacturing plant will lower the residents property value of their homes, increase traffic, noise, dust debris in this residential community. I am in Whitehaven Hills East and the city (of Memphis) let Amazon slip in on us. It has been a nightmare for the residents of our community. Heavy traffic, can't get in/out of neighborhood on Holmes Road due to the increase in traffic flow. Noise, dust, debris, potholes all over this old, outdated 2-lane road. The City of Memphis was to have expanded in 2004 but got put on the back burner and is still burning in 2019! Please do not listen to the city officials when they say let compromise to get this project completed because they will agree to get residents to say "yes" and they will forget you in a heartbeat! Whitehaven Hills East is still waiting for our promises from the AMAZON PROJECT - 2 YEARS AGO!
Councilwoman Patrice Robinson seemed to have had a sudden loss of memory when the community confronted her for answers. She says, "I don't remember and we didn't take any minutes of the meeting so I don't know what was agreed upon!!!"
District 3 has 4 more years with her and I sure hope she stops lying to her constituents. Keep me posted with any updates.
Happy Holidays
Submitted Dec. 25, 2019

112. Name: Anthony Jones (tonyjonesink5@gmail.com) on 2020-04-13 03:49:56
Comments: Why would they insist on this facility when there are so many other spaces available right down the street. They have followed the same hide and seek policy as the waste management firm preceding them. HELL NAW! As a matter of fact, HFN! With no apologies to anyone. It's time we as black people quit falling for the old British diplomacy trick, drinking tea and speaking softly while seeking every avenue to rape you out of the back door. There a couple of perfectly good factory spaces right up the street, go there.

113. Name: George Gillard (very6325@att.net) on 2020-04-13 14:02:39
Comments:

114. Name: Hazel Longstreet (hazelzell@aol.com) on 2020-04-13 17:33:33
Comments:

115. Name: Althea Hathaway (althea_zanehathaway@yahoo.com) on 2020-04-13 18:08:59
Comments:

116. Name: Virginia Bowen (mccorkleroad@aol.com) on 2020-04-13 18:23:18

Comments: This cannot be happening.

117. Name: Adrian Hampton (hampton_adrian@yahoo.com) on 2020-04-13 20:49:53
Comments:

118. Name: Marvin H Crosby (crosdy.marvin@gmail.com) on 2020-04-13 21:03:38
Comments:

119. Name: Stacey Williams (sawilliams3000@yahoo.com) on 2020-04-13 21:48:47
Comments:

120. Name: Launa Murphy (lvmurphy@me.com) on 2020-04-13 21:51:14
Comments: Thanks for info.

121. Name: S Hall (shall10720@yahoo.com) on 2020-04-13 23:04:19
Comments: There is no good reason why a residential neighborhood should have a factory to look at.

122. Name: Sherika Wright (wrightsherika@gmail.com) on 2020-04-13 23:10:40
Comments:

123. Name: Diann McBee (mcbeed@msn.com) on 2020-04-13 23:14:06
Comments: As former student, I hate to see this happen.

124. Name: Claude Talford (claudetalford@att.net) on 2020-04-13 23:22:09
Comments: This is zoned commercial and shouldn't be allowed.

125. Name: Sand Martin (rika3764@yahoo.com) on 2020-04-13 23:28:07
Comments:

126. Name: Andy Strickland (strickland_andrew@ymail.com) on 2020-04-13 23:59:51
Comments:

127. Name: Kandice K Robinson (kkeniese@yahoo.com) on 2020-04-14 00:19:50
Comments:

128. Name: Atlas Robinsom (kamskye2@yahoo.com) on 2020-04-14 00:20:57
Comments:

129. Name: Dorcas Hill (dorcasd.hill@gmail.com) on 2020-04-14 00:25:49
Comments:

130. Name: Stephanie Tramber (crazzygrammy52@gmail.com) on 2020-04-14 00:35:26
Comments:
-
131. Name: Hal Allen (hallen9666@aol.com) on 2020-04-14 00:41:07
Comments:
-
132. Name: Lanny Huffman (huffman.lanny@att.net) on 2020-04-14 01:26:31
Comments:
-
133. Name: William Shepard (shepardbill@bellsouth.net) on 2020-04-14 07:56:25
Comments: I attended Graves Rd. Elementary School in grades 3 through 8. It needs to be repurposed for the sake of the community and its prooerty values'.but not as a factory for light manufacturing. It could be used as a day care facility combined with community center activities for chikdren in the neighborhood' for tutoring' for music enrichment orogeams' and as a venue for the performing arts. I treasure its rich heritage and what my yrsars there did to prepare me for mt future. I believe it to have been the most successful public elementary school in the city. Urban blight should not take it. I watched America's first astronaut to soar into space from a telecast in the cafetorium there. I learned the Lord's Prayer in Latin there. I was able to help my high school English teachers with grammar due to the quality of instruction I got there. Many greT buildings in Memphis have sadly been demolished, such as Union Station. Where does it end?
-
134. Name: Rhonda Lomax (rhondalomax2@gmail.com) on 2020-04-14 09:41:58
Comments:
-
135. Name: Patsy Brown (ptbrown50@yahoo.com) on 2020-04-14 11:14:27
Comments: No factory!!!!
-
136. Name: Shanta Echols (echolsshanta@yahoo.com) on 2020-04-14 15:22:15
Comments:
-
137. Name: Bernice Holleman (hollemanbernice57@gmail.com) on 2020-04-14 15:26:30
Comments: Best school in Whitehaven
-
138. Name: TORY YATES (toryyates169@gmail.com) on 2020-04-14 17:07:14
Comments:
-
139. Name: Eddie T Amos (olschool12003@yahoo.com) on 2020-04-14 17:20:17
Comments:
-
140. Name: Patricia wesley (pawesley01@yahoo.com) on 2020-04-14 18:52:09
Comments:
-

141. Name: Henri E Brooks (hebrooks1949@att.net) on 2020-04-14 20:33:15
Comments:
-
142. Name: Vickie L Redden (vreddmemp@aol.com) on 2020-04-14 20:34:57
Comments: Take it out East!!!
-
143. Name: Kenneth Green (kkg3030@gmail.com) on 2020-04-14 23:39:00
Comments:
-
144. Name: Robert Davis (davisrmemphis@aol.com) on 2020-04-15 00:44:58
Comments:
-
145. Name: Sharon Jones (sj8460343@gmail.com) on 2020-04-15 01:13:05
Comments:
-
146. Name: Joe Pettis (joeapett@bellsouth.net) on 2020-04-15 03:06:57
Comments: There are many closed business that would house a factory and are in a commercial area example 4444 Delp St (Warehouse) 5511 United Drive (warehouse) 5675 Pidgeon Roost (Warehouse)
-
147. Name: Sidney Henderson (hendersonsidney@yahoo.com) on 2020-04-15 03:14:19
Comments:
-
148. Name: Brittany Williams (bnwillms@yahoo.com) on 2020-04-15 04:00:28
Comments:
-
149. Name: Tencia Williams (tenicia.m.williams@gmail.com) on 2020-04-15 04:50:18
Comments:
-
150. Name: Mother Georgia King (georgiaking741@gmail.com) on 2020-04-15 15:45:12
Comments: Mother Georgia King says, why not use the mall? I understand that it is right across the street from the high school where the children will hopefully be attending school again soon at. Why would you choose to place a factory in the middle of a neighborhood? There is no transportation. It makes no sense.
-
151. Name: Marlon Brown (marlonbrown2010@gmail.com) on 2020-04-15 17:16:14
Comments: I wouldn't want a factory in my backyard either. NO FACTORY!
-
152. Name: Gwen Nevels (gnevels2000@yahoo.com) on 2020-04-15 23:25:33
Comments: I agree that a factory should not be placed on the property of Graves School. There are homes across from the school.
-
153. Name: Irene Hampton (lhamp894@gmail.com) on 2020-04-16 00:00:53

Comments:

-
154. Name: Maria Chapman (sunsetmaria@aol.com) on 2020-04-16 01:51:15
Comments:
-
155. Name: Thomas E Long (telong1967@aol.com) on 2020-04-16 02:16:28
Comments: I lived on Brakebill Cove. You can count on me for support. Former City Court Clerk for 20 years. My current address is 3694 Woodglade Lane, 901-832-2256 email telong1967@aol.com
-
156. Name: Denise Bonds (denisebonds21@yahoo.com) on 2020-04-16 11:34:36
Comments: They should leave things they way that they are already!
-
157. Name: Dorothy Cox (carp38108@gmail.com) on 2020-04-16 19:51:25
Comments:
-
158. Name: Rita Davis (ritadavis1954@gmail.com) on 2020-04-16 23:50:41
Comments: Not in residential district lower property value. Unsafe for children to play.
-
159. Name: Marilyn Toler (marilyntoler901@yahoo.com) on 2020-04-16 23:56:07
Comments:
-
160. Name: Anthony Wright (wri.aj1975@gmail.com) on 2020-04-17 00:00:12
Comments: No factory!
-
161. Name: Eliehue Stanback Jr (eliehue1519@outlook.com) on 2020-04-17 00:09:48
Comments:
-
162. Name: Gwendolyn Pritchard (gwenpritchard@bellsouth.net) on 2020-04-17 00:25:58
Comments:
-
163. Name: Van Pritchard (vanpritchard@bellsouth.net) on 2020-04-17 00:28:48
Comments:
-
164. Name: Mary E Carpenter (Marryelaine2014@gmail.com) on 2020-04-17 01:46:24
Comments: I do not want a factory in this neighborhood.
-
165. Name: Harold Bates Sr (hbatessr@yahoo.com) on 2020-04-17 02:16:03
Comments: Would rather see it given to a nonprofit or church
-
166. Name: Shirley Jewell (hardinjewell@aol.com) on 2020-04-17 02:50:34
Comments:

-
167. Name: Ivory jackson (ivoryjackson7@gmail.com) on 2020-04-17 09:11:42
Comments: We need a technical training facility to inspire our youth not a factory to lower the quality of our neighborhood
-
168. Name: Tyrone Hunt (hunttyrone@aol.com) on 2020-04-17 12:48:14
Comments: This is ridiculous to attempt to place this kind of entity in the middle of our neighborhood!
-
169. Name: Porsche Ransom (porschesransom86@gmail.com) on 2020-04-17 14:36:09
Comments:
-
170. Name: Linda Street (streetlsu@yahoo.com) on 2020-04-17 17:42:38
Comments:
-
171. Name: Maria Davis (amd4552@yahoo.com) on 2020-04-17 18:38:25
Comments: NO FACTORY AT GRAVES!
-
172. Name: Elizabeth English (elenglish@comcast.net) on 2020-04-17 20:53:25
Comments: I am against using the school as a manufacturing company in our neighborhood.
-
173. Name: Shawndolyn BOYCE-MILLER (shawndolynmiller@gmail.com) on 2020-04-18 13:48:3
Comments:
-
174. Name: Garland Miller (gmmiller2@yahoo.com) on 2020-04-18 13:56:34
Comments: We don't want a manufacturing plant in our neighborhood.
-
175. Name: Warner K Leonard (warnerleonard@icloud.com) on 2020-04-19 16:47:53
Comments:
-
176. Name: Yvonne Acey (aiafest@bellsouth.net) on 2020-04-19 18:59:42
Comments:
-
177. Name: Zondra Farmer (zondraus@comcast.net) on 2020-04-19 19:23:55
Comments:
-
178. Name: Sarah Smith (ncwmt@bellsouth.net) on 2020-04-20 23:12:49
Comments: We have enough traffic on this street.
-
179. Name: Patricia Sellers (lesterpatriciasnell@me.com) on 2020-04-21 00:11:27
Comments: Do not want this in our neighborhood.

-
180. Name: Lokela Lane (bluxygen99@gmail.com) on 2020-04-22 21:41:16
Comments: No Factory
-
181. Name: Yolanda B (yolandy3@gmail.com) on 2020-04-23 05:15:12
Comments: No factory at Graves
-
182. Name: Marquest Taylor (marquesttaylor67@gmail.com) on 2020-04-23 16:36:32
Comments:
-
183. Name: Lindsay Clark (spoiled_sweet@me.com) on 2020-04-23 16:46:51
Comments:
-
184. Name: Jade Clark (jclark@aglaunch.com) on 2020-04-23 17:05:27
Comments:
-
185. Name: Marilyn I Carruthers (mlrainy@gmail.com) on 2020-04-23 17:24:34
Comments: This is absolutely ridiculous in no way do I support this foolishness!!!!!!
-
186. Name: Annie Dickerson (annrd53@aol.com) on 2020-04-25 04:55:31
Comments: No factory at Graves Rd
-
187. Name: Mary C Johnson (m.corinne.johnson@gmail.com) on 2020-04-26 23:37:14
Comments: No factory!
-
188. Name: William H Reed (williamreed30@aol.com) on 2020-04-28 02:10:01
Comments: This is why we need strong leaders in MyZIP. Email myzip463@gmail.com for information because MyZIP doesn't need you, YOU NEED MyZIP!!!
-
189. Name: Kermit Moore (kermit.moorejr@gmail.com) on 2020-04-28 19:19:05
Comments:
-
190. Name: Jackie Mayo (jdmayo1908@gmail.com) on 2020-04-29 01:40:28
Comments:
-
191. Name: Lorenzo Caldwell (Lorenzocaldwell36@gmail.com) on 2020-04-29 14:43:54
Comments: I am in support of this petition let's keep making Whitehaven better and proud not a dump
-
192. Name: Anthony Talley (Anthony.talley22@gmail.com) on 2020-04-29 14:50:53
Comments:
-

193. Name: Juanita Keys (jkeys69@gmail.com) on 2020-04-30 01:35:16
Comments: No factory in my neighborhood
-
194. Name: Derrick R LaBarre (dimans100@aol.com) on 2020-04-30 03:34:52
Comments:
-
195. Name: Theodore Fisher (dimans100@yahoo.com) on 2020-04-30 03:38:18
Comments:
-
196. Name: Derrick R LaBarre Sr (deadeyechamp@gmail.com) on 2020-04-30 03:40:40
Comments:
-
197. Name: Bridget Johnson (johnsonbridget886@gmail.com) on 2020-04-30 15:25:03
Comments:
-
198. Name: TONY WRIGHT (actorTonyWright@gmail.com) on 2020-04-30 17:01:40
Comments: Please keep such manufacturing facilities in a zone purposed primarily for commercial and industrial uses, and keep our neighborhood(s) conducive to the growth and development of its Citizens and families. I AM VEHEMENTLY OPPOSED TO HAVING MY NEIGHBORHOOD DEGRADATED BY THE INFILTRATION OF BIG BUSINESS SEIZING THE RESCOURCES OF IT'S CITIZENS FOR THE POORLY DISGUISED QUEST FOR MORE CAPITAL GAINS.
-
199. Name: Betty Wadlington (bettyjo365@gmail.com) on 2020-04-30 19:34:48
Comments:
-
200. Name: GLENNELL M SMITH (gsmithneal@gmail.com) on 2020-04-30 19:37:35
Comments: I vote no to the future factory to be built on the land that previously housed Graves Elementary School. I have 3 children that attended and Graduated from Graves Elementary. This is a lifetime historical land site for the school. I would like for this location to house a more family oriented beneficial establishment and not a factory in my neighborhood.
-
201. Name: derrick echols (derrickdechols@yahoo.com) on 2020-04-30 21:37:01
Comments:
-
202. Name: Anthony Williamson (awill8510@gmail.com) on 2020-04-30 22:21:54
Comments: Not in our neighborhood put it in your neighborhood
-
203. Name: Cynthia Brantley (CYNTHIABRANTLEY@YAHOO.COM) on 2020-04-30 22:50:11
Comments:
-
204. Name: Na'Deja Brantley (nadejabrantley@yahoo.com) on 2020-04-30 23:04:21
Comments:

-
205. Name: Aaron Brantley (aaronbrantley12345@gmail.com) on 2020-04-30 23:05:34
Comments:
-
206. Name: Mildred Muhammad (mildred_muhammad@yahoo.com) on 2020-05-01 02:05:56
Comments:
-
207. Name: Alysia Dale (alysiamiller9@gmail.com) on 2020-05-01 02:38:19
Comments: There are enough commercial buildings on Brooks Rd. Why put a factory in residential area?
-
208. Name: Marcia Jenkins (mlynn.jenkins9@yahoo.com) on 2020-05-01 03:00:30
Comments: NO FACTORY IN MY NEIGHBORHOOD !!☐
-
209. Name: Joshua Jenkins (joshua.jenkins14@gmail.com) on 2020-05-01 03:06:50
Comments: No factory
-
210. Name: Dr Yvonne D Nelson (info@whitehavencdc.org) on 2020-05-01 05:02:04
Comments: Don't let them fool you. Yes, they may want to call it a vo-tech training facility, but there is a place and time for everything and this is not the place or time for this foolishness. We went through terrible expense notifying the neighborhood. Banners, yard signs, and 510 oversized postcards mailed first class at \$0.50 each. It's a shame this is low-down dirty. Let's keep going on the signatures. We've still got 6 days to go! NO FACTORY AT GRAVES! MAKE PLANS NOW TO JOIN US FOR OUR VEHICLE PROTEST WEDNESDAY AT THE BANNERS ON WINCHESTER ROAD!
-
211. Name: Christine sykes (cssykes69@gmail.com) on 2020-05-01 09:56:34
Comments:
-
212. Name: Ricky and Sheryl Allen (sheryla903@gmail.com) on 2020-05-01 13:59:26
Comments: we do not want to live across the street from a factory! NO!
-
213. Name: Audrey F Mathes (lajaki@bellsouth.net) on 2020-05-01 16:49:29
Comments: No factor in our neighborhood.
-
214. Name: Robin Franklin (robinf12@bellsouth.net) on 2020-05-01 19:01:33
Comments: No factory in our neighborhood!!!!
-
215. Name: Carlos C Franklin (sbm14@bellsouth.net) on 2020-05-01 19:07:27
Comments: NO FACTORY IN OUR NEIGHBORHOOD!!!!!!
-
216. Name: Denise Wilson (lavonnewilson1@hotmail.com) on 2020-05-01 20:04:59
Comments:

-
217. Name: Rev Willie Hardy (whardy1@comcast.net) on 2020-05-02 15:43:34
Comments: You are doing a great work my Dear
God will see you through.
-
218. Name: Dolores Townsend (dntownsend5@aol.com) on 2020-05-02 19:28:13
Comments: Shameful, just shameful.
-
219. Name: Sharon Webb (drsharonawebb@gmail.com) on 2020-05-03 00:18:14
Comments:
-
220. Name: Mattie Dugger (mattalyn1@yahoo.com) on 2020-05-03 02:04:26
Comments:
-
221. Name: Samantha Holmes (drsholmes@hotmail.com) on 2020-05-03 22:26:21
Comments: Keep Twinkletown a quiet, residential neighborhood
-
222. Name: Derrill Dugger (drumer3355@gmail.com) on 2020-05-04 02:04:33
Comments:
-
223. Name: Arthur Faulkner Sr (arthurfaulkner86@gmail.com) on 2020-05-04 02:54:32
Comments: Do not build factory.
-
224. Name: F L Barksdale (flbarksdale@bellsouth.net) on 2020-05-04 08:30:05
Comments: We DO NOT want a factory at the Graves School site. Take it to the outskirts
of town.
-
225. Name: Dr Y (info@whitehavenappeal.org) on 2020-05-04 18:51:38
Comments: You can also text "graves" to 64600 to sign!
-
226. Name: Lakisha Davis (1980lnd@gmail.com) on 2020-05-04 21:15:32
Comments: No Site At Graves!!
-
227. Name: Cathy Harris-Moore (moorecrh@gmail.com) on 2020-05-04 21:37:05
Comments: NO FACTORY!!!
-

228. Name: Wanda Faulkner (wandarf@me.com) on 2020-05-05 06:44:41
Comments: A manufacturing plant placed in the heart of a vibrant residential area is a bad idea. Such a move sets the stage for the rapid decline of a settled neighborhood that contributes steadily to the city's property tax and sales tax revenue base. My home is directly across the street from west side of Graves school and to look out of my door at a manufacturing plant is absurd, not mention a total disrupting in my peace of mind relative to safety. My property value will immediately plummet and the option to sell my home is eliminated. I have lived in my home for over 24 years and to uproot now when it's time to retire is not an option. This move takes away practically everything I have worked for over the last 30 years as a resident of this city.

I say absolutely NO to this manufacturing facility!

229. Name: Lisa Harper (mslisaharper@gmail.com) on 2020-05-05 15:32:57
Comments:

230. Name: Marvin Bowen (mbowen1@bellsouth.net) on 2020-05-05 17:59:28
Comments: NO FACTORY!!!!

231. Name: Dena Richmond (richmonddena@yahoo.com) on 2020-05-05 21:03:44
Comments:

232. Name: Kamron Fields (kjf092404@yahoo.com) on 2020-05-05 21:10:46
Comments:

233. Name: Raven Johnson (raven.brrs@gmail.com) on 2020-05-05 21:19:16
Comments:

234. Name: Lisa Brown (mrsb514@bellsouth.net) on 2020-05-05 21:31:01
Comments:

235. Name: Misty Rosser-White (Misty@MistyWhite.com) on 2020-05-05 21:31:57
Comments:

236. Name: Phelon Grant (phelon@bellsouth.net) on 2020-05-05 21:45:55
Comments:

237. Name: Joe Moody (joemoody687@yahoo.com) on 2020-05-05 21:55:19
Comments:

238. Name: Lodie Rogers (Wlodie@aol.com) on 2020-05-05 22:13:11
Comments:

239. Name: Alex Richmond (arichmond7807@gmail.com) on 2020-05-05 23:45:08

Comments: No factory!!

240. Name: Candice Mccarty (sixer3lover@gmail.com) on 2020-05-06 00:14:37
Comments:

241. Name: Crystal Richmond (crystalrichmond79@gmail.com) on 2020-05-06 00:21:37
Comments:

242. Name: Alfreda Davis (asd_1@msn.com) on 2020-05-06 00:22:00
Comments:

243. Name: Charvis Richmond (richmond_44@hotmail.com) on 2020-05-06 00:25:25
Comments:

244. Name: Bennie Brooks-Reed (bfbreed@msn.com) on 2020-05-06 01:19:25
Comments:

245. Name: Kayla Pierce (yella13klp@yahoo.com) on 2020-05-06 01:32:43
Comments:

246. Name: Melanie Young (sunshinelady614@yahoo.com) on 2020-05-06 01:35:10
Comments: No warehouse at Graves Elementary!!!

247. Name: Debra (debra.bwe@gmail.com) on 2020-05-06 01:43:57
Comments: NO Factory at Graves! This will negatively impact the people of this community and ultimately decrease the value of our property. Placing a factory in the midst of any neighborhood has the potential to adversely affect the health of those of us who live nearby. Having Waste Management Co. around the corner is bad enough. No Factory at Graves...PLEASE!!!

248. Name: Robert (rbcosmeticdental@aol.com) on 2020-05-06 01:59:18
Comments: Absolutely No factory at Graves location!

249. Name: William Ogilvie (wmogilvie83@gmail.com) on 2020-05-06 02:07:26
Comments:

250. Name: Lametria Brown (lametriabrown@yahoo.com) on 2020-05-06 02:08:06
Comments: I am against this endeavor and am happy to sign this partition to support our residence!

251. Name: Erica Orr (ekorr2002@yahoo.com) on 2020-05-06 02:21:26
Comments:

252. Name: Karen Davis (kysdavis73@yahoo.com) on 2020-05-06 02:46:28
Comments: No Factory!!!
-
253. Name: Ebonye Bowie (dbowie1428@aol.com) on 2020-05-06 06:29:44
Comments:
-
254. Name: Charlotte Wright (quarlesminny@yahoo.com) on 2020-05-06 15:23:07
Comments: Why would anyone want to put a factory in this area. Old established residents.
-
255. Name: Monica Wicks (wicksmd@scsk12.org) on 2020-05-06 17:00:37
Comments:
-
256. Name: Ronald (ronaldbwadlington@yahoo.com) on 2020-05-06 18:08:48
Comments:
-
257. Name: Faith Edison (faithedison@gmail.com) on 2020-05-06 18:17:41
Comments:
-
258. Name: John Walker (newyorklife1982@gmail.com) on 2020-05-06 18:20:40
Comments:
-
259. Name: Faith Walker (rachelwalker1989@gmail.com) on 2020-05-06 18:21:02
Comments:
-
260. Name: Mary McKinney (sunnydaz007@gmail.com) on 2020-05-06 18:22:29
Comments:
-
261. Name: KimTraylor (Kimetria@yahoo.com) on 2020-05-06 18:51:02
Comments: No factory
-
262. Name: Anita White (jjjj4wh@aol.com) on 2020-05-06 18:59:46
Comments:
-
263. Name: Ida L Shannon (idashannon901@gmail.com) on 2020-05-06 19:08:10
Comments:
-
264. Name: Burl Toler (b1_toler@yahoo.com) on 2020-05-06 19:36:04
Comments:
-
265. Name: Ceaser Gillespie (gillespieceaser265@gmail.com) on 2020-05-06 19:37:51
Comments: No

-
266. Name: Linda Pride (Linnate67@yahoo.com) on 2020-05-06 20:12:07
Comments:
-
267. Name: Angela Washington (A.WASHINGTON24@YAHOO.COM) on 2020-05-06 20:25:52
Comments: Leave our neighborhood alone
-
268. Name: Angelique (angeliquew928@gmail.com) on 2020-05-06 20:25:58
Comments:
-
269. Name: Lorri A Harris (lorrih_2001@yahoo.com) on 2020-05-06 20:54:48
Comments: Board President for Unity Christian Church
-
270. Name: Gregory couth (gregcouth@yahoo.com) on 2020-05-06 21:25:15
Comments:
-
271. Name: Gloria Ratliff (gratliff036@yahoo.com) on 2020-05-06 23:44:18
Comments:
-
272. Name: Micheal Moore (mike.moore@view.com) on 2020-05-06 23:44:39
Comments: No factory
-
273. Name: Charles Payne (dominiquepayne.dp@gmail.com) on 2020-05-07 00:22:00
Comments: Save Graves
-
274. Name: B J Toler (bjtoler@yahoo.com) on 2020-05-07 01:13:55
Comments:
-
275. Name: Anissa Franklin (anissa_franklin@yahoo.com) on 2020-05-07 02:11:45
Comments:
-
276. Name: Keland English (kememphis@gmail.com) on 2020-05-07 12:52:35
Comments: I went to that school and still have family in that area no factory please
-
277. Name: Alice Miller (alicepettitmiller1952@gmail.com) on 2020-05-07 13:51:43
Comments:
-
278. Name: Tikeila Rucker (tikeila.rucker@yahoo.com) on 2020-05-07 14:07:48
Comments:
-
279. Name: Dawn Barton (Missdawnmichelle@yahoo.com) on 2020-05-07 14:12:30
Comments:

-
280. Name: Dominique Henderson (1.henderson.dominique@gmail.com) on 2020-05-07 15:02:02
Comments:
-
281. Name: Marisa Tyson (mizzmarisa123@gmail.com) on 2020-05-07 16:01:19
Comments:
-
282. Name: Terreon Douglas (TerreonD@yahoo.com) on 2020-05-07 16:36:11
Comments:
-
283. Name: Alisha Wall (amwall81@yahoo.com) on 2020-05-07 16:45:37
Comments:
-
284. Name: Mary Haynes (MHaynes33@gmail.com) on 2020-05-07 18:23:36
Comments: This is bad
-
285. Name: Clyde R Venson (clyderv@gmail.com) on 2020-05-07 19:38:59
Comments: I think they ought to give the building to a nonprofit organization for \$1.
-
286. Name: Bee Jones (neshapooh14@bellsouth.net) on 2020-05-07 20:43:25
Comments: No WAREHOUSE!!!
-
287. Name: Gillie Holmes (eillig@live.com) on 2020-05-07 20:52:31
Comments:
-
288. Name: Ruth Lilton Jackson (rlilton03@yahoo.com) on 2020-05-08 17:51:19
Comments:
-
289. Name: Annie D Hill Willie J Hill (room2teach@yahoo.com) on 2020-05-08 19:16:25
Comments: We DO NOT want this in our neighborhood take it down the street to where the factories are not in the middle of all these homes.
-
290. Name: Dashardra Woodard (sharmaine616@yahoo.com) on 2020-05-08 21:59:46
Comments:
-
291. Name: Alicia Hall (hall3family@aol.com) on 2020-05-08 23:38:08
Comments: If there was no consideration to put this warehouse in the middle of a residential neighborhood in Eads, Cordova, Arlington, etc., why was their consideration to put it in Whitehaven? According to USAA, our properties are already greatly undervalued, now they want to further diminish the values. Once again, we see where we stand.
-

292. Name: Nicolas Rodgers (nicolasrodgers0@gmail.com) on 2020-05-09 18:06:06
Comments:
-
293. Name: Anthony Correa (ahcorrea2@gmail.com) on 2020-05-11 02:42:18
Comments:
-
294. Name: Sarah Buck (sarahbuck01@yahoo.com) on 2020-05-11 03:11:15
Comments: No Factory!
-
295. Name: L Gilles (goodness121@aol.com) on 2020-05-11 06:05:03
Comments: I totally agree with you. This area has consistently been fighting off undesirable businesses trying to move into this residential area.
-
296. Name: Renā Harris-Jenkins (hrrrena@aol.com) on 2020-05-12 08:42:32
Comments: No
-
297. Name: Gladys Cox (gcox1043@yahoo.com) on 2020-05-12 21:17:32
Comments: No Factory at Graves
-
298. Name: Kendrick Jackson (donnaajcksn439@gmail.com) on 2020-05-12 22:13:04
Comments:
-
299. Name: Karlos Terry (terrykarlos01@gmail.com) on 2020-05-13 13:38:07
Comments: No factory @ Graves
-
300. Name: Anthony Farmer (afarmer6@msn.com) on 2020-05-13 22:41:00
Comments: No factory!
-
301. Name: Arlita Austin (arlitaaustin45@gmail.com) on 2020-05-13 23:37:14
Comments: no factory in our residential area
-
302. Name: Deborah Shannon (vibrant44@aol.com) on 2020-05-13 23:39:06
Comments: No factory on Graves Road at Graves Elementary
-
303. Name: Jason Williams (d_aquarius88@yahoo.com) on 2020-05-14 02:14:26
Comments: No factory at Graves Elementary
-
304. Name: countess givens (countessgivens@yahoo.com) on 2020-05-14 14:55:55
Comments: vote for no factory
-
305. Name: Thelma Shannon (shannon467@att.net) on 2020-05-14 14:57:06
Comments:

-
306. Name: Karen Spencer- McGee (karenmcgee41@gmail.com) on 2020-05-14 19:06:35
Comments:
-
307. Name: Raissa Wright (msraissa80@gmail.com) on 2020-05-14 21:04:17
Comments:
-
308. Name: Janet McKinney (littlemomd_3@yahoo.comcom) on 2020-05-14 21:06:45
Comments:
-
309. Name: Jan McKinney (littlemom_d@yahoo.com) on 2020-05-14 21:18:01
Comments:
-
310. Name: Lamus Rush III (lamusrush3@gmail.com) on 2020-05-15 06:43:35
Comments:
-
311. Name: Randolph Bolden (rbolden45@yahoo.com) on 2020-05-15 13:34:15
Comments:
-
312. Name: Darryl woodard (Dezzy901@gmail.com) on 2020-05-18 17:14:40
Comments: No factory at graves
-
313. Name: Sandra Henry (sdmhenry@gmail.com) on 2020-05-29 16:00:00
Comments: I have been a resident of Whitehaven, since arriving in 1979.. this neighborhood has been such a nice residential area. I support NO MANUFACTURERINg At GRAVES
-
314. Name: travis tate (tctate1@gmail.com) on 2020-05-30 16:08:32
Comments:
-
315. Name: Gordon Alexander (carlstebbins@msn.com) on 2020-06-03 19:30:45
Comments: Middle of a quiet residential neighborhood - are you out of your mind. Listen to the people who live there - NO FACTORY AT GRAVES ELEMENTARY!
-
316. Name: Valerie Butler (vbutler1116@gmail.com) on 2020-06-05 23:09:24
Comments: We don't want this in our neighborhood
-
317. Name: Annie Bridget (margrett48@gmail.com) on 2020-06-06 18:52:21
Comments: No factory at Graves Elementary School
-
318. Name: Jennifer (blackjenny1965@gmail.com) on 2020-06-07 01:27:23
Comments: No factory at Graves

-
319. Name: Kaitlin Garner (1kaitlinagarner@gmail.com) on 2020-06-08 17:07:27
Comments:
-
320. Name: LaJeune Chattman (jeunesway@gmail.com) on 2020-06-09 21:31:35
Comments:
-
321. Name: Marie Horn (Hornmd_4071@yahoo.com) on 2020-06-10 00:23:31
Comments:
-
322. Name: Jacqueline Liggins (JLIG70@gmail.com) on 2020-06-11 01:28:23
Comments: GRAVES RD. RESIDENT. WOULD PREFER NURSING HOME/SENIOR CENTER.
-
323. Name: MARY Carr (mfcarr901@yahoo.com) on 2020-06-11 14:44:10
Comments:
-
324. Name: Brenda Jones (brenhjones@aol.com) on 2020-06-12 20:18:17
Comments:
-
325. Name: Doris Lacy (dlacy5@comcast.net) on 2020-06-14 03:32:53
Comments: Absolutely NOT!
-
326. Name: Christopher Lacy (clacy5@comcast.net) on 2020-06-14 03:35:19
Comments: Definitely NOT!
-
327. Name: Bettye Sims (bettyesims1107@bellsouth.net) on 2020-06-25 18:02:34
Comments: We do not want a factory in the Graceland or Whitehaven community.
-
328. Name: Kever Conyers (conyerskever@gmail.com) on 2020-06-27 08:44:43
Comments:
-

GRAVES ELEMENTARY SCHOOL Keyword: GRAVES

Promote Edit Group Delete Group

-
- [Statistics](#)
- [Reporting](#)

Contacts

Add to Group

Remove from Group

records per page

<input type="checkbox"/>	Date Added	Phone Number	Name	Email	Groups	Actions
<input type="checkbox"/>	05/04/2020 02:49 PM	+19016724657			View Groups	
<input type="checkbox"/>	05/04/2020 04:17 PM	+19012168742			View Groups	
<input type="checkbox"/>	05/04/2020 05:09 PM	+19015097988			View Groups	
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WHITEHAVEN

Community Development Corporation

June 29, 2020

Glankler Brown Attorneys
Attn: Mark T. Jobe Jr., Member
6000 Poplar Avenue, Suite 400
Memphis, TN 38119-3955

RE: Whitehaven Works at Graves Elementary Planned Development - OPD File No. PD 20-04
Neighborhood Meeting held Monday, June 29, 2020

WCDC Participants (25): Gillie Holmes, 1304 Royal Oaks, Unity Christian Church, 3345 McCorkle; Connie Durham, 3809 Masonwood; Debra Baker, 3617 Graves; Dorothy McGowan, 3320 McCorkle Road; Elizabeth English, 3311 Graves; Estelle Martin, 3304 Brevard; George Gillard, 1052 Hale; Gordon Alexander, 179 Rembert, Midtown Action Coalition; Holly Fulkerson, 2282 Madison; Jackie Grafton, 3627 Lakeview; Joyce Bailey Wilson, Bluebird Park Estates, 3803 Shady Hollow Ln; Lester Snell, 3315/3303 Brevard; Marilyn Carruthers, 3380 McCorkle; Patricia Snell, 3315/3303 Brevard; Linda Murry, 3914 Cheryl; Thomas Long, 3694 Woodglade; Reggie Lake, 1097 Bluebird; Regina Johnson, Trinity Coalition Outreach, 3430 McCorkle; Rita Davis, 3288 Brevard; Rosanna Kendall, 3345 McCorkle; Rosanna Smith, 3610 McCorkle; Ruby Elmore, 2108 Hornsby Cv; Wanda Logan Faulkner, 3420 McCorkle; Yvonne Nelson, 3519 McCorkle.

Identifiable Callers (32): Bonnie Killebrew, Pearl Walker; Rosanna Smith; Patsy Brown; Ida Shannon; Jackie Grafton; Hazel Longstreet; Isaac Northern; Michael O. Harris; Gillie Holmes; Gordon Alexander; Tony Wright; Wanda Faulkner; Cozy Sykes; William Frazier; Emily Lamar; Holly Jansen; Marilyn Carruthers; Debra Baker; Dana Rice; Carolyn Lyons; George Gillard; Michael Harris; Rita Davis; Elizabeth English; Isaac Northern; Robin Franklin; Julius Anderson; Gladys Cox; Louise Barksdale; Rev. Ronald Hampton; Yvonne Nelson.

Synopsis: 56 Audio Attendees and 13 Online Meeting Attendees. Recording Start Time: 11:58:56AM; Recording End Time: 1:51:32 PM; 505m Screen Sharing Time; 317 Video Minutes; 1,068 Toll Minutes; and 291 VoIP Minutes.

After Mark Jobe, Esq., attorney for the applicant, Elvis Presley Enterprises dba Made In Memphis went through an approximately 20-page long PowerPoint presentation, the floor was opened up for comments which only came from those supporting the project in the beginning of the call.

Speaking first was an Abundant Grace supporter named Amber Hawkins, a self-identified Public Relations associate with experience in the nonprofit management industry, who spoke very eloquently regarding the need for technology and 21st Century training for the community at large. Following Ms. Hawkins were husband and wife, Howard and Beverly Robertson, owners of Trust Marketing & Communications, Inc. and Spotset Radio Network, a well-known local public relations and communications firm. Beverly, the former well-known President of the National Civil Rights Museum, was the Interim President and Chief Executive Officer of the Memphis Chamber and is currently serving as the agency's full-time President and CEO. Hawkins appears to live or have lived in 38141 near East Raines Road and Kirby Parkway. The Robertsons are residents of the area of the Whitehaven Works at Graves Elementary School Planned Development site. The support/opposition/no commitment continued with London Lamar who identified herself as being the State Representative overseeing the general area of the planned development.

The floor was then opened to Carolyn Bishop, Gillie Holmes, Patricia Snell, and James B. Stafford III, who all spoke in opposition of the planned development and asked a barrage of questions Jobe stated he could not answer. The Whitehaven Community Development Corporation, lead by President Dr. Yvonne D. Nelson, answered some of those questions avoided by Jobe, made a few statements about the proposed plan development and played a recording of 25 opponents to the planned development which Jobe tried to terminate before it was finished. At that point, Councilman Ed Ford Sr. broke in and, after thanking him for hosting the event, advised Atty. Jobe that the applicant had neglected to meet with the community as city and county ordinances required and insisted that the recording was played until finished. Nelson followed his instructions and played the remainder of the recording at which time Jobe again tried to prematurely end the meeting. This time, he was questioned by Jesse Turner who was followed by Snell and Dr. Nelson with a final comment to the developer to "Take Your Knee Off Our Community" at which point the call ended.

Respectfully Submitted,

Dr. Yvonne D. Nelson

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
401 N. PEACHTREE ST. NW
ATLANTA, GA 30365

DEPARTMENT OF THE TREASURY

Date:

AUG 23 1995

THE MCCORKLE ROAD NEIGHBORHOOD
DEVELOPMENT ASSOCIATION INC
C/O SHELTON MCGHEE JR
3476 MCCORKLE RD
MEMPHIS, TN 38116-3924

Employer Identification Number:
62-1544951
Case Number:
585178003
Contact Person:
BRENDA WILKINS
Contact Telephone Number:
(404) 331-0193

Accounting Period Ending:
December 31
Foundation Status Classification:
509(a)(1)
Advance Ruling Period Begins:
December 31, 1994
Advance Ruling Period Ends:
December 31, 1998
Addendum Applies:
Yes

Dear Applicants:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(2).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

Letter 1045 (00/CG)

From: Willie Love <wbllove08@gmail.com>
Date: June 3, 2020 at 1:49:17 PM CDT
To: "Robinson, Patrice" <patrice.robinson@memphistn.gov>
Subject: **Factory at Graves**

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

Ms Robinson,

I am a resident in the Whitehaven area. I have resided at 3271 Brakebill CV for the past 40+ years. We try to keep our property maintained always. I think it would do us an injustice to allow a Factory to sit in the middle of our neighborhood.

Please deny the request of Graceland to build a factory in this neighborhood?

We are surrounded by trucking companies, warehouses ,etc

If this is allowed there will be another to follow.

Respectfully,

Willie Love

HM--901-332-8932

Cell--901-487-2502



Memphis and Shelby County Office of Planning and Development

CITY HALL - 125 N. MAIN STREET, SUITE 468 - MEMPHIS, TENNESSEE 38103

May 15, 2020

Made in Memphis, LLC
603 Sweetland Avenue
Hillside, NJ 07205

Sent via electronic mail to: legal@madeinmemphis.us

Whitehaven Works at Graves Elementary Planned Development
OPD File Number: PD 20-04
L.U.C.B. Recommendation: Approval with outline plan conditions

Dear applicant,

On Thursday, May 14, 2020, the Memphis and Shelby County Land Use Control Board recommended ***approval*** of your planned development application for the Whitehaven Works at Graves Elementary 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 Office 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 contact me at (901) 636-6601 or via email at jeffrey.penzes@memphistn.gov.

Respectfully,

Jeffrey Penzes
Municipal Planner
OPD – Land Use Control

***Cc: R. Hunter Humphreys, Glankler Brown, PLLC
Mark T. Jobe, Jr., Glankler Brown, PLLC
File***

Letter to Applicant

PD 20-04

Outline Plan Conditions

I. Uses Permitted

- A. A 3D printing light manufacturing facility and vocational/technical training school are permitted.
- B. The vocational/technical training school is mandatory component of the 3D printing light manufacturing facility and it must operate through an affiliation with Shelby County Schools.

II. Bulk Regulations

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum allowable building height shall be two (2)-stories, not to exceed thirty (30) feet.
- B. All buildings shall be setback a minimum of one hundred twenty (120) feet from Graves Road.
- C. All buildings shall be setback a minimum of seventy-five (75) feet from Winchester Road.
- D. All buildings shall be setback a minimum of one hundred twenty (120) feet from McCorkle Road.

III. Access, Circulation and Parking:

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk. No vehicular access to McCorkle Road is permitted.
- B. One curb cut on Winchester Road shall be permitted.
- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall be limited to accessing the subject property from Winchester Road.
- E. There shall be no internal connection between the truck entrance/loading area and the car parking lot adjacent to Graves Road.
- E. The location and design of the permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. A maximum of one hundred forty-three (143) parking spaces.
- H. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.

Letter to Applicant
PD 20-04

IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Streetscape Plate S-10 or S-11; found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of twenty (20) feet from the public streets.
- C. Provide a twenty-five (25)-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by four (4) Type E trees per one hundred (100) lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road.
- F. Refuse containers shall be completely screened from view from the public roads and architecturally compatible with the principal structure.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.
- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.
- L. All lighting fixtures must be concealed or shielded to prevent glare and off-site impacts on abutting/adjacent properties.
- M. A lighting plan detailing the location, height, style, direction, etc. of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Office of Planning and Development.
- N. A landscape plan shall be submitted for administrative review and approval by the Memphis and Shelby County Office of Planning and Development.

V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign

Letter to Applicant
PD 20-04

shall have a maximum sign area of fifty (50) square feet per side, a maximum height of twelve (12) feet, and be architecturally compatible with the principal structure.

- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be thirty-two (32) feet and the maximum height shall be eight (8) feet.
- C. The minimum sign setback shall be ten (10) feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review and approval prior to the recording of a final plat.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

VII. Elevations

- A. Elevations with exterior finishes shall be submitted for review and approval by the Office of Planning and Development (OPD). The elevations shall design the building to appear as a school. OPD shall have final say over what appearing as a school is defined as and over the allowable exterior finishes and their percentages. If there is disagreement between the applicant and OPD the applicant may appeal OPD to the Land Use Control Board through the filing of a major modification / final site plan review application.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the appropriate Governing Bodies.

VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include, but not be limited to, the following:

- A. The Outline Plan Conditions.
- B. A Standard Contract as defined by the Unified Development Code for any needed public improvements.

Letter to Applicant
PD 20-04

- C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
- D. Elevations with exterior finishes.
- E. The number of parking spaces.
- F. The location and ownership, whether public or private, of any easement.
- G. The one-hundred (100) year flood elevation.
- H. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by “Reserved for Storm Water Detention” shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners’ association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer’s Office. Such maintenance shall include, but not be limited to, the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.





25' Wide Landscape Buffer
Existing Vegetation to remain, supplemented
for 4 Types of Trees per 100' length foot.

Graves Road
Proposed
10' x 10' or 5' x 11'

Graves Road
Proposed
10' x 10' or 5' x 11'

Area of
Existing
Landscaping

Graves Road
Proposed
10' x 10' or 5' x 11'

McCorkle Road
Proposed
10' x 10' or 5' x 11'

McCorkle Road
Proposed
10' x 10' or 5' x 11'

Winchester Road

Winchester
Proposed
10' x 10' or 5' x 11'









Memphis and Shelby County Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: April 6, 2020

Case #: _____

PLEASE TYPE OR PRINT

Name of Development: Whitehaven Works at Graves Elementary - Planned Development

Property Owner of Record: Shelby County Board of Education Phone #: 901-416-5300

Mailing Address: 160 S. Hollywood, Room 114 City/State: Memphis, TN Zip 38112

Property Owner E-Mail Address: _____

Applicant: Made in Memphis, LLC Phone # _____

Mailing Address: 603 Sweetland Avenue City/State: Hillside, NJ Zip 07205

Applicant E- Mail Address: legal@madeinmemphis.us

Representative: Glankler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe, Jr.) Phone #: 901-576-1744

Mailing Address: 6000 Poplar Avenue, Suite 400 City/State: Memphis, TN Zip 38119

Representative E-Mail Address: hhumphreys@glankler.com and mjobe@glankler.com

Engineer/Surveyor: The Reaves Firm, Inc. (Harvey Marcom) Phone # 901-761-2016

Mailing Address: 6800 Poplar Ave. Suite 101 City/State: Memphis, TN Zip 38138

Engineer/Surveyor E-Mail Address: gmarcom@reavesfirm.com

Street Address Location: 3398 Graves Road, Memphis, TN 38116

Distance to nearest intersecting street: This property sits at the northeast corner of Graves Road and Winchester Road.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>9.814</u>	_____	_____
Existing Zoning:	<u>R-10</u>	_____	_____
Existing Use of Property	<u>Vacant School</u>	_____	_____
Requested Use of Property	<u>Vo-tech training/3D printing production</u>	_____	_____

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: Not Applicable Bedrooms: Not Applicable

Expected Appraised Value per Unit: Not Applicable or Total Project: Not Applicable

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?

Yes _____ No _____

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development 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 to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- 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.

See Addendum.

- 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.

See Addendum.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

See Addendum.

- 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.

See Addendum.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

See Addendum.

- Lots of records are created with the recording of a planned development final plan.

See Addendum.

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: February 25, 2020 with Josh Whitehead, Jeffrey Penzes, and Bradyn Carson

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Yes or Not Yet (Circle one)
(If yes, documentation must be included with application materials)

SIGN POSTING – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

		DocuSigned by: <i>Joel Weinschanker</i>	4/6/2020
		<small>65084B88EB6E24F5...</small>	
_____	_____	_____	_____
Property Owner of Record	Date	Applicant	Date

**GUIDE FOR SUBMITTING
PLANNED DEVELOPMENT APPLICATION
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

- A. **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
 - 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

- B. **LETTER OF INTENT** - The letter shall include the following:
 - a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
 - b) A list of any professional consultants associated with the proposed development.
 - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

development is to be designed, arranged and operated in order to limit impact to neighboring properties.

- d) A description of the applicant's planning objectives, the approaches to be followed in achieving those objectives.

C. **OUTLINE PLAN**

1) Two (2) copies of an Outline Plan shall be submitted and drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres. If property is encumbered by easements, show type and location on plot plan.

2) Two (2) copies of legal description shall be attached to plot plan if not shown or described on the plan

- D. **SITE/CONCEPT PLAN** – Two (2) copies of the site/concept plan shall be submitted and depict the following: (a) property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing adjacent to the subject property; (b) the proposed height, dimensions and arrangements of buildings on the property; (c) the type and location of proposed landscaping; (d) the location of points of ingress/egress (driveways), parking lots and loading areas on the site; and (e) any proposed substantial re-grading of the site and any significant topographical or physical features of the site including water courses or ponds. Site/Concept plans shall be drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres.

- E. **ELEVATIONS** – Two (2) copies of building elevations *may* be required upon request by the Office of Planning and Development. Factors that will be taken into consideration by the Office of Planning and Development in its determination that building elevations are required are surrounding land uses, frontage requirements and proximity of the requested building(s) to the public right-of-way.

F. **VICINITY MAP**

Two (2) copies showing the subject property (boldly outlined) and all parcels within a 500' radius. If the 500' radius includes less than 25 property owners, the radius shall be extended at 100' intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500'. Show for each parcel its dimensions, owner's name (on the vicinity map unless prior approval is given to do otherwise) and the public streets, alleys or private drives that it abuts. In situations where the parcels on the map are so small that the property owner's names are unable to fit and numbered legend is used, every effort should be made to place the legend on the map itself and not a separate sheet.

G. **LIST OF NAMES AND ADDRESSES**

1) Two (2) complete lists of names and mailing addresses, including zip codes, of all owners shown on the vicinity map, typewritten on 1" x 2^{5/8}" self-adhesive mailing labels and 2 paper sets. Three (3) sets of gummed back mailing labels and paper copies are needed for subject properties located in Shelby County but within five (5) miles of the Memphis City limits.

2) Two (2) self-adhesive mailing labels (1" x 2^{5/8}") each for the owner of record, applicant, representative and/or engineer/surveyor.

H. **FILING FEES** (*All Fees Are Subject To Change without Prior Notice*)

1) Planned Development: 5.0 Acres or less=\$1,500. Each additional acre or fraction thereof =\$100, Maximum =\$10,000. Make check payable to "M/SC Office of Planning and Development"

***ALL APPLICATIONS MUST BE SUBMITTED IN PERSON AND THE SUBMITTER MUST RECEIVE A RECEIPT OF ACCEPTANCE FROM STAFF**

WHITEHAVEN WORKS AT GRAVES ELEMENTARY - PLANNED DEVELOPMENT

ADDENDUM

ANSWERS TO 4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS/QUESTIONS:

1. **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.**
 - 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. The proposed development will be a one-story building that will have the same similar designed aesthetic of the existing school structure. Further, because the development will have a vocational technical training facility component, the façade of the current building will remain, if economically feasible, or if the entire current structure is demolished and a new building constructed, the front of the building will look very similar to what the building currently looks like. The Applicant intends to maintain the look of a school for this building because students will be using the facility to train and develop skills in 3D printing and other skills necessary to produce or assemble the products being created or assembled at the facility.
 - b. The history of this property provides additional context to the proposed development and the positive impact it will have on the surrounding community. Graves Elementary has been closed since 2014 and has since been boarded up. The empty school requires resources to maintain, including security, utilities, and lawn maintenance. Shelby County Schools is marketing the Property for sale, and consistent with other closed school facilities, the buildings are intended to be repurposed. These vacant buildings cause and/or contribute to blight in surrounding areas, and it is the intent of the Applicant to contribute to the redevelopment and reinvigoration of the Whitehaven community by bringing a vocational/technical training facility, jobs, and additional economic activity to the Whitehaven community.
 - c. The Memphis 3.0 plan designates this tract to be used for public or “quasi-public” uses. Notwithstanding the foregoing, Shelby County Schools has agreed to sell this property to the Applicant and was aware of the Applicant’s intended use of the Property. The Shelby County School Board approved the sale at its public meeting on December 3, 2019. The vocational/training aspect of this development will require a continued affiliation with Shelby County Schools as students from area high schools will be the trainees at the site, thus, although this development will meet the quasi-public facility requirement when considered with a progressive mindset which support creative re-purposing for the betterment of the communities comprising Memphis, Tennessee.

- d. With respect to the Whitehaven community, Memphis 3.0 prioritizes, among other things, addressing blight and vacancy along major corridors and repurposing vacant lots. The proposed development accomplishes both of these objectives, as the boarded-up school facility will bring life back to the Property which sits on Winchester Boulevard, a major corridor that must be active for the Whitehaven community to continue its progress and revitalization.
- e. The Applicant intends to keep the current footprint of the school building and maintain the significant amount of green space that has historically defined this tract. The Applicant will maintain the Property in a first-class manner and the green space will serve both the student-trainees and workers at the site.
- f. With respect to the light manufacturing, the Applicant intends to produce jewelry and other customizable collector's products through the use of 3D printers. The vocational/technical component will be geared towards teaching the students graphic design and the use of 3D printing and related technology which will continue to be used as the technology continues to advance.

2. An approved water supply, community wastewater 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.

- a. The Applicant will ensure that there is adequate water supply, that all necessary storm water drainage facilities are provided, and that all water related issues are adequately addressed.

3. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

- a. The Applicant intends to keep the current aesthetic intact as much as possible since the vocational/technical training facility will be used by students of Shelby County schools and other residents who desire to learn the skills necessary to use 3D printing and related technologies effectively and efficiently. The Applicant intends to honor the legacy of this property and Graves Elementary School by repurposing the Property and preserving the history of the site through keeping the large amount of green space on the Property. The training provided at this facility will provide skills that are transferrable to other jobs, but the Applicant's intent is to hire those trainees as full-time employees at living wage of at least \$15/hour and full benefits. The training provided at this facility will give students and other residents in the Whitehaven area the opportunity to learn new skills that will be important in the future. The parking area along Graves Road and the circular drive will remain generally as it currently is to provide for the educational atmosphere. All deliveries will be made to the facility from an entrance off Winchester to minimize new traffic on Graves Road. The Property will be well-lit and there will be significant amounts of green space and buffers to minimize the impact that the facility may have on the surrounding area. This development

should raise property values in this area of Whitehaven where there is already a variety of land uses.

4. 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.

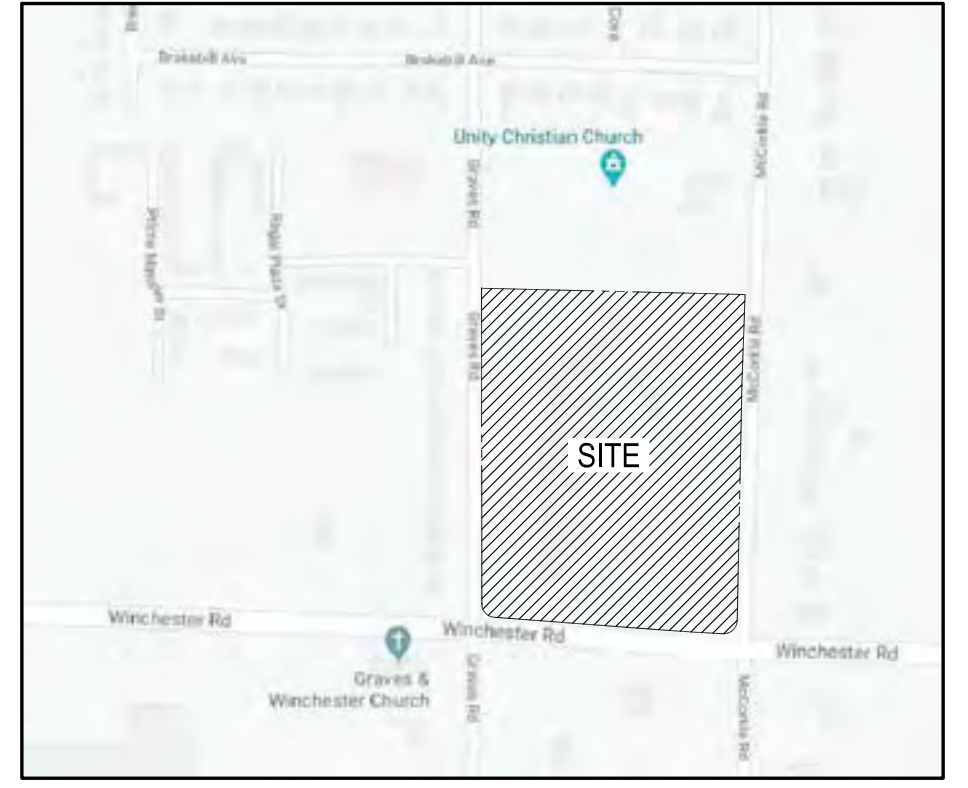
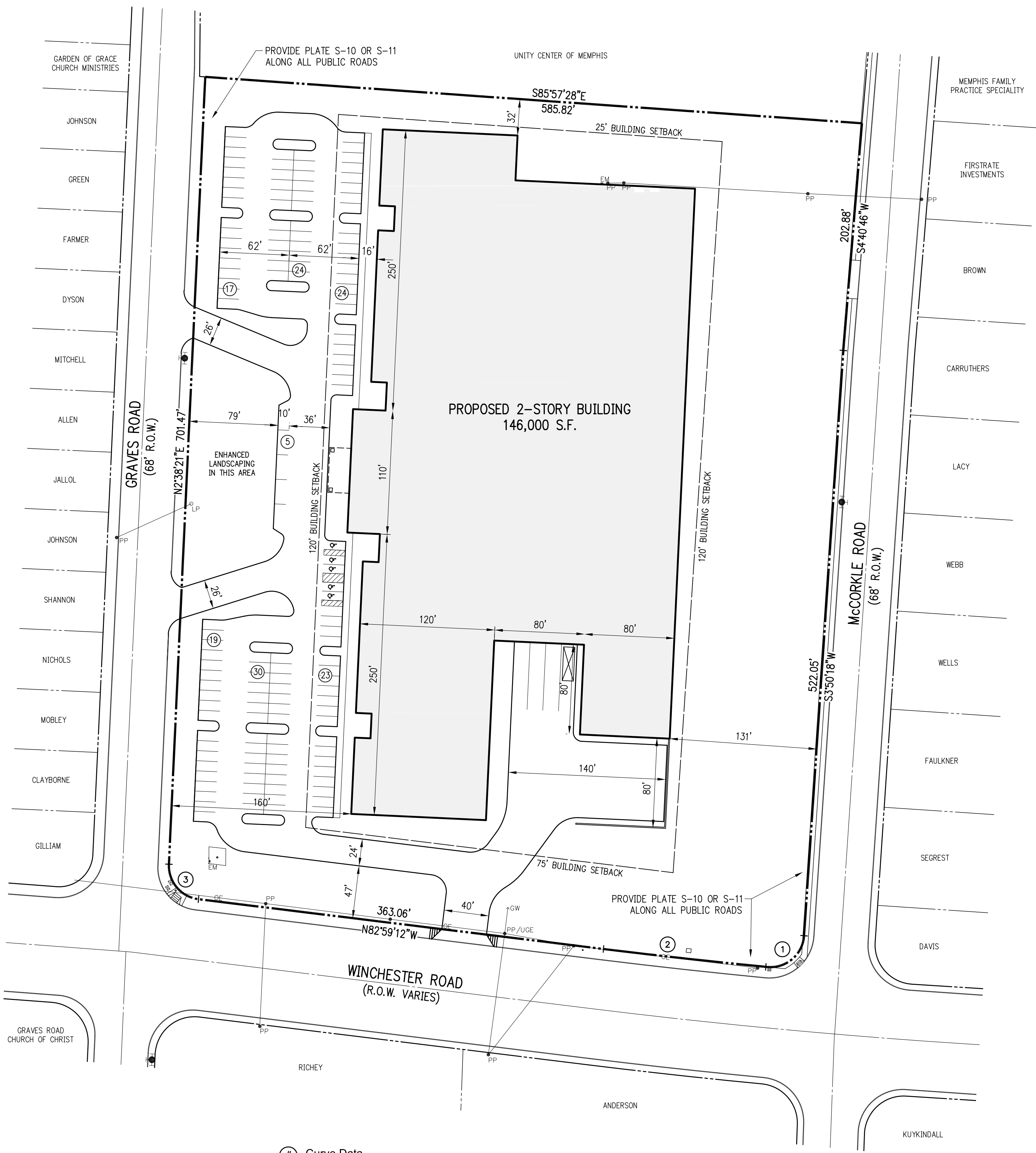
- a. The public interest will be well-served by this PUD because the area residents and young people will be provided with new opportunities to learn and become competent with technology that will be widely used in the future. This development will re-purpose a blighted, closed school property and turn it into an operational vocational/technical and production facility where 3D printers are used to create memorabilia and other products. The products created will not produce noxious fumes or smells that would negatively impact the surrounding areas, and such operations will not create a lot of unwanted noise. All deliveries will be made from Winchester so that the residential areas nearby will not be affected by traffic related to deliveries and the commercial activity at the Property. The increased use of the Property will raise property values and will also add to the community in a variety of ways. Most importantly it will provide many jobs to area residents and will train residents and students in important skills of the future, in a safe, neighborhood environment.

5. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

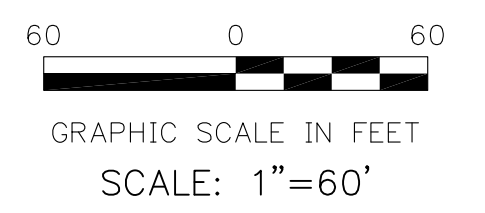
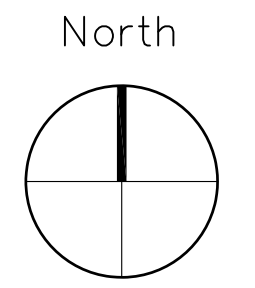
- a. The one lot in this PUD will be maintained by the owner/Applicant. This property will be maintained in a first-class manner that will help improve this community by increasing property values and providing job skills training.

6. Lots of records are created with the recording of a planned development final plan.

- a. There will only be one lot in this PUD.



VICINITY MAP
NTS
N

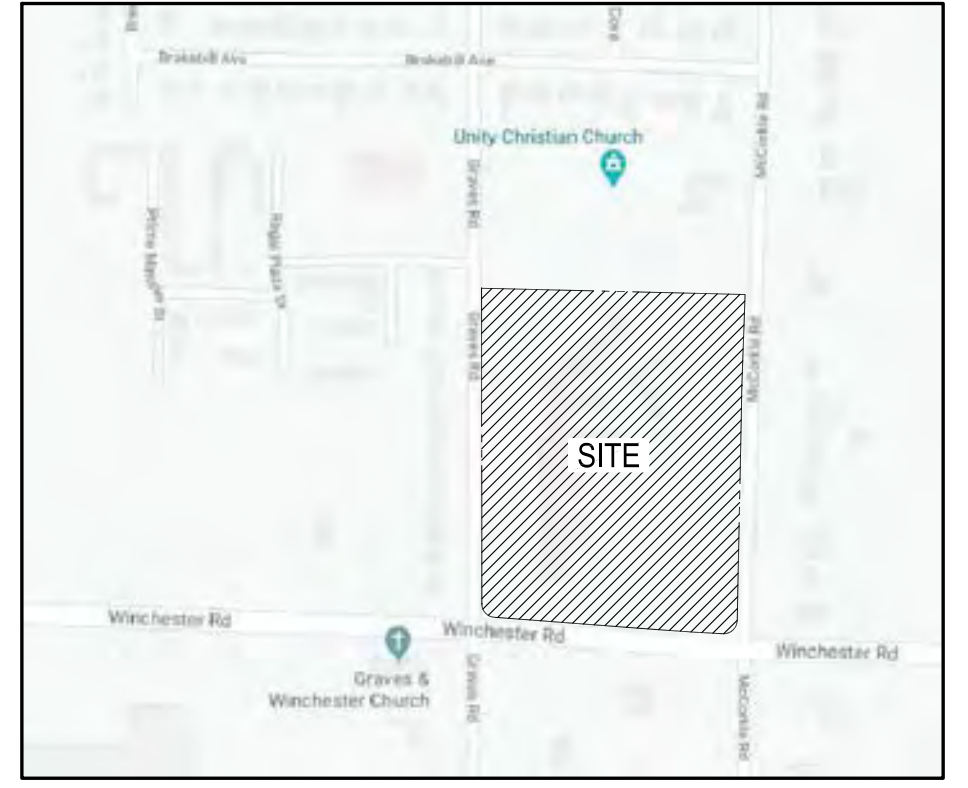
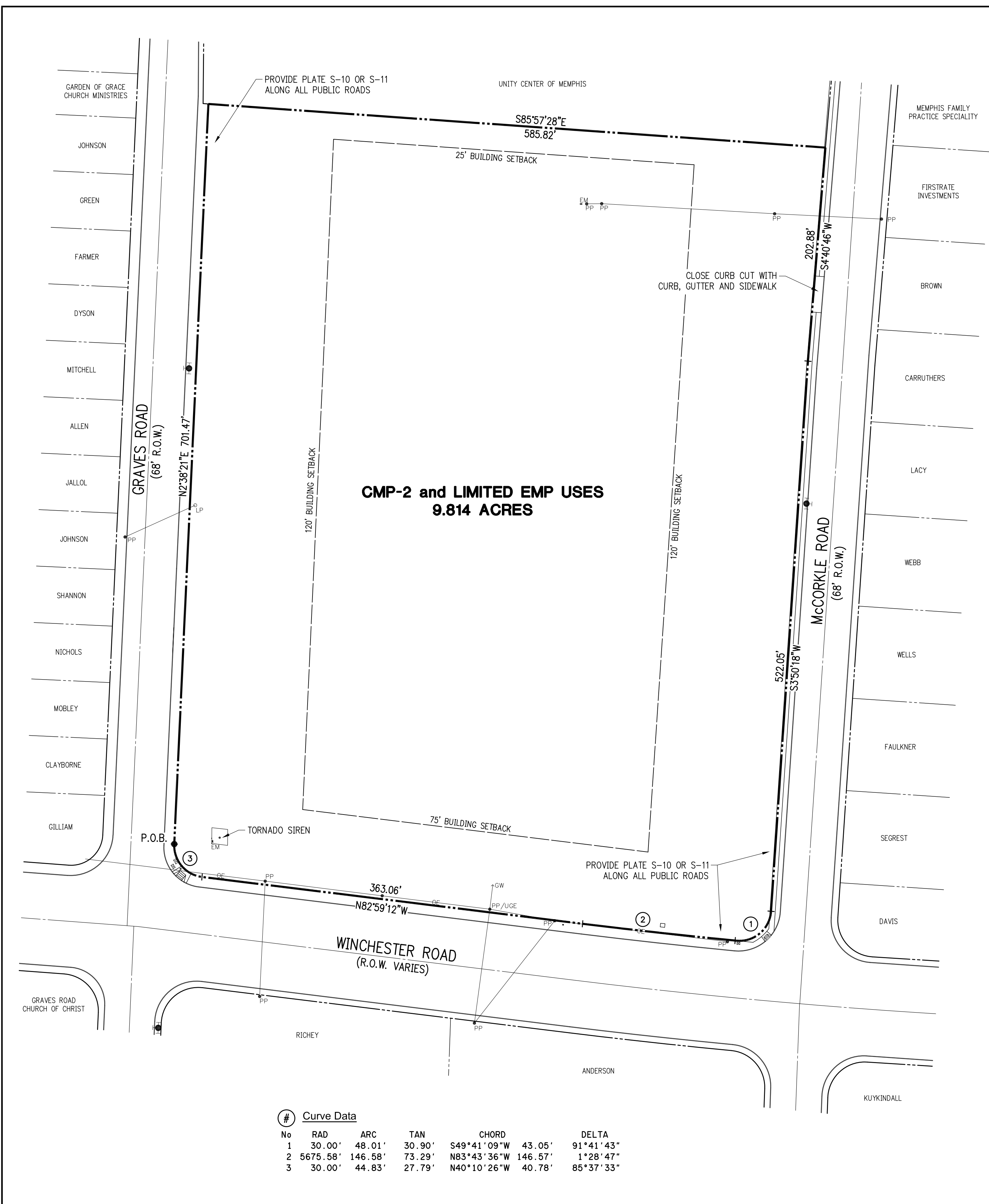


NOTE:
ALL EXISTING UTILITY EASEMENTS SHALL BE
RELEASED AND RELOCATED AS NEEDED

#	Curve Data				
No	RAD	ARC	TAN	CHORD	DELTA
1	30.00'	48.01'	30.90'	S49°41'09"W 43.05'	91°41'43"
2	5675.58'	146.58'	73.29'	N83°43'36"W 146.57'	1°28'47"
3	30.00'	44.83'	27.79'	N40°10'26"W 40.78'	85°37'33"



PARCEL 77-04-10
CONCEPT PLAN
PD 20-____
**WHITEHAVEN WORKS
at GRAVES ELEMENTARY**
OWNER: SHELBY COUNTY BOARD OF EDUCATION
9.814 ACRES
MEMPHIS, TENNESSEE
APRIL, 2020
SHEET 1 OF 1

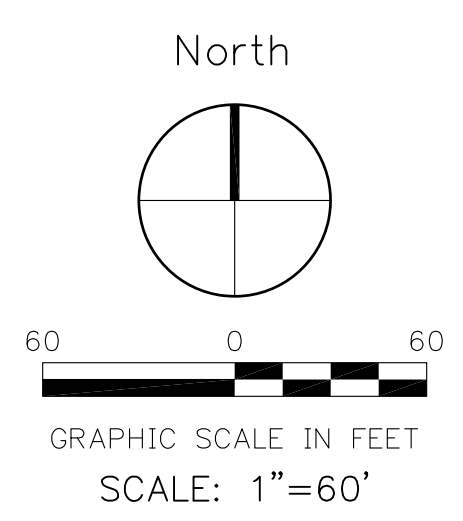


VICINITY MAP
NTS
N

PROPERTY DESCRIPTION

BEING A SURVEY OF THE SHELBY COUNTY BOARD OF EDUCATION PROPERTY AS RECORDED IN INSTRUMENT 19121203 (EXHIBIT 75, TRACT 1) AT THE SHELBY COUNTY REGISTER'S OFFICE, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAVES ROAD (68.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) (N 287643.30 - E 759404.76), SAID POINT BEING N02°38'21"E A DISTANCE OF 27.79 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID GRAVES ROAD (41.00 FEET EAST OF THE CENTERLINE AS SHOWN ON THE STREET PLANS FOR GRAVES ROAD) WITH THE NORTH RIGHT-OF-WAY LINE OF WINCHESTER ROAD (PUBLIC RIGHT-OF-WAY VARIES) (54.00 FEET NORTH OF THE CENTERLINE OF THE CENTERLINE OF WINCHESTER ROAD); THENCE N02°38'21"E ALONG THE EAST RIGHT-OF-WAY LINE OF GRAVES ROAD (AS EVIDENCED BY THE BACK OF SIDEWALK) A DISTANCE OF 701.47 FEET TO A POINT ON THE SOUTH LINE OF THE UNITY CENTER OF MEMPHIS PROPERTY AS RECORDED IN INSTRUMENT S7-2204; THENCE S85°57'28"E ALONG THE SOUTH LINE OF THE SAID UNITY CENTER OF MEMPHIS PROPERTY A DISTANCE OF 585.82 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MCCORKLE ROAD (PUBLIC RIGHT-OF-WAY VARIES), SAID POINT BEING 29.92 FEET WEST OF THE CENTERLINE OF SAID MCCORKLE ROAD; THENCE S04°40'46"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MCCORKLE ROAD A DISTANCE OF 202.88 FEET TO AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID MCCORKLE ROAD, SAID POINT BEING 33.00 FEET EAST OF THE CENTERLINE OF SAID MCCORKLE ROAD (NOW A 63.50 FOOT WIDE RIGHT-OF-WAY); THENCE S03°50'18"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MCCORKLE ROAD A DISTANCE OF 522.05 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 48.01 FEET (CHORD S49°41'09"W - 43.05 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WINCHESTER ROAD (AS EVIDENCED BY THE BACK OF SIDEWALK) FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 5675.58 FEET, AN ARC LENGTH OF 146.58 FEET (CHORD N83°43'36"W - 146.57 FEET) TO THE POINT OF TANGENCY; THENCE N82°59'12"W AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WINCHESTER ROAD A DISTANCE OF 363.06 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 44.83 FEET (CHORD N40°10'26"W - 40.78 FEET) TO THE POINT OF BEGINNING AND CONTAINING 427,487 SQUARE FEET OR 9.814 ACRES.



NOTE:
ALL EXISTING UTILITY EASEMENTS SHALL BE RELEASED AND RELOCATED AS NEEDED

#	Curve Data				
No	RAD	ARC	TAN	CHORD	DELTA
1	30.00'	48.01'	30.90'	S49°41'09"W 43.05'	91°41'43"
2	5675.58'	146.58'	73.29'	N83°43'36"W 146.57'	1°28'47"
3	30.00'	44.83'	27.79'	N40°10'26"W 40.78'	85°37'33"



PARCEL 77-04-10
PD 20-____
OUTLINE PLAN
WHITEHAVEN WORKS
at GRAVES ELEMENTARY
OWNER: SHELBY COUNTY BOARD OF EDUCATION
9.814 ACRES
MEMPHIS, TENNESSEE
APRIL, 2020
SHEET 1 OF 1

Key: 20/24 \\WAY\Projects\2020-0038 Whitehaven Works\Drawings\Outline Plan.dwg Apr 02, 2020 - 12:50pm

LEGAL DESCRIPTION

(COMMONLY KNOWN AS 3398 GRAVES ROAD, MEMPHIS, TN)

Real estate situated and being in the 2nd Civil District, County of Shelby, State of Tennessee, to wit:

The Southeast 11 Acres of the Hagerty Tract in Section 1, Range 8, Shelby County, Tennessee, being more particularly described as follows:

Beginning at the intersection of the north line of Winchester Road, 60 feet wide, with the east line of Graves Street, 50 feet wide, and running thence northwardly along the east line of Graves Street, passing an iron pin at 20 feet and continuing a further distance of 780.38 feet, in all a total distance of 800.38 feet to an iron pin; thence eastwardly parallel to Winchester Road 607.18 feet to an iron pin in the west line of McCorkle Street, dedicated 50 feet wide but not opened; thence southwardly along the said west line of McCorkle Street, passing an iron pin at 780.14 feet and continuing a further distance of 20 feet, in all a total of 800.14 feet to its intersection with the north line of Winchester Road; thence westwardly along the north line of Winchester Road a distance of 590.5 feet to a point of beginning, containing 11.00 acres.

077003 00033 - RICHARDS DOUGLAS & ELSA

077003 00011 - ROBERSON EVA

077001 00035 - GILDER JOHN I

077001 00036 - MOSBY-BATES VALDA

077004 00001 - HAMILTON JACOB JR & DOROTHY B

077004 00002 - CRAWFORD CHARLES E & MABLE

077004 00008 - WRIGHT KIM D & RUSSELL A

077004 00010 - BRD OF EDUCATION MPHS CTY SCH

077001 A00011 - FARMER ANTHONY

077001 A00008 - MITCHELL RAPHAEL

077001 00048 - HODGES LINCOLN A (1/3) AND GARY

077001 A00006 - JALLOH EL HADJI M ALIOU

077001 A00001 - GILLIAM TAMIKA L

077015 00001C - RICHEY JANA E

077015 00002 - ANDERSON CARLEYTHIA & JULIOUS

077014 00002 - WEBB ANNETTE M

077015 00028 - EXUM CHERYL D

077014 00003 - BRADLEY JOHN A AND ERMA J

077015 00026C - HENNON GILL LIVING TRUST

077015 00005C - SHINAULT WILLIE R & ADDOE [

077005 00018 - SPECIALIZED IRA SERVICES FBO HEALTHY

077005 00019 - BREWER L C JR

077005 00020 - VASQUEZ DELMAR

077005 00033 - WELLS STEVEN L & CHARMAINE L

077005 00032 - FAULKNER WANDA R

077005 00060 - HILL JAMIE T A A

077017 00008 - MCKINNEY MARION JR & MARY L

077001 00049C - NABER GEORGE N & NORMA T I KAKISH

077003 00032 - RICHARDS DOUGLAS

077003 00031 - KILLEBREW ADRIAN M

077002 00018 - ENGLISH WM A & ELIZABETH L

077003 00010 - GROVE RICKEY W & LINDA J

077003 00012 - BURNS PROPHET

077001 00032 - SIMS HAZEL W

077001 00033 - SHACKELFORD TIFFANY AND BRIAN

077001 00034 - HARP ANNETTE

077004 00003 - ECHOLS FREDERICK R

077004 00004 - COY ALYNE H

077004 00005 - WRIGHT SHIRLEY A

077004 00006 - TAYLOR SHELIA S AND SHEENA S J ROBINSON

077004 00007 - JONES FREDDIE L & JESSIE M

077001 00037 - GARDEN OF GRACE CHURCH MINISTRIES INC

077004 00009 - UNITY CENTER OF MEMPHIS

077001 A00013 - JOHNSON THOMAS L III

077001 A00012 - GREEN BOBBIE J AND CHERYL GREEN

077001 A00010 - JACKSON KENNETH L

077001 A00009 - DYSON TYRONE F

077001 A00007 - ALLEN RICKY L & SHERYL A

077001 A00005 - SHANNON DEBORAH

077001 A00004 - NICHOLS ALA M

077001 A00003 - MOBLEY LINDA SUE

077001 A00002 - CLAYBORNE RONALD

077014 00001C - KUYKINDALL KENNETH C

077014 00032 - MCGHEE SHELTON JR & SANDRA T

077014 00031 - SYKES COZY JR & ANGELA D

077005 00021 - SCOTT CAROLYN

077005 00022 - SCOTT CAROLYN

077005 00052 - MALONE MORRIS E SR & HAZEL J

077005 00024 - PRICE WARREN

077005 00054 - STEELE VANESSA D

077005 00042 - MOY JAMES JR

077005 00041 - BEASLEY BEATRICE T

077005 00040 - MCGOWAN ELCOSIE & DOROTHY J

077005 00039 - COX GLADYS

077005 00038 - BROWN CHARLES H & NEELY H

077005 00037 - MEMPHIS FAMILY PRACTICE SPECIALTY

077005 00036 - FIRSTRATE INVESTMENTS

077005 00053 - BROWN CHARLES H & NEELY H

077005 00035 - CARRUTHERS MARILYN L

077005 00055 - LACY CHRISTOPHER M SR & DORIS J

077005 00034 - WEBB MARCUS AND STEVE WEBB (RS)

077005 00058 - BERRY WILBERT & LILY M

077005 00031 - SEGREST LINDA

077005 00030 - DAVIS ROBERT L

077015 00003C - BOWEN TOMMIE SR & VIRGINIA S

077005 00026C - KIRKWOOD LUTHER J & ROBYN G S

077001 00047 - AVALON HOLDINGS LLC

077017 00007 - MCKINNEY MARION JR & MARY L

077017 00072C - JOHNSON CHEYENNE

077017 00004 - GRAVES ROAD CHURCH OF CHRIST INC

RICHARDS DOUGLAS & ELSA
1820 N 57TH ST
TAMPA FL 33619

HODGES LINCOLN A (1/3) AND GARY
PO BOX 171337
MEMPHIS TN 38187

SPECIALIZED IRA SERVICES FBO HEALTHY
1128 20TH AVE #130
HONOLULU HI 96816

ROBERSON EVA
744 BRAKEBILL AVE
MEMPHIS TN 38116

JALLOH EL HADJI M ALIOU
3409 GRAVES RD
MEMPHIS TN 38116

BREWER L C JR
3331 LAKEVIEW RD
MEMPHIS TN 38116

GILDER JOHN I
679 BRAKEBILL AVE
MEMPHIS TN 38116

GILLIAM TAMIKA L
3439 GRAVES RD
MEMPHIS TN 38116

VASQUEZ DELMAR
3341 LAKEVIEW RD
MEMPHIS TN 38116

MOSBY-BATES VALDA
687 BRAKEBILL AVE
MEMPHIS TN 38116

RICHEY JANA E
1838 S PARKWAY E
MEMPHIS TN 38114

WELLS STEVEN L & CHARMAINE L
3410 MCCORKLE RD
MEMPHIS TN 38116

HAMILTON JACOB JR & DOROTHY B
703 BRAKEBILL AVE
MEMPHIS TN 38116

ANDERSON CARLEYTHIA & JULIOUS
3459 MCCORKLE RD
MEMPHIS TN 38116

FAULKNER WANDA R
3420 MCCORKLE RD
MEMPHIS TN 38116

CRAWFORD CHARLES E & MABLE
711 BRAKEBILL AVE
MEMPHIS TN 38116

WEBB ANNETTE M
942 WINCHESTER RD
MEMPHIS TN 38116

HILL JAMETA A
820 WINCHESTER RD
MEMPHIS TN 38116

WRIGHT KIM D & RUSSELL A
3313 MCCORKLE RD
MEMPHIS TN 38116

EXUM CHERYL D
3472 GRAVES RD
MEMPHIS TN 38116

MCKINNEY MARION JR & MARY L
3487 GRAVES RD
MEMPHIS TN 38116

BRD OF EDUCATION MPHS CTY SCH
2597 AVERY AVE
MEMPHIS TN 38112

BRADLEY JOHN A AND ERMA J
3475 LAKEVIEW RD
MEMPHIS TN 38116

NABER GEORGE N & NORMA T I KAKISH
2654 KALAMER ST
SACRAMENTO CA 95835

FARMER ANTHONY
3375 GRAVES RD
MEMPHIS TN 38116

HENNON GILL LIVING TRUST
3488 GRAVES RD
MEMPHIS TN 38116

RICHARDS DOUGLAS
1820 N 57TH ST
TAMPA FL 33619

MITCHELL RAPHAEL
PO BOX 957
COLLIERVILLE TN 38027

SHINAULT WILLIE R & ADDOE J
3495 MCCORKLE RD
MEMPHIS TN 38116

KILLEBREW ADRIAN M
3663 GRAVES RD
MEMPHIS TN 38116

ENGLISH WM A & ELIZABETH L
3311 GRAVES RD
MEMPHIS TN 38116

JONES FREDDIE L & JESSIE M
745 BRAKEBILL AVE
MEMPHIS TN 38116

MOBLEY LINDA SUE
3425 GRAVES RD
MEMPHIS TN 38116

GROVE RICKEY W & LINDA J
3295 MCCORKLE RD
MEMPHIS TN 38116

GARDEN OF GRACE CHURCH MINISTRIES INC
3690 MASONWOOD LN
MEMPHIS TN 38116

CLAYBORNE RONALD
3431 GRAVES RD
MEMPHIS TN 38116

BURNS PROPHET
736 BRAKEBILL AVE
MEMPHIS TN 38116

UNITY CENTER OF MEMPHIS
3345 MCCORKLE RD
MEMPHIS TN 38116

KUYKINDALL KENNETH C
3468 MCCORKLE RD
MEMPHIS TN 38116

SIMS HAZEL W
659 BRAKEBILL AVE
MEMPHIS TN 38116

JOHNSON THOMAS L III
3363 GRAVES RD
MEMPHIS TN 38116

MCGHEE SHELTON JR & SANDRA T
3476 MCCORKLE RD
MEMPHIS TN 38116

SHACKELFORD TIFFANY AND BRIAN
665 BRAKEBILL AVE
MEMPHIS TN 38116

GREEN BOBBIE J AND CHERYL GREEN
3369 GRAVES RD
MEMPHIS TN 38116

SYKES COZY JR & ANGELA D
3496 MCCORKLE RD
MEMPHIS TN 38116

HARP ANNETTE
671 BRAKEBILL
MEMPHIS TN 38116

JACKSON KENNETH L
3381 GRAVES RD
MEMPHIS TN 38116

SCOTT CAROLYN
3349 LAKEVIEW RD
MEMPHIS TN 38116

ECHOLS FREDERICK R
719 BRAKEBILL
MEMPHIS TN 38116

DYSON TYRONE F
3385 GRAVES RD
MEMPHIS TN 38116

SCOTT CAROLYN
3349 LAKEVIEW RD
MEMPHIS TN 38116

COY ALYNE H
725 BRAKEBILL AVE
MEMPHIS TN 38116

ALLEN RICKY L & SHERYL A
3403 GRAVES RD
MEMPHIS TN 38116

MALONE MORRIS E SR & HAZEL J
3373 LAKEVIEW RD
MEMPHIS TN 38116

WRIGHT SHIRLEY A
731 BRAKEBILL AVE
MEMPHIS TN 38116

SHANNON DEBORAH
3413 GRAVES RD
MEMPHIS TN 38116

PRICE WARREN
2836 LAMAR
MEMPHIS TN 38114

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739 BRAKEBILL AVE
MEMPHIS TN 38116

NICHOLS ALA M
3419 GRAVES RD
MEMPHIS TN 38116

STEELE VANESSA D
3389 LAKEVIEW RD
MEMPHIS TN 38116

MOY JAMES JR
3300 MCCORKLE RD
MEMPHIS TN 38116

WEBB MARCUS AND STEVE WEBB (RS)
3400 MCCORKLE RD
MEMPHIS TN 38116

BEASLEY BEATRICE T
3310 MCCORKLE RD
MEMPHIS TN 38116

BERRY WILBERT & LILY M
812 WINCHESTER RD
MEMPHIS TN 38116

MCGOWAN ELCOSIE & DOROTHY J
3320 MCCORKLE RD
MEMPHIS TN 38116

SEGREST LINDA
1391 E HOLMES RD
MEMPHIS TN 38116

COX GLADYS
3330 MCCORKLE RD
MEMPHIS TN 38116

DAVIS ROBERT L
3440 MCCORKLE RD
MEMPHIS TN 38116

BROWN CHARLES H & NEELY H
3340 MCCORKLE RD
MEMPHIS TN 38116

BOWEN TOMMIE SR & VIRGINIA S
3479 MCCORKLE RD
MEMPHIS TN 38116

MEMPHIS FAMILY PRACTICE SPECIALTY
3340 MCCORKLE RD
MEMPHIS TN 38116

KIRKWOOD LUTHER J & ROBYN G S
3409 LAKEVIEW RD
MEMPHIS TN 38116

FIRSTRATE INVESTMENTS
PO BOX 1987
OLIVE BRANCH MS 38654

AVALON HOLDINGS LLC
PO BOX 540164
LAKE WORTH FL 33454

BROWN CHARLES H & NEELY H
3340 MCCORKLE RD
MEMPHIS TN 38116

MCKINNEY MARION JR & MARY L
3487 GRAVES RD
MEMPHIS TN 38116

CARRUTHERS MARILYN L
3380 MCCORKLE RD
MEMPHIS TN 38116

JOHNSON CHEYENNE
1024 BLUEBIRD RD
MEMPHIS TN 38116

LACY CHRISTOPHER M SR & DORIS J
3390 MCCORKLE RD
MEMPHIS TN 38116

GRAVES ROAD CHURCH OF CHRIST INC
3451 GRAVES RD
MEMPHIS TN 38116



K5 9367
2

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the SHELBY COUNTY BOARD OF EDUCATION; W. FRANK POSEY, WILLIAM A. WILDER, MRS. D. O. ANDREWS, JR., W. S. HOWARD, BLAIR T. HUNT, MRS. RHEBA HOPFMANN and ROLAND WOODSON, TRUSTEES, of the County of Shelby and State of Tennessee, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, to them in hand paid by the BOARD OF EDUCATION OF THE MEMPHIS CITY SCHOOLS of the County of Shelby and State of Tennessee, do hereby bargain, sell, release, remise, quit claim and convey unto the said BOARD OF EDUCATION OF THE MEMPHIS CITY SCHOOLS all their right, title and interest in and to the following described real estate, situated and being in the 2nd Civil District, County of Shelby, State of Tennessee; to-wit:

The Southeast 11 Acres of the Hagerty Tract in Section 1, Range 8, Shelby County, Tennessee, being more particularly described as follows:

Beginning at the intersection of the north line of Winchester Road, 60 feet wide, with the east line of Graves Street, 50 feet wide, and running thence northwardly along the east line of Graves Street, passing an iron pin at 20 feet and continuing a further distance of 780.38 feet, in all a total distance of 800.38 feet to an iron pin; thence eastwardly parallel to Winchester Road 607.18 feet to an iron pin in the west line of McCorkle Street, dedicated 50 feet wide but not opened; thence southwardly along the said west line of McCorkle Street, passing an iron pin at 780.14 feet and continuing a further distance of 20 feet, in all a total distance of 800.14 feet to its intersection with the north line of Winchester Road; thence westwardly along the north line of Winchester Road a distance of 590.5 feet to the point of beginning, containing 11.00 acres.

Being the same property conveyed to grantors by Warranty Deed of record in the Register's Office of Shelby County, Tennessee, in Book 2920, Page 264, said property being the campus and building known as Graves School.

And they do hereby WARRANT the Title herein conveyed unto the said BOARD OF EDUCATION OF THE MEMPHIS CITY SCHOOLS against the lawful claims of all persons whomsoever claiming same by, through or under the grantors herein.

K5 9367

- 2 -

IN TESTIMONY WHEREOF, the said grantors have hereunto set their hands and seals, this 27th day of March, 1975.

SHELBY COUNTY BOARD OF EDUCATION

By: W. Frank Posey, Chairman

William A. Wilder, Vice Chairman

Mrs. D. O. Andrews, Jr.

W. S. Howard

Blair T. Hunt

Mrs. Rheba Hoffmann

Roland Woodson

STATE OF TENNESSEE X
COUNTY OF SHELBY X

On this 23 day of April, 1975, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared W. FRANK POSEY, WILLIAM A. WILDER, MRS. D. O. ANDREWS, JR., W. S. HOWARD, BLAIR T. HUNT, MRS. RHEBA HOFFMANN and ROLAND WOODSON, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office, the day and year above written.

Linda L. Campbell
Notary Public

My commission expires: July 15, 1976

Recording Fee \$4.00

This instrument prepared by:
Board of Education of the Memphis City Schools
2597 Avery Avenue
Memphis, Tennessee 38112

Return to: John J. Delius, Attorney
Mid-South Title Company, K5 9367
3181 Poplar Avenue
Memphis, Tennessee 38111

Mall tax bills to: NONE
Governmental Authority

Transfer Tax: NONE
Governmental Authority

(Graves Property)

STATE TAX _____
REG. FEE _____
REG. FEE 4.00

MAR 14 10 27 AM '75

STATE OF TENNESSEE
SHELBY COUNTY
Angela B. Hester
Register

**WHITEHAVEN WORKS at GRAVES ELEMENTARY P.D.
OUTLINE PLAN CONDITIONS**

I. Uses Permitted

- A. All uses permitted in the Campus Master Plan 2 (CMP-2) use district shall be allowed, either by right or upon issuance of a Special Use Permit as indicated in the Permitted Use Table of the Memphis and Shelby County Unified Development Code (UDC).

- B. All uses in the Employment (EMP) use district shall be allowed, except the following:
 - 1. Funeral Services of any sort.
 - 2. Adult-oriented entertainment establishment.
 - 3. Bar, tavern, cocktail lounge, nightclub.
 - 4. Indoor shooting range.
 - 5. Horse stables, riding academy, equestrian center
 - 6. Outdoor shooting range.
 - 7. Stadium or arena, commercial amphitheater.
 - 8. Permanent off-premise advertising sign.
 - 9. Commercial parking lot.
 - 10. Restaurants.
 - 11. Convenience store with gas pumps, gas station, or commercial electric vehicle charge station.
 - 12. Convenience store without gas pumps.
 - 13. Payday loans and title loan establishment.
 - 14. Pawnshop.
 - 15. Tattoo, palmist, psychic or medium.
 - 16. Mini-storage or indoor storage.
 - 17. Vehicles sales, services & repair.
 - 18. Detention Center, jail, prison.
 - 19. Contractor's storage.
 - 20. Lumberyard.
 - 21. Sheet metal shop.
 - 22. Soft-drink bottling
 - 23. Welding, machine and tool repair.
 - 24. Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products.
 - 25. Open/Agriculture/Resource Extraction.

II. Bulk Regulations

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum building height shall be 2-story, not exceeding 60 feet.
- B. All buildings shall be setback a minimum of 120 feet from Graves Road.
- C. All buildings shall be setback a minimum of 75 feet from Winchester Road.
- D. All buildings shall be setback a minimum of 120 feet from McCorkle Road.

III. Access, Circulation and Parking:

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk.
- B. One curb cut on Winchester Road shall be permitted.
- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall access the property from Winchester Road only.
- E. The exact number, location and design of permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. Provide up to 143 parking spaces.

IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Plate S-10 or Plate S-11 found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of 20 feet from the public streets.
- C. Provide a 25-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by 4 Type E trees per 100 lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road
- F. Refuse containers shall be completely screened from view from the public roads.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.
- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.

- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.

V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign shall have a maximum area of 50 square feet and a maximum height of 12 feet.
- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be 32 feet and the maximum height shall be 8 feet.
- C. The minimum sign setback shall be 10 feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the Appropriate Governing Bodies.

VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

- A. The Outline Plan Conditions.
- B. A Standard Contract as defined by the Subdivision Regulations for any needed public improvements.

- C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. The one-hundred (100) year flood elevation.
- G. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to, the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.



6000 Poplar Avenue, Suite 400
Memphis, Tennessee 38119
P 901.525.1322 F 901.525.2389
www.glankler.com

Mark T. Jobe
901.576.1853
mjobe@glankler.com

April 6, 2020

Memphis & Shelby County
Office of Planning & Development
125 North Main Street, Suite 468
Memphis, TN 38103

Re: Whitehaven Works at Graves Elementary - Planned Development

Ladies & Gentlemen:

I am the representative of Made in Memphis LLC ("**Applicant**"), and, on behalf of the Applicant, I submit this Planned Development Application (the "**Application**") for the proposed Whitehaven Works at Graves Elementary – Planned Development (the "**Development**") for the purpose of redeveloping the property formerly used as Graves Elementary School located at 3398 Graves Road, Memphis, TN 38116 (the "**Property**").

The Applicant is currently under contract to purchase the Property pursuant to a certain Contract for the Sale of Real Property (Graves Elementary School) effective as of February 11, 2020 (the "**Contract**") between the Applicant, as Purchaser, and Shelby County Schools, as Seller. Prior to submitting this Application, the Contract was approved by unanimous consent by the Shelby County School Board with the understanding that the Applicant would be submitting this Application to re-purpose and redevelop the Property as a vocational/technical training facility ancillary to a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia. The vocational/technical training component would operate through an affiliation with Shelby County Schools and would provide training (and ultimately jobs) in graphic design and the use of 3D printers and other transferable skills related to technology necessary to operate the manufacturing portion of the project.

The Applicant would show that this Development would continue the revitalization of the Whitehaven community in a number of ways, including but not limited to:

1. Repurposing a vacant, blighted building on a major corridor (Winchester Boulevard);
2. Creating vocational/technical training opportunities to the young people in the Whitehaven community;
3. Creating jobs (with benefits) that pay a living wage for future graduates of Shelby County Schools and the area in general; and
4. Increasing property values in the area.

Because of the historical importance of this site as a community anchor during its use as an elementary school, the Applicant will maintain the historical façade, if feasible, but in any event will ensure that the front of the building is consistent with the aesthetic of an education facility and will take substantial steps to adequately buffer the adjacent residential uses from the commercial activity in the building. These measures will include planting trees, maintaining aesthetic of the facade of the building and the Property's green spaces, requiring that all deliveries and commercial trucks enter the Property from Winchester, and providing adequate lighting to better illuminate the Property.

Office of Planning and Development
April 6, 2020
Page 2

Based on the above, the Applicant submits this Application for consideration and approval of the Proposed PUD and requests the support of OPD, Land Use Control Board, and the City Council so that the Applicant may repurpose the vacant, deteriorating school building and turn it into a productive asset that will increase property values in the area. The Applicant's investment in the Whitehaven community and this Property will provide the highest and best use of this Property and will bring more jobs and opportunities to the residents of Whitehaven, which will contribute to the momentum that has been created in this important Memphis community.

Among the professional consultants who will be associated with this Application are Harvey and Greg Marcom of The Reaves Firm, Mark Weaver of HBG Design, and Hunter Humphreys and Mark Jobe of Glankler Brown, PLLC.

Thank you for your consideration of the attached 3398 Graves Road Planned Development Application. Please contact me if we can provide any additional information or respond to any questions you have concerning this Application.

With best regards,

GLANKLER BROWN, PLLC

DocuSigned by:

3CDB080DDF6C44A...
Mark T. Jobe

Blue Bird Park Estates Neighborhood Association

3803 Shady Hollow Lane
Memphis, Tennessee 38116

June 28, 2020

Office of Planning and Development
125 North Main Street, #468
Memphis, Tennessee 38103

Re: Whitehaven Works at Graves Elementary Planned Development—OPD File
No. PD 20-04

Dear Sir:

Blue Bird Park Estates Neighborhood Association opposes the planned development of Graves Elementary School. Rezoning of this neighborhood will adversely affect the value of homes in this and other surrounding areas. Our community has always been residential. To rezone the space in question as commercial will destabilize the housing market and create irreparable harm to residents. We remain committed to the economic revitalization of the Whitehaven community but not on the backs of African American homeowners.

There is ample commercial land within a one mile radius of the school site that would be more appropriate for the 3D Printing and Vocational/Technical Training facility. Moreover, the proposal envisions a multi-story building incompatible with a single-family residential community and would result in the addition of significant traffic.

I encourage the Office of Planning and Development to deny this request for redevelopment.



Joyce Bailey-Wilson
President Blue Bird Park Estates Neighborhood Association

From: Christopher Darr <cbdarr@a.net>
Sent: Friday, July 3, 2020 4:00 AM
To: Ford, Sr., Edmund <Edmund.FordSr@memphistn.gov>
Subject: RE: PD 20-02 Proposed Subdivided Development @ 5455 S. Irvin, Memphis, 38119

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

RE: PD 20-02 Proposed Subdivided Development @ 5455 S. Irvin, Memphis, 38119

Councilman Ford;

As a concerned and impacted neighbor, I am **against** the proposal referenced above. I agree with the LUCB's 6-3-1 vote **against** the proposal on May 14th, and ask that you uphold that vote when this development comes before the City Council.

I am a 15-year resident in my home which is on the same block as the proposed development. I also grew up about two blocks away so I have a life-long familiarity with the neighborhood. I recognize the need to replace some obsolete homes and redevelop them with newer, larger homes as market conditions warrant, and as a proud Memphian I am excited to see infill projects that provide a much-needed boost to our tax base. I agree with my neighborhood association, **SIPNA**, and am not against revitalization or new construction. Several of the developments recently approved in our neighborhood resulted in fine new homes that add to its quality and character.

However, the proposed subdivision and construction of two houses on very narrow lots would be completely out of scale with all adjacent properties. While some small-lot homes have been built adjacent to Park Avenue, nothing like this has ever been built within the interior of the neighborhood. Squeezing two large houses onto 50' wide lots, surrounded by homes on 100' to 160' wide lots, would look aesthetically ridiculous and greatly diminish the desirability of everything within sight of the development, including my home. With reduced desirability will come reduced property values, offsetting the very benefits to the city's tax base such a development is presumably supposed to bring.

I am certain that the property at 5455 S. Irvin can be redeveloped in another manner, one which will contribute to and not detract from the neighborhood, and hope the owners will assemble a more appropriate proposal in the future. Until that occurs, I respectfully ask that you help us protect the value and character of our neighborhood by **rejecting** this proposal when it comes before you.

Sincerely,

Christopher B. Darr
Managing Director, Planning & Business Analysis
FedEx Express Air Operations
Office Telephone: 901-224-4352

Home Address: 1226 Hayne Rd.

Opposition to Graves Elementary Factory Proposal

Emily Taylor Graves <emilyctaylor@hotmail.com>

Wed 7/8/2020 5:27 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Cc: Ford, Sr., Edmund <Edmund.FordSr@memphistn.gov>; Jones, Martavius <martavius.jones@memphistn.gov>; Smiley, Jr., JB <JB.SmileyJr@memphistn.gov>; Johnson, Cheyenne <Cheyenne.Johnson@memphistn.gov>

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

Dear Mr. Penzes,

I understand that as a result of yesterday's city council resolution, the LUCB will be re-hearing the case regarding the Made in Memphis/Elvis Presley Enterprises factory on the site of Graves Elementary School in Whitehaven.

Please accept this email as my opposition to the proposed development.

Factories don't belong in residential neighborhoods. There are higher and better uses for this 11-acre parcel, and the community has voiced its overwhelming opposition to having a factory in this location and has offered suggestions for alternatives.

The community has also noted that there are other parcels of available land in the neighborhood suited for manufacturing/industrial development, and I agree with and support them. We are not opposed to development, we are simply opposed to this type of development at this particular location.

I may not live in Whitehaven, but I support my fellow Memphians in wanting smart development that benefits all of us. Please reject the proposed factory.

Most sincerely,
Emily Graves, MD, FACS
1412 Carr Ave
38104
(901) 258-4613

Re: "NO FACTORY AT GRAVES"-WHITEHAVEN

Joyce Adams <jussjoyce@yahoo.com>

Wed 7/8/2020 4:48 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Cc: Yvonne Nelson <dr.ydnelson@gmail.com>

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

Mr. Penzes>

CASE #PD-20-4 NO FACTORY AT GRAVES

I am in support of Yvonne Nelson and her community in their stand against placing a factory in their residential neighborhood. Twinkle Town has been a well established community for many years and the home of many influential Memphians. Please do not destroy the homes of these seniors that have worked hard to enjoy in their twilight years!

If this factory is allowed to open, first of all it will lower the property value of those homes, increase commercial traffic, noise, debris, toxic fumes and bring strangers into your community which could increase crime and endanger their lives

I guess you are asking yourself, how does she know? Well, because I have already experienced what is about the happen to this community. I live in the Whitehaven Hill East Community near the **AMAZON WAREHOUSE!** It has been so depressing to live in this neighborhood since they have made it their home. Traffic is unbearable which makes it difficult to enter and exit our subdivision, noise from the warehouse, debris, toxic fumes, etc. On Holmes Road, there are accidents constantly and sometimes with fatalities because of the outdated 2-lane country road. The children that live in this community have to walk on this road to get to Zodiac Park which is way too dangerous because there are no sidewalks.

We have to think of the children in this neighborhood. The extra traffic will place them in harms way because they play on those grounds. To take that privilege away from them would be devastating! Where will they go to have fun? There is nothing in Whitehaven for family entertainment.

This neighborhood school could be used for many things other than a warehouse. It could be used as a community center for this community. A meeting place for the seniors, children and the working parents. There are so many things that this community could use this property for other than a warehouse to make Elvis's Souvenirs and create \$12 hour jobs.

Place yourself on the front porch of one those homes on Graves Road and Lakeview Road, just imagine that you were living there. Now, ask yourself, would I want a **WAREHOUSE IN MY FRONT DOOR?**

I believe your answer would be, **NO!!!**

Regards,

Joyce Adams

Whitehaven Hills East Community

901-859-9636

No factory at Graves Elementary

Rita Davis <rita.davis1954@gmail.com>

Thu 7/9/2020 8:17 AM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Dear Sir,

I implore you to hear us the McCorkleroad Association's request to keep the factory out of a residential zone . This would keep our property value From pluming to nothing, also keep our neighborhoods safe From unwanted commercial traffic day and night. Our neighborhood is quiet and peaceful at present. No one want to walk out the door of their homes to see factory directly in their view. I ask you would you want a factory in your front of you as you walk out your home. We ask you for same consideration.

Sincerely yours ,

NO FACTORY AT GRAVES ELEMENTARY SCHOOL

Tony Wright <actortonywright@gmail.com>

Thu 7/9/2020 10:05 AM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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

Good morning Sir,

My name is Tony Wright and I am a resident at 3313 McCorkle Rd, Memphis, TN 38116 (2 lots away from the proposed site for Made in Memphis manufacturing plant). I am vehemently opposed to having such a facility in my neighborhood, as this will bring much unwanted traffic and yes I have heard your argument that Winchester would be the main thoroughfare which your delivery traffic will use. There are signs posted on Graves and McCorkle roads which prohibit truck traffic, and we still have trucks using these streets as a pass through from Winchester to Brooks and vice versa. If your company gives truckers a reason to travel Graves and McCorkle this will increase the amount of truck traffic passing through my neighborhood, and all you will be able to do is request that the truckers not use these two streets to access your facility. They currently ignore the laws and the posted notice of the law which prohibits truck traffic on my street. I have 5 grandchildren who at any given time could be on McCorkle and run into the street after a ball, and get run over by one of these trucks cutting through to get to "Made in Memphis" manufacturing. Also, there is a noise level that comes with truck traffic which violates my right to peaceful enjoyment, and the weight of those trucks destroy the pavement, creating potholes that we, the residences have to bare until whenever the city of Memphis decides to fix them.

PLEASE CHOOSE ANOTHER LOCATION AND **DO NOT** PUT YOUR MANUFACTURING PLANT/FACILITY IN MY NEIGHBORHOOD.

Wanda Logan Faulkner
3420 McCorkle Road
Memphis, TN 38116
901/949-6099

No Industrial Facility/Factory at Graves Elementary School!

July 8, 2020

Jeffrey Penzes
City of Memphis
Land Use Control Board
125 N. Main Street
Memphis, TN. 38103

Dear Mr. Penzes,

As a resident of the McCorkle Road Neighborhood and a retired City employee, I humbly ask that each member of the Land Use Control Board vote No for the proposal to build an industrial facility in the McCorkle Road Neighborhood. I live directly across the street on the rear side of the existing structure. Building an industrial facility at this location will create a tremendous eye sore directly in my front door and literally destroy the character of an active community.

Additionally, such a move would expose my well-established residential neighborhood to more industrial businesses in the not so distant future. Allowing big business in an industrial neighborhood is just wrong and goes against established policies adopted by the city to prevent the very thing from happening.

There are a number of past and current public servants that live in my neighborhood. Not only have we served our community well, but we have also served the citizens of Memphis well. We ask that you do the same for us. Our community and neighborhood is not where we "Stay"; it is where we Live! I respectfully ask that each of you respect those contributions, honor our city citizenship, and abide by existing city plans for neighborhood preservation by voting NO!

I ask the hard work that each resident has demonstrated to live in this community not only be recognized, but also respected, and not trampled upon under the auspice of commerce. My home is exactly 1.5 miles from Graceland and the Graceland complex. In the backdrop of civil unrest in our nation, the concept of community, family, and the hard work of neighborhood residents are at the forefront of importance and relevance. We have seen our city and state leaders take great measures for the preservation not just of property, but neighborhoods. There is a reverence offered to those who had developed their living sanctuaries through the ability to

overcome hardships such as past practices similar to this proposal and redlining. Yet they stand!

This "stick and stay" strength has sustained the livelihood of neighborhoods long after the big business has gone only to take their empty promises before another board such as this in another city. There is a clear understanding that the preservation and protection of neighborhoods and communities is basic and foundational to the existing woven fabrics of our city. I respectfully ask that you not allow the woven fabric of the McCorkle Road Neighborhood become subjected to the unraveling tentacles that have been placed before you with this industrial facility (factory) proposal.

This proposal is riveted with empty and perchance hopes of job opportunities where sustainability is widely vulnerable to many unspoken and intentionally hidden true purposes. The plan presented is not clear, coherent, or transparent! Our communities have so often before been offered the promises of job opportunity and growth only to see those promises abandoned after the personal wealth and profit margins of big business have flattened.

The McCorkle Road Neighborhood is well established, has proven to hold its own, and deserves your vote for preservation. I beg you to not put our community on the auction block for commerce. Commerce over community is temporary and resounds loudly as an empty promise for any community and an ever-shifting foundation for any city. There are a number of existing commerce locations readily available for the platform that Graceland Enterprises is proposing. The need to destroy a neighborhood and community for private gains is directly in line negative and opportunistic actions that we have seen play out in our nation over that last few days.

Neighborhoods are key! To put commerce before community that is like putting the cart before the horse. Further, to build a huge facility in the heart of a neighborhood and say that it would remove a current eyesore is ludicrous! For me, a huge industrial plant in my front door is a bigger eye sore! To ask me to believe otherwise is not only offensive, but is asking me to settle and is quite frankly a slap in the face! We are not stupid people or without intellect. It also serves a prime example of this entity's lack of respect for this city's belief in building a city where we can not only work, but also live and play.

This is the true MEMFACT! Everything and everyone is not for sell. All situations and growth proposals are not real opportunities and cannot be solved with the throwing of money. This neighborhood is where I have chosen to have my being and forever home. This is where I have chosen to sit on my front porch and watch my future grandchildren play. Big business in the heart of a neighborhood has a looting effect to the hard work of the existing property owners who have worked to build a life for themselves and establish a neighborhood with all the character and charm of a community. Please do your part by stopping this downward spiral, slippery slope and degradation of an upstanding and well-established neighborhood. Please VOTE NO!

I am an African American woman that attends Graceland events annually for the Elvis Week. I enjoy it, but this is flat out wrong! Graceland Enterprises should not be allowed to erase the years of progress of a community by preying on the starvation predicaments of our society with the expectation that you, our representatives, will force us to eat anything. Stop throwing us a bone while trying to convince us it has meat on it. We do NOT fetch! Yes jobs and educational opportunities are needed, but so are neighborhoods and decent living communities such as my neighborhood, the McCorkle Road Neighborhood. Neighborhoods are the fruit of our labor!

When the neighborhood goes, so many other things are adversely impacted.

I have taught my children to never want something so badly that you will pay any price for it. I taught them to understand that it is perfectly ok to have the word, NO, in your vocabulary. I ask you, as a representative for all of Memphis which includes private citizens too, add up the cost of this move to the residents, to the citizens, along with the embellished overrated and promises. Who is really shouldering that costs? Up rooting families and communities and ask them to start over for an entity's private gain—does this really makes any sense? Mind you we have already bent over backwards to support this entity with the past projects, only to be left with their unfulfilled promises.

We must not allow this entity to continue to take and take and exploit the name of Elvis and use the education and employment conditions of our city for private gain. This is not right, it is not fair, and it is not respectful! I ask that you, the Land Use Control Board, please stand with my neighborhood, draw the line, and use the word NO in your vocabulary and vote to ensure that no industrial facility is place in the heart of my beating neighborhood!

Respectfully Submitted,



Wanda Logan Faulkner

McCorkle Road Neighborhood Association Member





FORMAL APPEAL REQUEST

Whitehaven Works at Graves Elementary: PD 20-04

Hearings held May 14, 2020 - Final Vote 6 for and 4 against

July 9, 2020 - Final Vote 5 for and 4 against

Suggested Remedy: Honor the Recommendation of Rejection by Staff Planner Jeffery Penzes

Appellants: My ZIP and McCorkle Road Neighborhood Development Corporation

dba Whitehaven Community Development Corporation

Amount enclosed: \$150.00 for Public Hearing Notification (\$50)

and Appeal Processing (\$100) fees

July 9, 2020

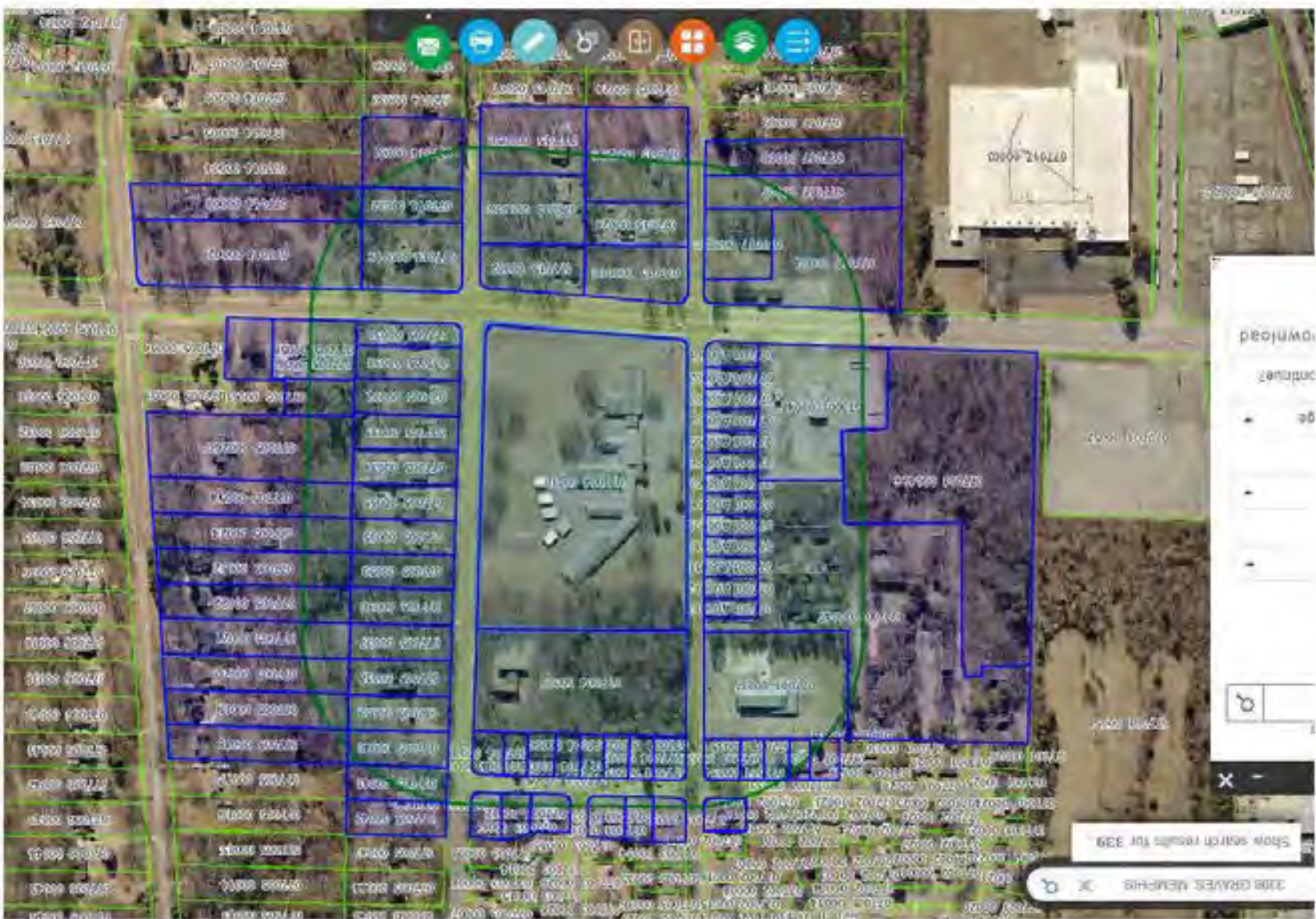
On or around February 14, 2019, the City of Memphis Office of Comprehensive Planning recommended approval of the Memphis 2000 Policy Plan (here-in-after referred to as 'Plan'). The 'Plan' was adopted by "the relatively new Land Use Control Board, Memphis City Council, and the Shelby County Board of Commissioners in 1981. As such, the Memphis 3.0 General Plan is the first citywide, comprehensive plan Memphis has had in nearly 40+ years." The 'Plan' contains "goals and objectives related to land use, transportation, and economic development." It is important to note that "one of the most important elements of the Memphis 3.0 Plan, and the most germane to the Land Use Control Board (LUCB), is how it [the 'Plan'] will affect subsequent, individual land use decisions."

The staff report from the aforementioned meeting goes on to state that, "In 2009, the Tennessee General Assembly passed a law requiring individual land use decisions made by a local planning commission (such as the LUCB) or by a city's governing body be consistent with a general plan if a general plan (referring to the Memphis 3.0 Plan) is adopted by the governing body, which it was. Furthermore, the recommendation states, "to ensure consistency on individual land use requests, such as 'PD 20-04' and Rezoning, the Office of Planning and Development (OPD) staff will utilize the sections of the 'Plan' highlighted in proposed Sub-Section 1.9B of the Unified Development Code (UDC) as codified in Section 13-4-202(b)(2)(B)(iii) of the Tennessee Code Annotated (TCA).

The document goes on to state that, "It is envisioned that the Office of Comprehensive Planning, a sister agency to the OPD, will follow the Memphis 3.0 General Plan with individual small area plans for specified neighborhoods and subject matter. We are appealing the decisions rendered, as listed above, because these specific instructions to adhere to Sub-Section 1.9B of the UDC, nor the 'Plan' adopted by the governing body were adhered to in reaching them. Furthermore, the staff planner's recommendation of rejection was not adhered to. The planner's recommendation was not only overlooked once on May 14th, but again on July 9, 2020. We therefore respectfully submit the appropriate fees, as designated above, to file a formal appeal with Josh Whitehead, Director, Office of Planning and Development, 125 North Main Street, Suite 468, Memphis, TN 38103-2030.

Respectfully Submitted,

Yvonne D. Nelson, Ph.D., President



**NOTICE TO INTERESTED OWNERS OF PROPERTY
(PLANNED DEVELOPMENT)**

Notice is hereby given that, pursuant to Section 8-44-108 of the Tennessee Code Annotated, a Telephonic/Electronic Public Hearing will be held by the City Council of the City of Memphis on Tuesday, _____ at 3:30 P.M., in the matter of granting an application for a planned development pursuant to Article 9.6 of the Memphis and Shelby County Unified Development Code, as follows:

- CASE NUMBER:** PD 20-04
- LOCATION:** 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle)
- COUNCIL DISTRICTS:** District 6 and Super District 8 – Positions 1, 2, and 3
- OWNER/APPLICANT:** Shelby County Board of Education / Made in Memphis, LLC
- REPRESENTATIVE:** Glankler Brown, PLLC – R. Hunter Humphreys and Mark T. Jobe Jr.
- EXISTING ZONING:** Residential Single-Family – 10 (R-10)
- REQUEST:** Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility
- AREA:** +/-9.814 acres

RECOMMENDATIONS:

Memphis and Shelby County Office of Planning and Development: **Rejection**

Memphis and Shelby County Land Use Control Board: **Approval with conditions**

NOW, THEREFORE, you will take notice that on Tuesday, _____, at 3:30 P.M. the City Council of the City of Memphis, Tennessee will be in session to hear opposition against the making of such changes; such opposition must be by personal appearances, or by attorneys, or by petition, and must registered to speak by Monday, _____, at 8 A.M.

You may register to speak by contacting Bryson Whitney at bryson.whitney@memphistn.gov no later than Monday, _____, at 8 A.M. with your (i) name, (ii) address, and (iii) phone number. Please note that, due to time limitations under the Council's Rules of Procedure, each side may speak no longer than fifteen (15) minutes. Thus, it is strongly encouraged that one, or two, spokespersons speak per side.

Please note video of this meeting will be streamed live on the City of Memphis' website. You may view this video by going to memphistn.gov, then going to the "Government" tab at the bottom and then select "Watch Public Meetings." The direct link is: <https://www.memphistn.gov/cms/One.aspx?portalId=11150816&pageId=15334953>

This case will also be heard at the Planning and Zoning Committee on the same day with the specific time to be determined prior to the meeting date and posted on the City of Memphis' website.

THIS THE _____, _____

PATRICE ROBINSON
CHAIRMAN OF COUNCIL

ATTEST:

CANDI BURTON
CITY COMPTROLLER

TO BE PUBLISHED:

RICHARDS DOUGLAS & ELSA
1820 N 57TH ST
TAMPA FL 33619

HODGES LINCOLN A (1/3) AND GARY
PO BOX 171337
MEMPHIS TN 38187

SPECIALIZED IRA SERVICES FBO HEALTHY
1128 20TH AVE #130
HONOLULU HI 96816

ROBERSON EVA
744 BRAKEBILL AVE
MEMPHIS TN 38116

JALLOH EL HADJI M ALIOU
3409 GRAVES RD
MEMPHIS TN 38116

BREWER L C JR
3331 LAKEVIEW RD
MEMPHIS TN 38116

GILDER JOHN I
679 BRAKEBILL AVE
MEMPHIS TN 38116

GILLIAM TAMIKA L
3439 GRAVES RD
MEMPHIS TN 38116

VASQUEZ DELMAR
3341 LAKEVIEW RD
MEMPHIS TN 38116

MOSBY-BATES VALDA
687 BRAKEBILL AVE
MEMPHIS TN 38116

RICHEY JANA E
1838 S PARKWAY E
MEMPHIS TN 38114

WELLS STEVEN L & CHARMAINE L
3410 MCCORKLE RD
MEMPHIS TN 38116

HAMILTON JACOB JR & DOROTHY B
703 BRAKEBILL AVE
MEMPHIS TN 38116

ANDERSON CARLEY THIA & JULIOUS
3459 MCCORKLE RD
MEMPHIS TN 38116

FAULKNER WANDA R
3420 MCCORKLE RD
MEMPHIS TN 38116

CRAWFORD CHARLES E & MABLE
711 BRAKEBILL AVE
MEMPHIS TN 38116

WEBB ANNETIE M
942 WINCHESTER RD
MEMPHIS TN 38116

HILL JAMETA A
820 WINCHESTER RD
MEMPHIS TN 38116

WRIGHT KIM D & RUSSELL A
3313 MCCORKLE RD
MEMPHIS TN 38116

EXUM CHERYL D
3472 GRAVES RD
MEMPHIS TN 38116

MCKINNEY MARION JR & MARY L
3487 GRAVES RD
MEMPHIS TN 38116

BRO OF EDUCATION MPHSCTY SCH
2597 AVERY AVE
MEMPHIS TN 38112

BRADLEY JOHN A AND ERMA J
3475 LAKEVIEW RD
MEMPHIS TN 38116

NABER GEORGEN & NORMA T KAKISH
2654 KALAMER ST
SACRAMENTO CA 95835

FARMER ANTHONY
3375 GRAVES RD
MEMPHIS TN 38116

HENNON GILL LIVING TRUST
3488 GRAVES RD
MEMPHIS TN 38116

RICHARDS DOUGLAS
1820 N 57TH ST
TAMPA FL 33619

MITCHELL RAPHAEL
PO BOX 957
COLLIERVILLE TN 38027

SHINAULT WILLIE R & ADDOE []
3495 MCCORKLE RD
MEMPHIS TN 38116

KILBREW ADRIAN M
3663 GRAVES RD
MEMPHIS TN 38116

ENGLISH WM A & ELIZABETH L
3311 GRAVES RD
MEMPHIS TN 38116

JONES FREDDIE L & JESSIE M
745 BRAKEBILL AVE
MEMPHIS TN 38116

MOBLEY LINDA SUE
3425 GRAVES RD
MEMPHIS TN 38116

GROVE RICKEY W & LINDA J
3295 MCCORKLE RD
MEMPHIS TN 38116

GARDEN OF GRACE CHURCH MINISTRIES INC
3690 MASONWOOD LN
MEMPHIS TN 38116

CLAYBORNE RONALD
3431 GRAVES RD
MEMPHIS TN 38116

BURNS PROPHET
736 BRAKEBILL AVE
MEMPHIS TN 38116

UNITY CENTER OF MEMPHIS
3345 MCCORKLE RD
MEMPHIS TN 38116

KUYKINDALL KENNETH C
3468 MCCORKLE RD
MEMPHIS TN 38116

SIMS HAZEL W
659 BRAKEBILL AVE
MEMPHIS TN 38116

JOHNSON THOMAS L III
3363 GRAVES RD
MEMPHIS TN 38116

MCGHEE SHELTON JR & SANDRA T
3476 MCCORKLE RD
MEMPHIS TN 38116

SHACKELFORD TIFFANY AND BRIAN
665 BRAKEBILL AVE
MEMPHIS TN 38116

GREEN BOBBIE J AND CHERYL GREEN
3369 GRAVES RD
MEMPHIS TN 38116

SYKES COZY JR & ANGELA D
3496 MCCORKLE RD
MEMPHIS TN 38116

HARP ANNETTE
671 BRAKEBILL
MEMPHIS TN 38116

JACKSON KENNETH L
3381 GRAVES RD
MEMPHIS TN 38116

SCOTT CAROLYN
3349 LAKEVIEW RD
MEMPHIS TN 38116

ECHOLS FREDERICK R
719 BRAKEBILL
MEMPHIS TN 38116

DYSON TYRONE F
3385 GRAVES RD
MEMPHIS TN 38116

SCOTT CAROLYN
3349 LAKEVIEW RD
MEMPHIS TN 38116

COY ALYNE H
725 BRAKEBILL AVE
MEMPHIS TN 38116

ALLEN RICKY L & SHERYL A
3403 GRAVES RD
MEMPHIS TN 38116

MALONE MORRIS E SR & HAZEL J
3373 LAKEVIEW RD
MEMPHIS TN 38116

WRIGHT SHIRLEY A
731 BRAKEBILL AVE
MEMPHIS TN 38116

SHANNON DEBORAH
3413 GRAVES RD
MEMPHIS TN 38116

PRICE WARREN
2836 LAMAR
MEMPHIS TN 38114

TAYLOR SHELIA S AND SHEENA S J ROBINSON
739 BRAKEBILL AVE
MEMPHIS TN 38116

NICHOLS ALA M
3419 GRAVES RD
MEMPHIS TN 38116

STEELE VANESSA D
3389 LAKEVIEW RD
MEMPHIS TN 38116

MOY JAMES JR
3300 MCCORKLE RD
MEMPHIS TN 38116

WEBB MARCUS AND STEVE WEBB (RS)
3400 MCCORKLE RD
MEMPHIS TN 38116

Shelby County Board of Education
160 S Hollywood Room 114
Memphis, TN 38112

BEASLEY BEATRICE T
3310 MCCORKLE RD
MEMPHIS TN 38116

BERRY WILBERT & LILY M
812 WINCHESTER RD
MEMPHIS TN 38116

Made in Memphis LLC
603 Sweetland Ave
Hillsite NJ 07205

MCGOWAN ELCOSIE & DOROTHY J
3320 MCCORKLE RD
MEMPHIS TN 38116

SEGREST LINDA
1391 E HOLMES RD
MEMPHIS TN 38116

Glanter Brown PLLC
ATTN Mark Jobe
600 Poplar Ave, Suite 400
Memphis, TN 38119

COX GLADYS
3330 MCCORKLE RD
MEMPHIS TN 38116

DAVIS ROBERT L
3440 MCCORKLE RD
MEMPHIS TN 38116

The Renew Firm, Inc
6800 Poplar Ave, Suite 101
Memphis, TN 38138

BROWN CHARLES H & NEELY H
3340 MCCORKLE RD
MEMPHIS TN 38116

BOWEN TOMMIE SR & VIRGINIA S
3479 MCCORKLE RD
MEMPHIS TN 38116

MEMPHIS FAMILY PRACTICE SPECIALTY
3340 MCCORKLE RD
MEMPHIS TN 38116

KIRKWOOD LUTHER J & ROBYN G S
3409 LAKEVIEW RD
MEMPHIS TN 38116

FIRSTRATE INVESTMENTS
PO BOX 1987
OLIVE BRANCH MS 38654

AVALON HOLDINGS LLC
PO BOX 540164
LAKE WORTH FL 33454

BROWN CHARLES H & NEELY H
3340 MCCORKLE RD
MEMPHIS TN 38116

MCKINNEY MARION JR & MARY L
3487 GRAVES RD
MEMPHIS TN 38116

CARRUTHERS MARILYN L
3380 MCCORKLE RD
MEMPHIS TN 38116

JOHNSON CHEYENNE
1024 BLUEBIRD RD
MEMPHIS TN 38116

LACY CHRISTOPHER M SR & DORIS J
3390 MCCORKLE RD
MEMPHIS TN 38116

GRAVES ROAD CHURCH OF CHRIST INC
3451 GRAVES RD
MEMPHIS TN 38116

McCorkle Road Neighborhood
Association, Inc. of Memphis
Attn: President Yvonne Nelson
PO Box 9695
Memphis, Tennessee 38190

Bluebird Park Estates Association
Attn: Evelyn Gibbs
886 Traquill Lane
Memphis, Tennessee 38116

Bluebird Park Estates Association
Attn: Hazel Burks
856 Tranquill Lane
Memphis, Tennessee 38116

Bluebird Park Estates Association
Attn: Clyde Saunders
3715 Wood Glade Lane
Memphis, Tennessee 38116

Shelby County Trustee
Re: Tax Sale
PO Box 2751
Memphis, Tennessee 38101

Maple Ridge Apartments
3373 Regal Plaza Drive
Memphis, Tennessee 38116

Cheyenne Johnson
3469 Graves
Memphis, Tennessee 38116

Cheyenne Johnson
Memphis City Council
125 North Main, Room 514
Memphis, Tennessee 38103

Whitehaven CDC
Attn: President Cheryl Forbes
PO Box 16005
Memphis, Tennessee 38186

Bluebird Park Estates Association
Attn: Janice Shipp
3781 Shady Hollow Lane
Memphis, Tennessee 38116

Bluebird Park Estates Association
Attn: Ernest Rodgers
883 Tranquill Lane
Memphis, Tennessee 38116

Bluebird Park Estates Association
Attn: Dorsey Franklin
3729 Shady Hollow Lane
Memphis, Tennessee 38116

Shelby County Trustee
Re: Tax Sale
157 Poplar Avenue, Suite 200
Memphis, Tennessee 38103

Martavius Jones
Memphis City Council
125 North Main, Room 514
Memphis, Tennessee 38103

Patrice Robinson
Memphis City Council
125 North Main, Room 514
Memphis, Tennessee 38103

Bluebird Park Estates Association
Attn: Pamela Smoot-Robinson
610 East Shelby Drive
Memphis, Tennessee 38109

Bluebird Park Estates Association
Attn: Joe Bell
3732 Masonwood Lane
Memphis, Tennessee 38116

Bluebird Park Estates Association
Attn: Sammie Hamilton
896 Tranquill Lane
Memphis, Tennessee 38116

Whitehaven Community Development
Corporation
Attn: President Yvonne Nelson
PO Box 9695
Memphis, Tennessee 38190

Current Residents
3373 Regal Plaza Drive
Memphis, Tennessee 38116

Edmund Ford
Memphis City Council
125 North Main, Room 514
Memphis, Tennessee 38103

J B Smiley Jr.
Memphis City Council
125 North Main, Room 514
Memphis, Tennessee 38103



STAFF REPORT

AGENDA ITEM: 9

CASE NUMBER: PD 20-5 **L.U.C.B. MEETING:** 11 June 2020

DEVELOPMENT: Alliance Planned Development

LOCATION: 3206 Broad Avenue, 602 Malcomb Street, 606 Malcomb Street, 610 Malcomb Street, and 3195 Summer Avenue

COUNCIL DISTRICT: District 5 and Super District 9

OWNER: Broad Avenue Properties, LLC; Eric Goode; and Goode Development Company, LLC

APPLICANT: Alliance Healthcare Services

REPRESENTATIVE: Tim McCaskill of McCaskill and Associates, Inc.

REQUEST: Planned development to permit a social service institution

AREA: 0.6 acres and 2.3 acres

EXISTING ZONING: Commercial Mixed Use – 1

CONCLUSIONS (see p. 25)

1. Alliance Healthcare Services is requesting approval of a planned development to permit a social service institution on both sides of Malcomb between Summer and Broad.
2. The subject properties currently contain several decrepit structures, including a strip of zero-setback retail structures built in the 1920s along Summer, four single-family homes built in the 1920s along Malcomb, and an office building built in the 1960s along Broad.
3. Staff finds that this proposal – as conditioned – meets the planned development applicability standards, general provisions, and approval criteria, and would have a positive impact on its vicinity.
4. Staff recommends the conditional restriction of parking and internal drives between the proposed buildings and Malcomb and Summer to preserve the urban character of the neighborhood.

CONSISTENCY WITH MEMPHIS 3.0 (see pp. 27-29)

Staff finds that this proposal is *consistent* with the Memphis 3.0 Comprehensive Plan.

RECOMMENDATION (see p. 25)

Approval with conditions

GENERAL INFORMATION

Street Frontage:	Broad Avenue	Major Collector	267 linear feet
	Malcomb Street (east)	Local Street	130 linear feet
	Malcomb Street (west)	Local Street	355 linear feet
	Summer Avenue	Principle Arterial	246 linear feet
Zoning Atlas Page:	2035		
Parcel ID:	044036 00008C, 044036 00010C, 044037 00015, 044037 00016, and 044037 00018		
Existing Zoning:	Commercial Mixed Use – 1		

NEIGHBORHOOD MEETING

The neighborhood meeting requirement has been waived due to social distancing guidelines associated with the ongoing coronavirus pandemic.

PUBLIC NOTICE

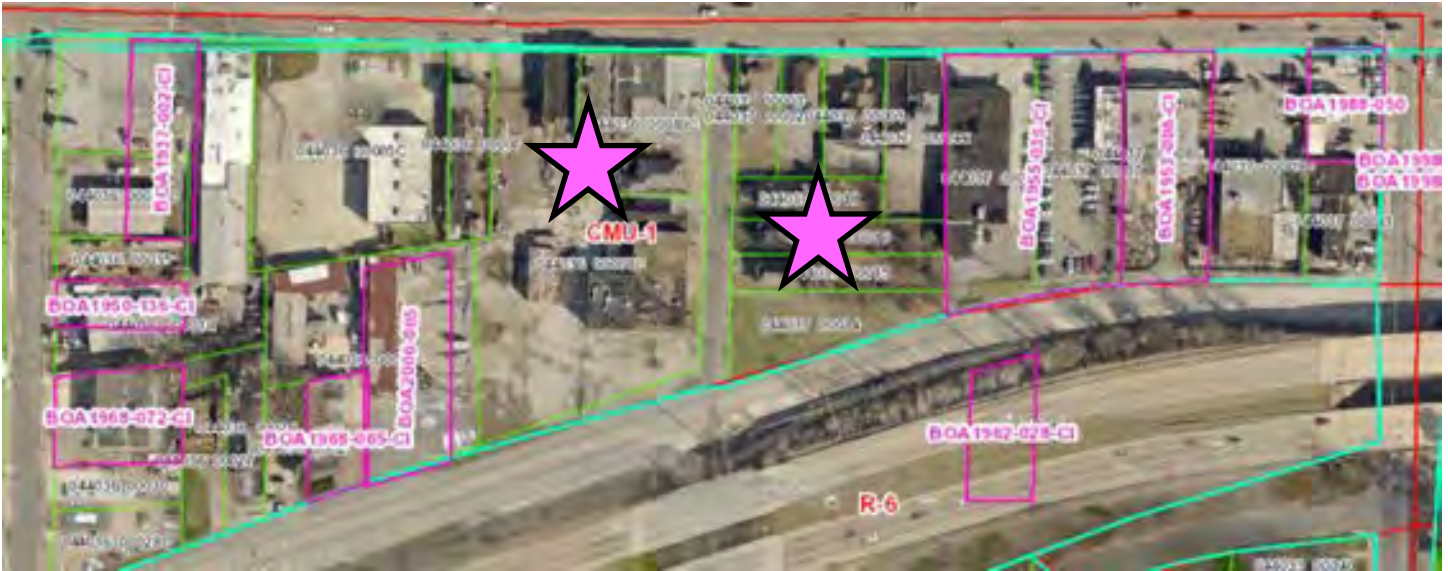
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 90 notices were mailed on 28 May 2020, and a total of four signs posted at the subject properties. The sign affidavit has been added to this report.

The public hearing will be held telephonically.

AERIAL PHOTOGRAPH



ZONING MAP



Existing Zoning: Commercial Mixed Use – 1

Surrounding Zoning

North: Commercial Mixed Use – 1 and Commercial Mixed Use – 3

East: Commercial Mixed Use – 1

South: Commercial Mixed Use – 1 and Residential – 6

West: Commercial Mixed Use – 1

LAND USE MAP



SITE PHOTOS



View of a subject structure from Malcomb



View of three subject structures on east side of Malcomb



View of subject structures along western side of Malcomb



View of a subject structure on west side of Malcomb



View of a subject structure on Summer.

Note the bus stop.



View of two subject structures on Summer.



View north down Malcomb from the intersection of Broad and Malcomb



View south down Malcomb



View west down Broad from the intersection of Broad and Malcomb

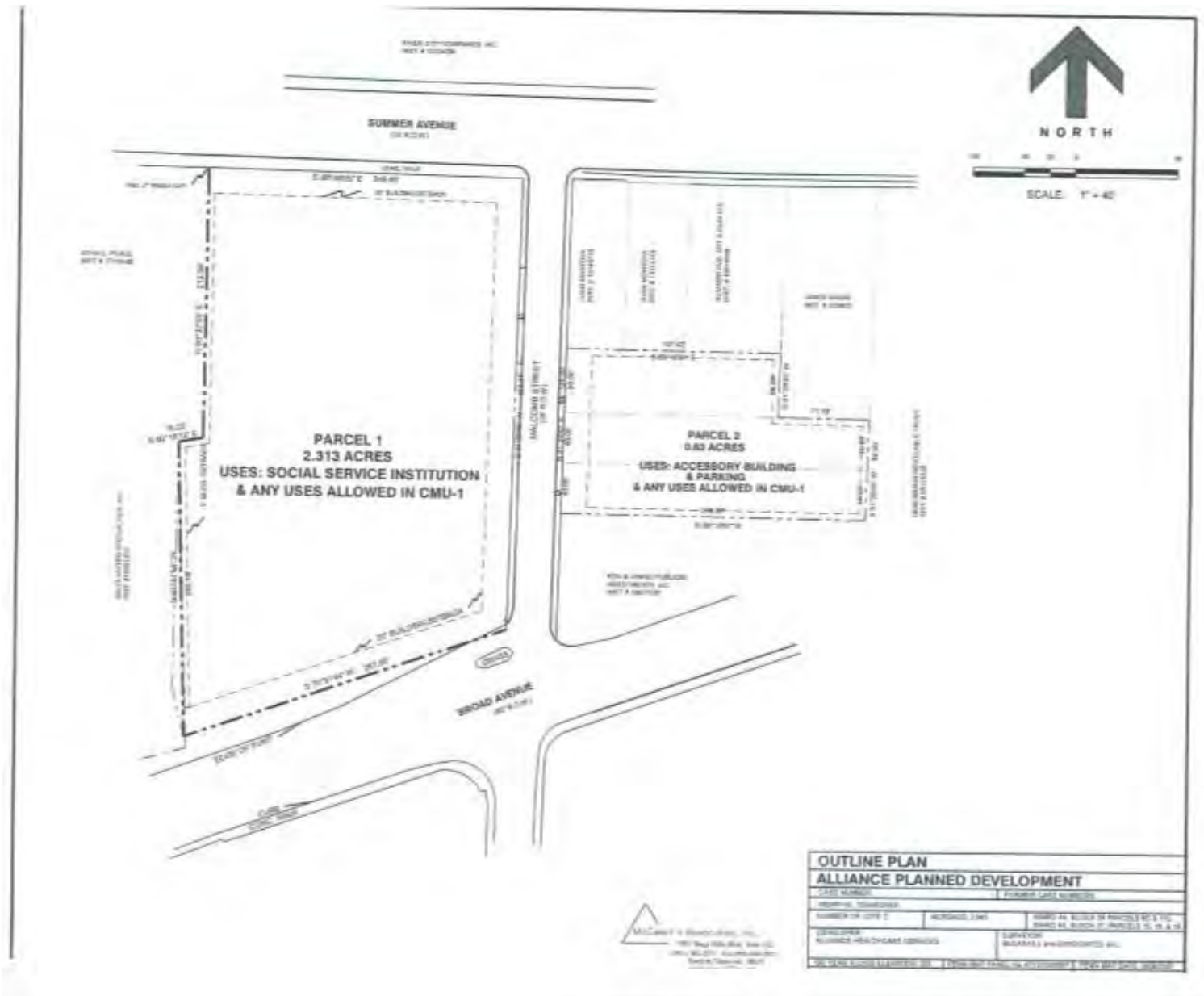


View west down Summer



View east down Summer

PROPOSED OUTLINE PLAN



PROPOSED OUTLINE PLAN CONDITIONS

I. USES PERMITTED

Any use permitted by right or administrative site plan review in accordance with the CMU-1 use district and a Social Service Institution.

II. BULK REGULATIONS

The building floor area for Parcel 1 shall be a maximum of 50,000 sq. ft. for a FAR of 0.25. Otherwise the bulk regulations of the CMU-1 district shall apply.

III. ACCESS, PARKING, AND CIRCULATION

A. The design, location, and number of curb cuts on Summer Avenue, Broad Street, and Malcomb Street are to be approved by the Memphis City Engineer's Office.

IV. SEWERS AND DRAINAGE

A. Sanitary sewers are currently available to serve this site, and must be coordinated with the Memphis City Engineer's Office.

B. Drainage improvements, including possible on site detention, shall be provided under a standard subdivision contract in accordance with Subdivision regulations and the City of Memphis Drainage Design Manual.

C. Provide drainage data for assessment of on site detention requirements by the City Engineer's Office. All drainage plans shall be submitted to the City Engineer's Office for review.

D. 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 system 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 that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include but not limited to: removal of sedimentation, fallen objects, debris and trash, mowing outlet cleaning, and repair of drainage structures.

V. The Land Use Control Board may modify the building setback, building height, access, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modification of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Appropriate Governing Bodies.

VI. LANDSCAPING AND SIGNS:

A. Landscape Plate 5-10 shall be provided along Summer Avenue, Broad Street, and the West side of Malcomb Street.

B. Alternatives to the required landscaping above may be submitted at the time of final plat, subject to the review and approval of Office of Planning and Development.

C. Landscaping and screening shall not be placed on any sewer or drainage easements.

D. Detached signs as regulated by the CMU-1 district.
All detached signs shall be monument style using materials that are similar to the buildings and limited to a maximum height of 15 feet.

E. Attached signs: As regulated by the CMU-1 District.

VII. TIME LIMIT

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

VIII. Any Final Plat shall include the following:

A. The Outline Plan conditions.

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

C. The exact locations and dimensions including height, of all buildings, parking areas, utility easements, trash receptacles, and screening areas.

D. The number of parking spaces.

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

STAFF ANALYSIS

Request

The request is for a planned development to permit a social service institution.

The application and letter of intent have been added to this report.

Applicability

Staff *agrees* this proposal satisfies at least one of the objectives found in Section 4.10.2 of the Unified Development Code.

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 in 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* this proposal complies with the standards found in Section 4.10.3 of the Unified Development Code.

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 Planning Director 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.*

Approval Criteria

Staff **agrees** this proposal complies with the approval criteria found in Section 9.6.9 of the Unified Development Code.

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 insure 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 Description

The subject land consists of five non-contiguous parcels. There are two sets of contiguous parcels: two to the west of Malcomb and three to the east of Malcomb. There is an assortment of dilapidated buildings within the two sites, including four houses built in the 1920s that front Malcomb, a strip of zero-setback commercial structures built in the 1920s that fronts Summer, and an office building built in the 1960s that fronts Broad. The western site has 267 feet of frontage on Broad, 355 feet of frontage on Malcomb, and 246 feet of frontage on Summer; the

eastern site has 130 feet of frontage on Malcomb. There are overhead utilities along the eastern Malcomb frontage and the Summer frontage. Sidewalks are in various states of disrepair; there is no sidewalk along the Broad frontage. There is a bus stop at the southwest corner of the intersection of Broad and Malcomb.

Site Plan Review

A formal site plan review shall be administered at the time of final plan recording in accord with the recorded outline plan and the Unified Development Code.

- The new lots shall be numbered as ‘lots’ rather than ‘parcels.’
- The proposed structure on Lot 2 shall be considered the primary structure and use of that lot, rather than an accessory structure to the primary structure of Lot 1.
- Off-street parking on both proposed lots shall be permitted as an accessory use, and therefore subject to the standards of UDC Section 2.7.1. On both lots, off-street parking shall be “clearly incidental and subordinate” to the primary use and not “likely to attract visitors in larger numbers than would normally be expected...” Off-street parking shall not be permitted as a primary use in this planned development.
- Lot 1 shall have offset access points to inhibit cut-through traffic.
- Reverse frontage lots are prohibited in this location.
- The minimum lot size is 10,000 square feet. The minimum lot width is 25 feet. The maximum height is 48 feet. This land is exempt from the maximum ground floor area regulation because these sites were developed prior to 2011. The proposed lots appear to meet these requirements.
- The proposed lots shall have minimum building setbacks of 20 feet from all rights-of-way and five feet from all other property lines.
- The proposed lots shall have minimum parking setbacks of eight feet from all rights-of-way and five feet from all other property lines.
- Any 20-foot minimum building setback applied to the proposed lots may be reduced to zero if certain blank wall area and transparency standards are met, per UDC Paragraph 3.10.2B(1). A note to this effect shall be included in the outline plan.
- Any sidewalk in disrepair shall be repaired or replaced, subject to the determination of the City Engineer.
- Streetscaping shall be required along all frontages of both lots, including the Broad frontage of Lot 1. Streetscape plates may be modified during final plan review to ensure linear sidewalk continuity. Any streetscape plate shall be permitted subject to administrative approval, except in instances of off-street parking adjacent to a right-of-way, in which case streetscape plates seven through eleven shall be permitted. Special attention shall be paid to the Broad streetscape, which currently has no sidewalk.
- Any off-site off-street parking shall be within 300 feet of the structure served, as measured by the pedestrian route between the nearest points of the structure and the parking area.
- Bicycle parking is required, subject to the standards of UDC Sub-Section 4.5.3C.
- Minimum parking space and drive aisle dimensions are subject to UDC Sub-Section 4.5.5A.
- Parking area landscaping is required per UDC Sub-Section 4.5.5D.
- Pedestrian facilities connecting structures to rights-of-way and parking areas are required per UDC Sub-Section 4.5.5M.
- Service areas and mechanical equipment shall be screened per UDC Sub-Section 4.6.8(B) and 4.6.8(C).
- A lighting plan that demonstrates compliance with UDC Chapter 4.7 shall be provided.
- Any land not used for buildings, parking, access, or so forth, shall be landscaped or otherwise improved.

Conclusions

Alliance Healthcare Services is requesting approval of a planned development to permit a social service institution on both sides of Malcomb between Summer and Broad.

The subject properties currently contain several decrepit structures, including a strip of zero-setback retail structures built in the 1920s along Summer, four single-family homes built in the 1920s along Malcomb, and an office building built in the 1960s along Broad.

Staff finds that this proposal – as conditioned – meets the planned development applicability standards, general provisions, and approval criteria, and would have a positive impact on its vicinity.

Staff recommends the conditional restriction of parking and internal drives between the proposed buildings and Malcomb and Summer to preserve the urban character of the neighborhood.

RECOMMENDATION

Staff recommends *approval* of the following outline plan conditions:

- I. Permitted Uses of Lots 1 and 2
 - A. Social service institution
 - B. All uses as regulated by the Commercial Mixed Use – 1 (CMU-1) zoning district
- II. Building Envelope Standards
 - A. There shall be no maximum building ground floor area.
 - B. The primary façade of the primary structure of Lot 1 shall front Malcomb. Said façade shall not be permitted to front Summer or Broad.
 - C. The maximum length of blank wall per floor per frontage shall be 30 feet.
 - D. Otherwise, all buildings shall be regulated by the Commercial Mixed Use – 1 (CMU-1) zoning district standards.
- III. Access Management
 - A. Lot 1 shall be permitted a maximum of two curb cuts.
 - B. Lot 2 shall be permitted a maximum of one curb cut.
 - C. Any unused curb cuts shall be closed in accord with the streetscaping standards.
- IV. Parking
 - A. The minimum number of required off-street parking spaces shall be 0.
 - B. No parking or internal drives shall be permitted between a lot's primary structure and a right-of-way – with the exception of the land between Broad and the primary structure of Lot 1.
- V. Fences
 - A. No chain link shall be permitted on this site. All existing chain link shall be removed.
- VI. Signs
 - A. Monument signs shall be the only permitted type of detached signs.
 - B. The maximum height of detached signs shall be 15 feet.
 - C. Otherwise, all signs shall be regulated by the Commercial Mixed Use – 1 (CMU-1) zoning district standards.
- VII. General Provisions
 - A. The development shall be served adequately by sanitary sewer, as determined by the City Engineer.
 - B. The regulations of the Unified Development Code shall apply to any standard not addressed by the outline plan conditions, subject to the Commercial Mixed Use – 1 (CMU-1) zoning district.

DEPARTMENTAL COMMENTS

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

City Engineer:

1. Standard Subdivision Contract or Street Cut Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept., a determination can be made as to available sewer capacity.
3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

Roads:

4. 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.
5. All existing sidewalks and curb openings along the frontages of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
6. Any sidewalk adjacent to the curb shall have a minimum width of 6 feet exclusive of curb width. Any portion of sidewalk outside of the public ROW shall be covered in a pedestrian easement.
7. Dedicate a property line corner radius at Summer / Malcomb in accordance with the UDC.

Traffic Control Provisions:

8. 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.
9. 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.
10. 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:

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

12. No access shall be granted to Summer Avenue.
13. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

Drainage:

14. 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.
15. 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.
16. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

City Fire Division:

Date Reviewed: 6/5/20

Reviewed by: J. Stinson

- All design and construction shall comply with the 2015 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- 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.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

Office of Comprehensive Planning:

Site Address/location: 3206 Broad Avenue

Land Use Designation (see page 102 for details): Low Intensity Commercial & Services (CSL)

Based on the future land use planning map and existing adjacent uses, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

2. Land use description & applicability:

The site is designated as Low Intensity Commercial & Services (CSL). CSL areas consist of low-rise buildings accessible mainly by a car and can encompass up to 5 acres of land for one building. These service areas are outside of the anchor boundary and are usually located along a corridor or within its own area of multiple commercial and service amenities. See graphic portrayal to the right.



“CSL” Goals/Objectives:

Improved development patterns along auto-oriented commercial corridors, revitalization.

“CSL” Form & Location Characteristics:

Commercial and services uses, 1-4 stories in height.

The applicant is seeking approval for a social services institution in a CMU-1 zoning district. The parcels are located in between multiple anchor neighborhoods.

The request meets the criteria because it is a service use which is generally compatible with “CSL”.

3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land use: Office, Commercial, and Industrial. The subject site is surrounded by the following zoning district: CMU-1 and CMU-3. This requested land use is compatible with these adjacent land uses and zoning districts because *the area is home to other institutions such as churches and*

schools.

4. Degree of Change map



The sites not located in an anchor or anchor neighborhood. No degree of change applies.

5. Degree of Change Descriptions

N/A

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

Summary Compiled by: Bradyn Carson, Office of Comprehensive Planning

City Real Estate:	No comments received.
City 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.

COMPARISON OF PROPOSED AND RECOMMENDED OUTLINE PLAN CONDITIONS

**Note 1: The proposed conditions are in regular font. Staff's recommended deletions are struck-through and recommended additions are in red. See pages 20 (proposed) and 25 (recommended) for each set of conditions on its own.*

**Note 2: Although the wording and organization of each set of conditions is distinct, their major difference is that staff recommends the restriction of parking spaces and internal drives between buildings and Summer and Malcomb.*

I. ~~USES PERMITTED~~ **Uses of Lots 1 and 2**

~~A. Any use permitted by right or administrative site plan review in accordance with the CMU-1 use district and a Social Service Institution~~

B. All uses as regulated by the Commercial Mixed Use – 1 (CMU-1) zoning district

II. ~~BULK REGULATIONS~~ **Building Envelope Standards**

~~The building floor area for Parcel 1 shall be a maximum of 50,000 sq. ft. for a FAR of 0.25. Otherwise the bulk regulations of the CMU-1 district shall apply.~~

A. There shall be no maximum building ground floor area.

B. The primary façade of the primary structure of Lot 1 shall front Malcomb. Said façade shall not be permitted to front Summer or Broad.

C. The maximum length of blank wall per floor per frontage shall be 30 feet.

D. Otherwise, all buildings shall be regulated by the Commercial Mixed Use – 1 (CMU-1) zoning district standards.

III. ~~ACCESS, PARKING, AND CIRCULATION~~ **Management**

~~A. The design, location, and number of curb cuts on Summer Avenue, Broad Street, and Malcomb Street are to be approved by the Memphis City Engineer's Office. Lot 1 shall be permitted a maximum of two curb cuts.~~

B. Lot 2 shall be permitted a maximum of one curb cut.

C. Any unused curb cuts shall be closed in accord with the streetscaping standards.

IV. ~~SEWERS AND DRAINAGE~~ **Parking**

~~A. Sanitary sewers are currently available to serve this site, and must be coordinated with the Memphis City Engineer's Office. The minimum number of required off-street parking spaces shall be 0.~~

~~B. Drainage improvements, including possible on-site detention, shall be provided under a standard subdivision contract in accordance with Subdivision regulations and the City of Memphis Drainage Design Manual. No parking or internal drives shall be permitted between a lot's primary structure and a right-of-way – with the exception of the land between Broad and the primary structure of Lot 1.~~

~~C. Provide drainage data for assessment of on-site detention requirements by the City Engineer's Office. All drainage plans shall be submitted to the City Engineer's Office for review.~~

~~D. 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 system 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 that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include but not limited to: removal of sedimentation, fallen objects, debris and trash; mowing, outlet cleaning, and repair of drainage structures.~~

V. Fences ~~The Land Use Control Board may modify the building setbacks, building height, access, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modification of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the Director of the Office of Planning and Development, to have~~

~~such action reviewed by the Appropriate Governing Bodies.~~

A. No chain link shall be permitted on this site. All existing chain link shall be removed.

VI. ~~LANDSCAPE AND SIGNS~~

~~A. Landscape S-10 shall be provided along Summer Avenue, Broad Street, and the west side of Malcomb Street.~~ **Monument signs shall be the only permitted type of detached signs.**

~~B. Alternatives to the required landscaping above may be submitted at the time of final plat, subject to the review and approval of Office of Planning and Development.~~ **The maximum height of detached signs shall be 15 feet.**

~~C. Landscaping and screening shall not be placed on any sewer or drainage easements.~~ **Otherwise, all signs shall be regulated by the Commercial Mixed Use – 1 (CMU-1) zoning district standards.**

~~D. Detached signs as regulated by the CMU-1 District. All detached signs shall be monument style using materials that are similar to the buildings and limited to a maximum height of 15 feet.~~

~~E. Attached signs: As regulated by the CMU-1 District.~~

VII. ~~TIME LIMIT~~ **General Provisions**

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

A. The development shall be served adequately by sanitary sewer, as determined by the City Engineer.

B. The regulations of the Unified Development Code shall apply to any standard not addressed by the outline plan conditions, subject to the Commercial Mixed Use – 1 (CMU-1) zoning district.

VIII. ~~Any Final Plat shall include the following:~~

~~A. The Outline Plan Conditions.~~

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

~~C. The exact locations and dimensions including height of all buildings, parking areas, utility easements trash receptacles, and screening areas.~~

~~D. The number of parking spaces.~~

~~E. The locations and ownership whether public or private of any easement.~~

APPLICATION



Memphis and Shelby County
Office of Planning and Development

CITY HALL, 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR PLANNED DEVELOPMENT APPROVAL
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

Date: May 1, 2020

Case #: _____

PLEASE TYPE OR PRINT

Name of Development: Alliance Planned Development

Property Owner of Record: Broad Avenue Properties LLC Phone #: 901-351-8658
Goode Development Co. LLC

Mailing Address: 378 N. Perkins Rd. City/State: Memphis, TN Zip 38117

Property Owner E-Mail Address: eric@encgppodepools.com

Applicant: Alliance Healthcare Services Phone # 901-577-9400

Mailing Address: 2200 Union Ave. City/State: Memphis, TN Zip 38104

Applicant E-Mail Address: lpowell@alliance-fhs.org

Representative: Tim McCaskill Phone #: 901-382-2577

Mailing Address: 7891 Stage Hills Blvd. Suite 112 City/State: Bartlett, TN Zip 38133

Representative E-Mail Address: tim@mccaskillinc.com

Engineer/Surveyor: McCaskill & Associates, Inc. Phone # 901-382-2577

Mailing Address: 7891 Stage Hills Blvd. Suite 112 City/State: Bartlett, TN Zip 38133

Engineer/Surveyor E-Mail Address: tim@mccaskillinc.com

Street Address Location: 7891 Stage Hills Blvd. Suite 112

Distance to nearest intersecting street: Parcel 1 - Southwest corner of Summer Ave. & Malcomb Street

Parcel 2 - East side of Malcomb 132 feet south of Summer Ave.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>2.313 Acres</u>	<u>0.63 Acres</u>	_____
Existing Zoning:	<u>CMU-1</u>	<u>CMU-1</u>	_____
Existing Use of Property	<u>Vacant buildings</u>	<u>Vacant buildings</u>	_____
Requested Use of Property	<u>Social Service Institution & any uses allowed in CMU-1 zoning</u>	<u>Accessory Building & Parking & any uses allowed in CMU-1 zoning</u>	_____

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: _____ Bedrooms: _____

Expected Appraised Value per Unit: _____ or Total Project: _____

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?
Yes _____ No

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development 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 to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3;

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- 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.
Most of the surrounding property is developed. This project will be an improvement to the entire neighborhood.

- 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.

Utilities and sanitary sewer are existing.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

The site design will be superior to surrounding properties.

- 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.

Modifications and amenities are not inconsistent with the public interest.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

Yes

- Lots of records are created with the recording of a planned development final plan.

Yes

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.


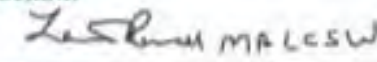
Pre-Application Conference held on: _____ with _____

NEIGHBORHOOD MEETING - At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Yes or Not Yet (Circle one)
(If yes, documentation must be included with application materials)

SIGN POSTING - A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

	5/1/2020		5/1/2020
Property Owner of Record	Date	Applicant	Date

**GUIDE FOR SUBMITTING
PLANNED DEVELOPMENT APPLICATION
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

- A. THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
- 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".
- B. LETTER OF INTENT** - The letter shall include the following:
- a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
 - b) A list of any professional consultants associated with the proposed development.
 - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

LETTER OF INTENT



7891 Stage Hills Blvd, Suite 112
Bartlett, TN 38133
www.mccaskillinc.com
(901)382-2577 (901)385-1843 Fax

Letter of Intent – Alliance Planned Development
May 4, 2020

Alliance Healthcare Services
3206 Broad Avenue

This application is a request for approval of a P.D. Outline Plan located at 3206 Broad Avenue, 3195 Summer Avenue, and 602-610 Malcomb Street. The intent is to add Social Service Institution use to the uses allowed by right in CMU-1 zoning. We have included a Conceptual Plan along with the Outline Plan. The applicant would use the property East of Malcomb Street for additional parking.

Alliance Healthcare Services is a fundamental service provider for Shelby County residents. They are operating at capacity and have the need for an alternative physical space to serve their clients. The intention is to design and build a new facility on this site. According to the Unified Development Code Alliance Healthcare Services is considered a Social Service Institution.

Consultants:

J. Martin Regan, Jr.
Lewis Thomason
One Commerce Square 29th Floor
40 South Main Street
Memphis, Tennessee 38103
901-525-8721

Tim McCaskill
McCaskill and Associates, Inc.
7891 Stage Hills Blvd, Suite 112
Bartlett, Tennessee 38133
901-382-2577

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Tim MCCASKILL, being duly sworn, depose and say that at 2:40 pm am/pm on the 28 day of May, 2020, I posted 4 Public Notice Sign(s) pertaining to Case No. PD 20-05 at 3206 Broad, 3195 Summer Ave. & 606 Malcomb St., providing notice of a Public Hearing before the x Land Use Control Board, x Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (x Planned Development, Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

[Signature]
Owner, Applicant or Representative

5/29/2020
Date

Subscribed and sworn to before me this 29 day of MAY, 2020.

[Signature]
Notary Public

My commission expires: June 15, 2022



LETTERS RECEIVED

One letter of support was received at the time of completion of this report.

Delta/United Specialties, Inc.

*3166 Broad Avenue
Memphis, Tennessee 38112
Office: 901- 324-7171
Fax: 901- 324-2372*

Date: 6.4.2020
TO: Memphis and Shelby County
Office of Planning and Development
ATTN: Brett Davis
RE: **case number PD 20-5**

DEAR SIRs:

Our firm owns the building and property next to this proposed site. We are definitely in favor of the project moving forward. It will be a welcome them as an asset to this section of Broad Avenue. We have been at this location for over fifty years. There have been some drainage issues in the past and proposed layout appears to increase the paving areas. We would like to just make sure that this issue is addressed in the design.

Please call should you have any questions.

Thank you,

Kenneth W. Fox
Vice President
Delta/United Specialties, Inc.



STAFF REPORT

AGENDA ITEM: 4

CASE NUMBER: S.U.P. 20-05 L.U.C.B. MEETING: July 9th, 2020
Held from June 11th, 2020

LOCATION: 1177 & 1183 Minna Place
(South side of Minna Place; +/-500 feet west of Lamar Avenue)

COUNCIL DISTRICTS: District 6; Super District 8-Positions 1, 2, & 3

OWNER/REPRESENTATIVE: Aspen, LLC/Neeraj Kumar

REQUEST: Special Permit to allow surface parking to serve an adjacent office building

AREA: 0.41 Acre (+/-18,000 sq. ft.)

EXISTING LAND USE & ZONING: Vacant lots of record in the ‘South Annesdale’ subdivision in Office General Historic (OG) & Midtown Overlay Districts

CONCLUSIONS:

1. The applicant’s request was held for one (1) month due to the requirement for hosting a Neighborhood Meeting in Section 9.3.2 of the zoning code and no sign posting. The neighborhood meeting has since been held with Annesdale-Snowden Historic Neighborhood Organization for review and comment of the revised site plan.
2. The OG District allows off-site parking subject to review and approval of a special use permit and the General Provisions of Sections 4.5.1 and 4.5.2 of the zoning code as listed on Pages 9-10. The parking area is proposed to be located off-site on land within 300 feet of the principal use for an office building located north of the subject property.
3. The applicant has met the provisions of the zoning code by filing the special use permit application with a revised site submitted to address the concerns of the neighborhood and to meet the provisions for parking in the zoning code.
4. A recommendation to allow off-site parking to serve an office building and being located adjacent to single family homes in the Annesdale-Snowden Historic District is supported by submitting a revised site plan to address mutually agreed upon revisions by the applicant and the

CONSISTENCY WITH MEMPHIS 3.0

The special use permit application to allow off-site parking in Office General (OG) District is consistent with the Memphis 3.0 Comprehensive Plan.

OFFICE OF PLANNING & DEVELOPMENT RECOMMENDATION

Approval with Conditions

Staff Planner: Brian Bacchus

Email: brian.bacchus@memphistn.gov

GENERAL INFORMATION:

Street Frontage: Minna Place.....+/-120 linear feet

Zoning Atlas Page: 2030

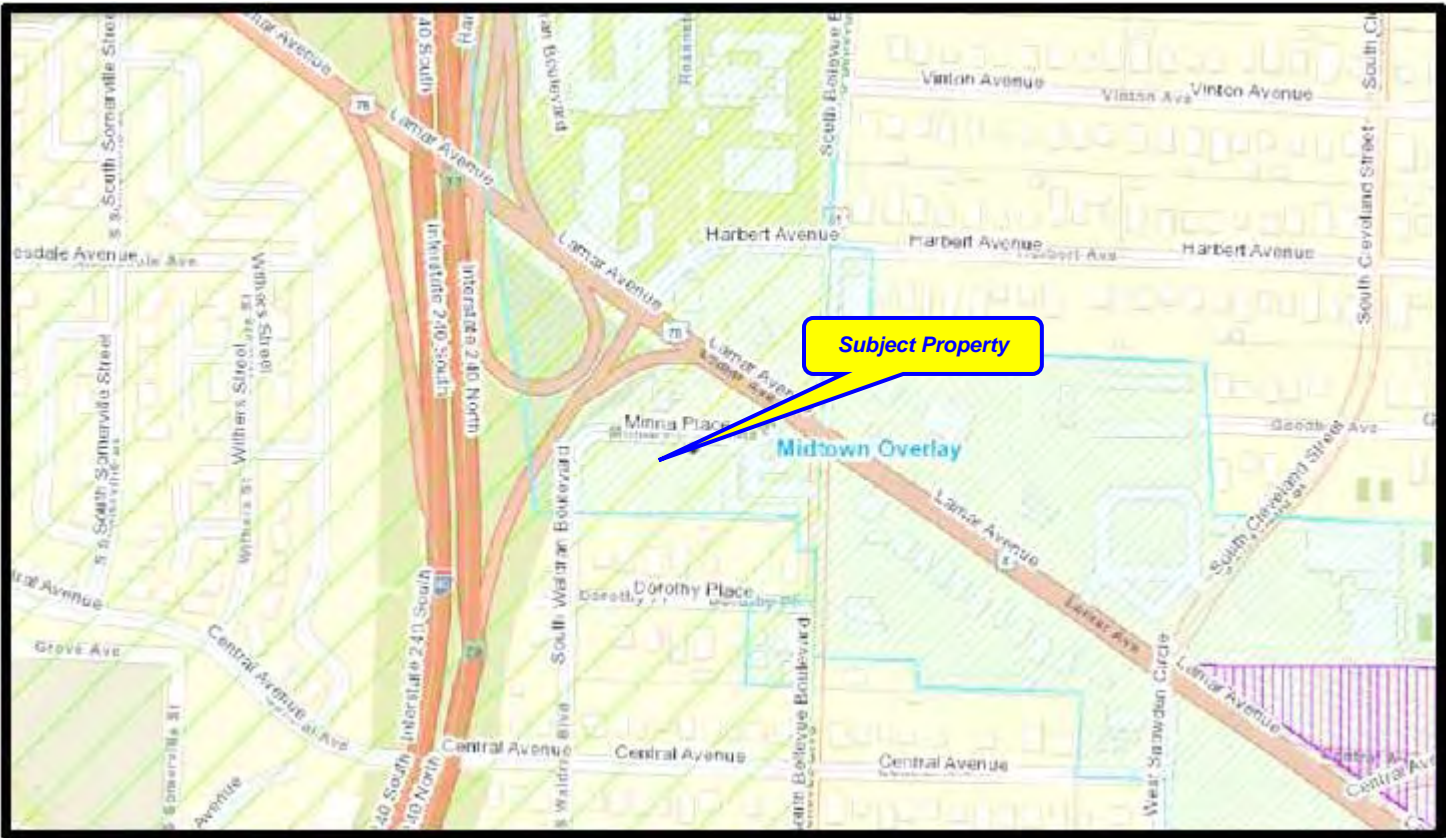
Parcel ID'S: 032030 00002 & 032030 00003

Existing Zoning: Office General (OG) District (Medical Overlay)

NEIGHBORHOOD MEETING: A Google Meet Neighborhood meeting was held with the neighborhood on Wednesday, June 24th, 2020.

PUBLIC NOTICE(S): Sign Posted on Tuesday, June 30th, 2020 and Public Hearing Notices were mailed on Thursday, May 28th, 2020.

Planning Area



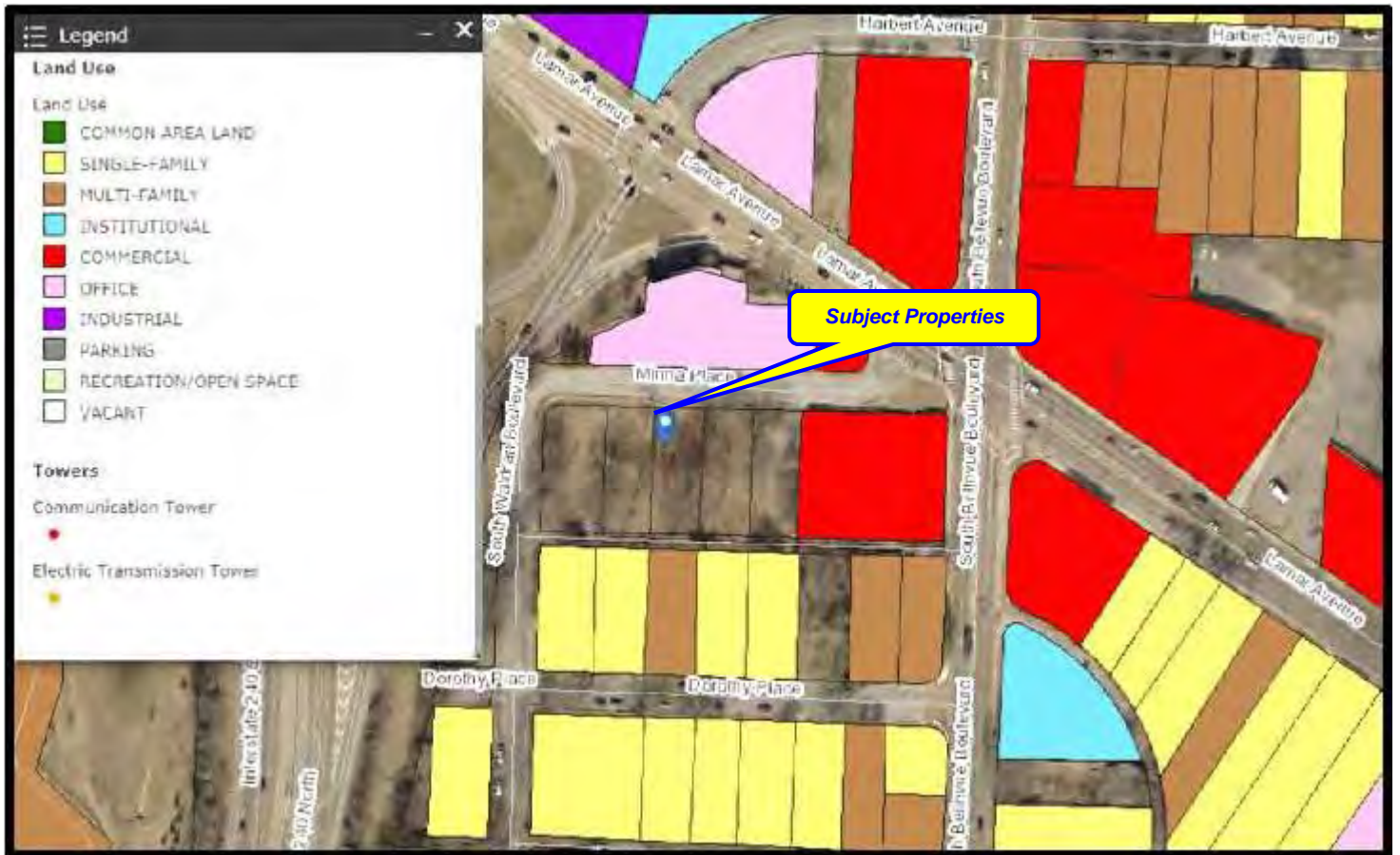
**Minna Place
(Aerial View-Office Building)**



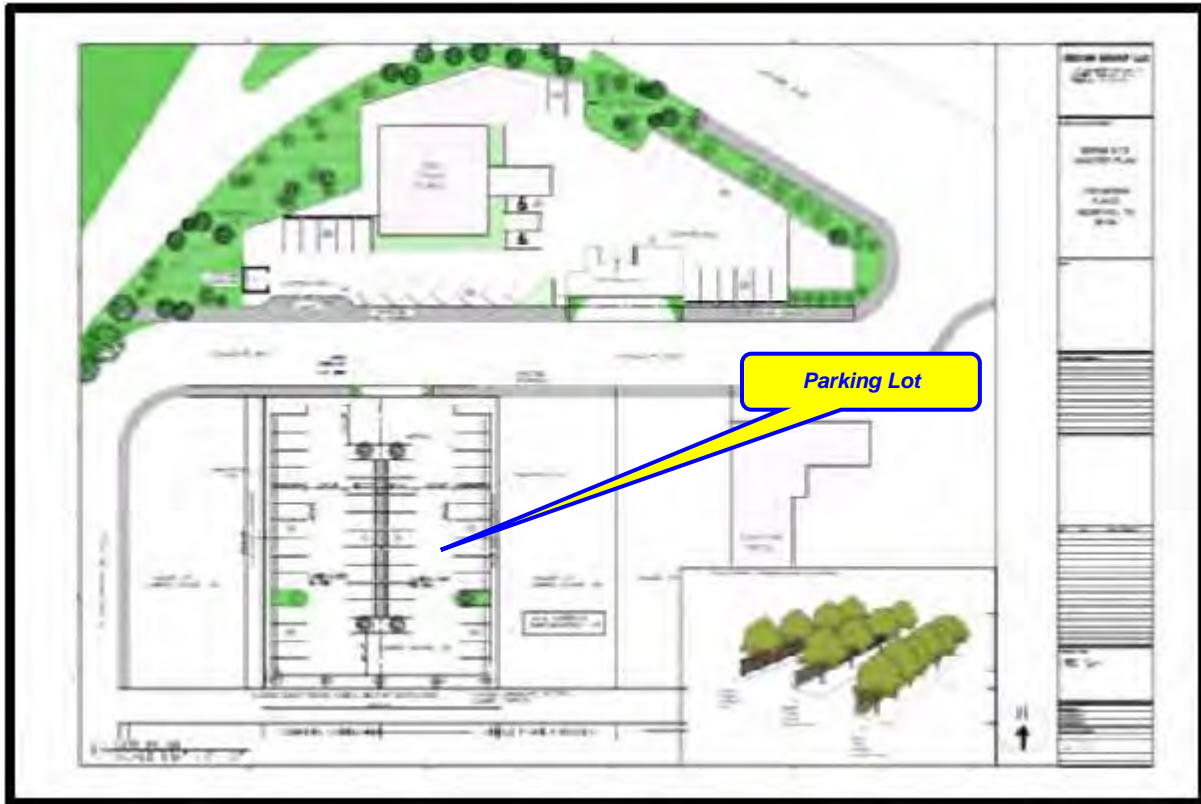
Zoning



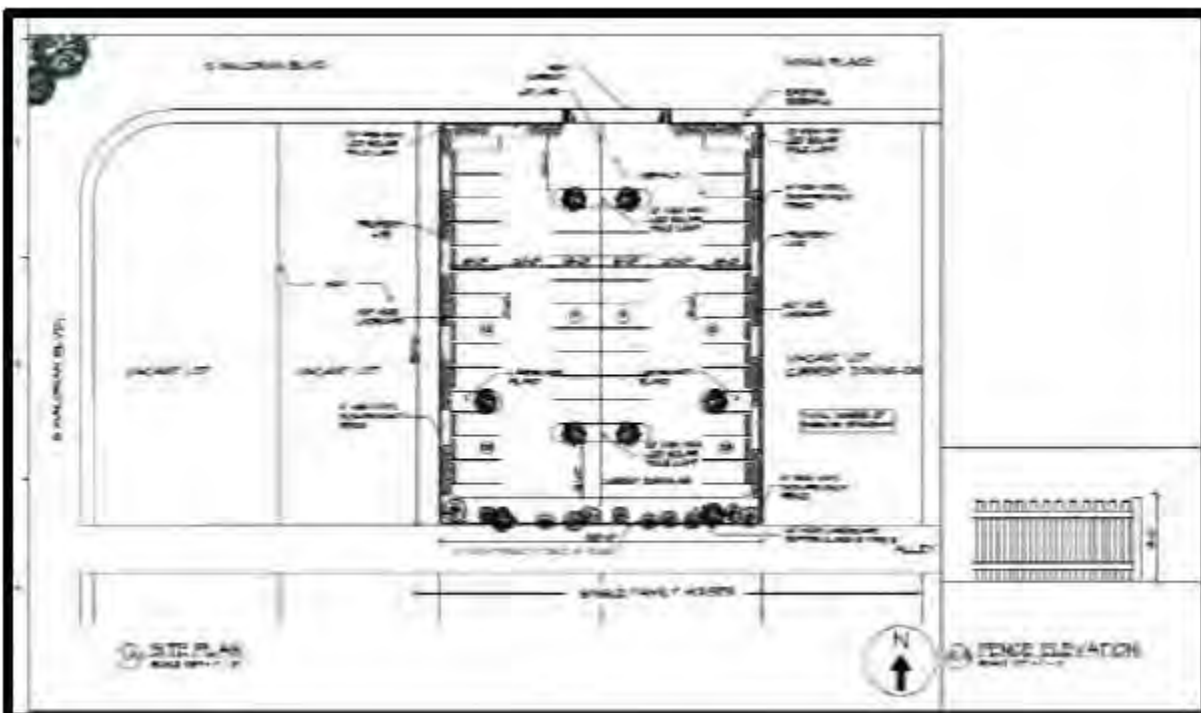
Land Use (500 Feet)



SITE PLAN
(1177 & 1183 Minna Place)



REVISED SITE PLAN



STAFF ANALYSIS:

The request is for a special permit to allow a surface parking lot in the Office General (OG) District at the south side of Minna Place, approximately 500 feet west of N. Bellevue Blvd in the Annesdale-Snowden Historic Neighborhood. The applicant's request was held for one (1) month due to the requirement for hosting a Neighborhood Meeting in Section 9.3.2 of the zoning code and no sign posting. The neighborhood meeting has since been held with the Annesdale-Snowden Historic Neighborhood Organization for review and comment of the revised site plan as illustrated on page 7 of the staff report. The applicant has been working very diligently with the neighborhood representatives to address concerns of the neighborhood and property owners located directly adjacent to and south of the subject property.

The OG District allows off-site parking subject to review and approval of a special use permit and the General Provisions of Sections 4.5.1 and 4.5.2 of the zoning code as listed below. The parking area is proposed to be located off-site on land within 300 feet of the principal use for an office building and shall meet the setback requirements and parking arranged to allow vehicles to exit the parking area by forward motion. The off-site parking is located within a district which permits the land use by special permit and such parking will be accessory, but off-site and in the same ownership as the office building.

The applicant has met the provisions of the zoning code by filing the special use permit application and revised the site plan to address the concerns of the neighborhood and to meet the following provisions in the zoning code. A recommendation to allow off-site parking to serve an office building and being located adjacent to single family homes in the Annesdale-Snowden Historic District is supported by the applicant submitting a revised site plan to address mutually agreed upon revisions by the applicant and the neighborhood. The staff recommends approval of the revised site plan with conditions which complies with the provisions as stated below in the zoning code.

Recommendation: *Approval with Conditions*

Site Plan Conditions:

1. An off-site parking lot shall be permitted to meet required parking for an office building in accordance with Sections 4.5.1 and 4.5.2 of the zoning code on two (2) lots within 300 feet of the building as illustrated on the site plan.
2. A Class III Buffer (see Section 4.6.5) shall be established along the side yards of the property or an equivalent alternative, subject to review and approval by staff in conjunction with the neighborhood. All internal design of parking spaces, lighting and landscaping shall be as illustrated on the revised site plan.
3. An automatic wrought-iron or metal tube sliding gate shall be installed to secure the entrance and operated by the tenants of the office building.

S.U.P. 20-05
'Minna Place Parking'

4.5.1 Applicability

- A. Conformance to the standards of this Chapter shall be in accordance with Chapter 4.1, Applicability.
- B. All applicable uses and developments must provide parking and loading facilities in accordance with this Chapter.
- C. No certificate of occupancy shall be issued until these parking requirements have been met.

4.5.2 General Provisions

A. Parking Required

No use shall provide less than the minimum number of parking spaces required under this Chapter. The use of any property is conditional upon the unqualified continuance and availability of the parking as required by this development code. Required parking may be for fee or at the discretion of the property owner or occupier.

B. Use of Parking Spaces

Required parking spaces shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.

C. Location of Parking Spaces

Parking spaces must be located as set forth below.

2. Townhouse, Stacked Townhouse, Apartment, Nonresidential Uses, Civic Uses, Designated Frontages

- a. All parking areas must observe the parking setback requirements of Article 3, Building Envelope Standards.

Zoning District	<u>OG</u>
Parking setback (min ft.)	0
On street (parallel parking)	8
From street (no parallel parking)	10
Abutting single-family Abutting multifamily, nonresidential, alley	5

- b. Required parking is prohibited in the required front yard for places of worship located in residential zoning districts, as defined in Chapter 2.1. (N/A)
- c. Required parking is prohibited in the required front yard for townhouse, stacked townhouse and apartment uses. (N/A)
- d. All off-street parking shall be arranged so that no vehicle is forced onto any public street to gain access from one parking aisle to another parking aisle. All off-street parking facilities shall be arranged so that no vehicle is forced to back onto any public street.
- e. Required parking spaces must be located on the same site or on off-site land within 300 feet of the building, structure or use served along the shortest available pedestrian route (measured from the nearest point of the parking area to the nearest point of the building, structure or use served by such parking lot); provided that such off-site parking complies with the following requirements (see Sub-Section 2.6.2G for additional requirements for a places of worship).

1. Additional distance may be allowed in accordance with an approved alternative parking plan (see Section F).
2. Such off-site parking spaces are located within a district which would permit the use to which such parking is accessory or as permitted by the Land Use Control Board through the special exception process (see Chapter 9.14). A special exception shall be required for the off-site parking if the latter applies. See also Paragraph 4.5.4B(3)(c).
3. Such off-site parking spaces are in the same ownership as the use served, or if not in the same ownership, the Planning Director determines that such off-site parking spaces are reasonably likely to remain available for use during the life of the use to be served.
4. The owner of the use requesting the use of off-site parking spaces to fulfill required off-street parking requirements shall submit legal instruments to the Planning Director for review by the City or County Attorney who shall submit a report to the Planning Director indicating the length of time the owner may use such off-street parking spaces under such legal instruments and any other information the Attorney considers relevant to the Planning Director's determination.

Memphis 3.0: Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: **SUP 20-05**

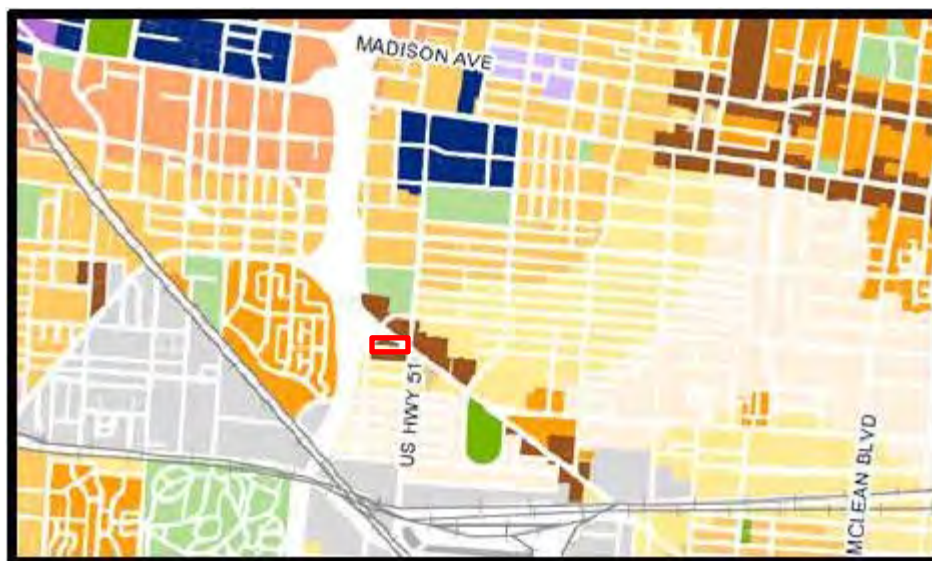
Site Address/location: 1177/1183 Minna Place

Land Use Designation (see page 104 for details): **High Intensity Commercial**

Based on the Future Land Use Planning Map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP



The red box indicates the application site on the Future Land Use Map.

2. Land use description & applicability:

The sites are designated as High Intensity Commercial and Services (CSH). CSH areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than 3- mile radius. These areas are auto-oriented and located outside of anchors. Building sizes can vary in height, but have a much greater footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area. See graphic portrayal to the right.



“CSH” Goals/Objectives:

Maintenance of larger-scale commercial centers where viable.

“CSH” Form & Location Characteristics:

Commercial and services uses with mixed use encouraged along avenues, boulevards, and parkways identified in the Street Types Map. Buildings are between one to seven stories in height.

The applicant is seeking a special use permit to convert two vacant parcels into asphalt parking lots with landscaping and screening adjacent to the residential area.

The request meets the criteria because the parcels are not suitable or appropriate for further intensification per the applicability component of High Intensity Commercial and Services. While, the Memphis 3.0 plan does not advocate for vacant parcels to become parking lots, it is suitable in this case due the location of the parcels (adjacent to Interstate 240 and Lamar Avenue).

3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land use: Office/Commercial/Residential. The subject site is surrounded by the following zoning districts: RU-1(H), R-15, CMU-3. This requested land use is incompatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use.*

4. Degree of Change Map



**There is no degree of change for the site.
The site is indicated by the red box in the Degree of Change Map above.**

5. Degree of Change Descriptions: N/A

Based on the information provided above, the proposal **IS CONSISTENT** with Memphis 3.0 Comprehensive Plan.

Case Review Summary Compiled by:

Melanie Batke, Municipal Planner
Office of Comprehensive Planning(OCP)

Conclusion: The special use permit application to allow off-site parking in Office General (OG) District for an adjacent office building to the north of the subject property is consistent with the Memphis 3.0 Comprehensive Plan.

RECOMMENDATION: *Approval with Conditions*

DEPARTMENTAL COMMENTS:

The following comments were provided by Inter-Governmental Agencies and Neighborhood Associations to which this application was referred:

City Engineer:

1. Standard Subdivision Contract or Street Cut Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. City sanitary sewers are available to serve this development.

Roads:

3. 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.
4. 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 reconstruction or repair necessary to meet City standards.
5. Any sidewalk adjacent to the curb shall have a minimum width of 6 feet exclusive of curb width. Any portion of sidewalk outside of the public ROW shall be covered in a pedestrian easement.

Traffic Control Provisions:

6. 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.
7. 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.

Curb Cuts/Access:

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

Drainage:

9. 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. This site is located in a “sensitive” drainage basin (Sophia).

Fire Services:

- The applicant shall fully comply with all applicable codes and ordinances.
- All comments expressed or implied shall not remove the applicant or their envoy’s responsibility to adhere to all applicable codes and ordinances.
- Comments for any fire protection requirements shall be given as construction documents are submitted to Memphis Fire Prevention.

Memphis & Shelby County Health Department:

Water Quality Branch: No comment.
Septic Tank: No comment.

Shelby County Schools (SCS): No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- **No permanent structures** will be allowed within any utility easements, without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
 - All commercial developers must contact MLGW's Builder Services line at 729-8630 (select option 2) to initiate the utility application process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T: No comment.

Memphis Area Transit Authority (MATA): No comments received.

Park Services: No comments received.

Neighborhood Associations/Organizations:

Annesdale-Snowden Historic Ngh'd Organization: See attachments.

Staff: BB

From: Neeraj Kumar <nkumar@designgroupmemphis.com>
Sent: Monday, June 15, 2020 11:58 AM
To: Bacchus, Brian; Christopher Church (BCHS Employee); Aspen LLC
Cc: david.brown2@fedex.com
Subject: RE: Annesdale-Snowden Historic Neighborhood Organization response to SUP 20-05: LAMAR: surface parking at 1177/1188 Minna Place
Attachments: A100-A-Site Plan and Elevation_June 12, 2020.pdf

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

Brian
Please see site plan showing 4' picket fence at three sides and privacy fence in the rear and solar light poles. We will like to get their comments, if any, back soon. We will surely like to have this in agenda for next month. I will send you sign posting affidavit soon.

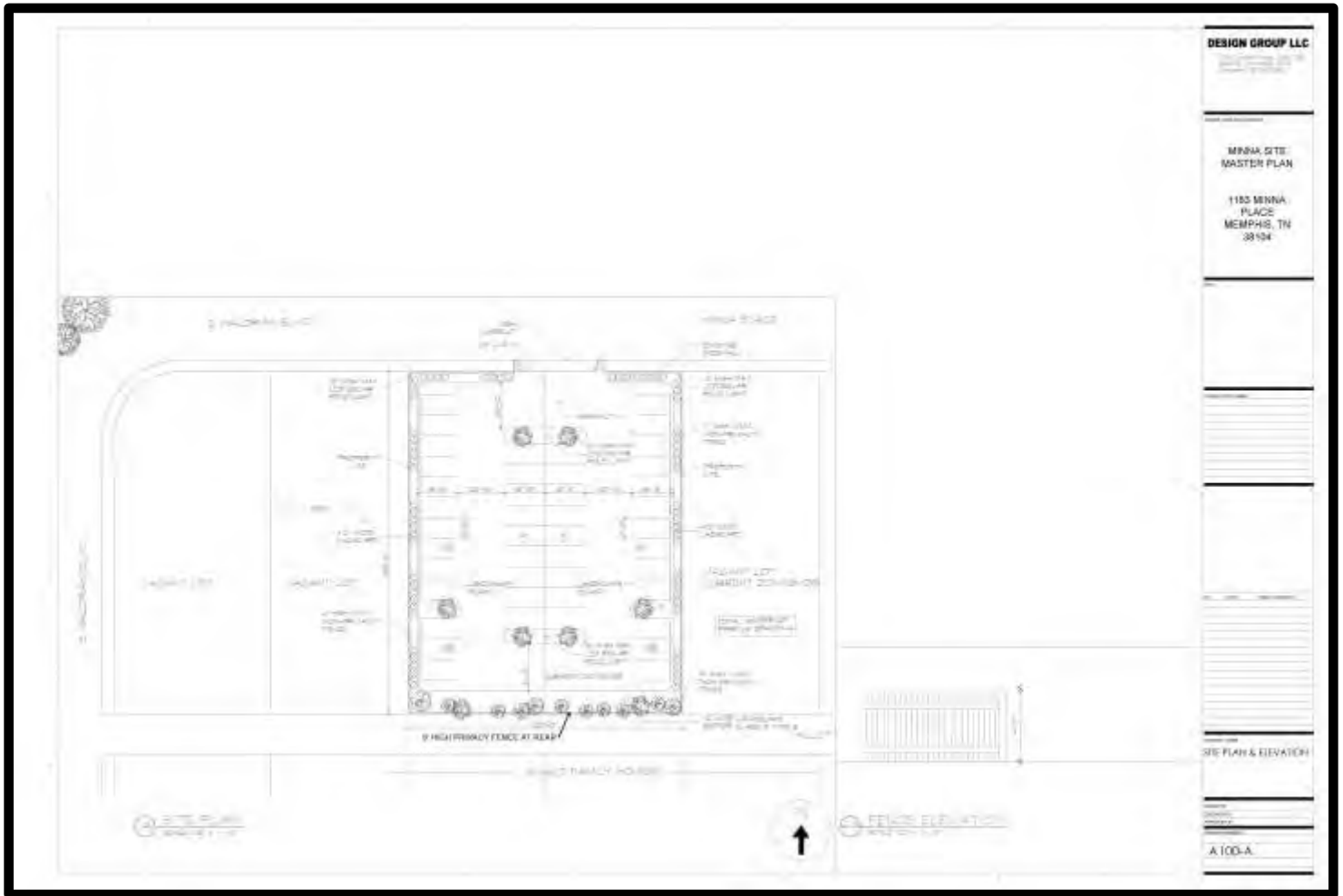
Neeraj
From: Bacchus, Brian <Brian.Bacchus@memphistn.gov>
Sent: Tuesday, June 2, 2020 4:26 PM
To: Christopher Church (BCHS Employee) <Christopher.Church@BMHCC.org>; Aspen LLC <aspenllc2015@gmail.com>
Cc: Neeraj Kumar <nkumar@designgroupmemphis.com>
Subject: RE: Annesdale-Snowden Historic Neighborhood Organization response to SUP 20-05: LAMAR: surface parking at 1177/1188 Minna Place

Hello Mr. Church et.al.,
Thank you for your response and ASHD Organization for working with the owner and representative on this project. I see this as it is...a planning process that works for all. And no, your comments are not late and will be added to the staff report, but should also include a revised plan submitted by the applicant illustrating the amended changes agreed upon by both parties and the recommendations of staff. Thanking you and your neighbors for actively participating in the planning process.

Brian S. Bacchus, Principal
OPD-BOA, LUCB & MLC
(901) 636-7120
Brian.bacchus@memphistn.gov

Sent from [Mail](#) for Windows 10

Revised Site Plan



From: [Christopher Church \(BCHS Employee\)](#)

Sent: Tuesday, June 2, 2020 1:44 PM

To: [Bacchus, Brian](#); [Aspen LLC](#)

Cc: [Neeraj Kumar](#)

Subject: FW: Annesdale-Snowden Historic Neighborhood Organization response to SUP 20-05: LAMAR: surface parking at 1177/1188 Minna Place

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

Good afternoon, Mr. Bacchus,

Last Wednesday, May 27, I spoke at some length with Mr. Neeraj Kumar, the architect and agent, working on the surface parking at 1177/1188 Minna Place, adjacent to our historic neighborhood. They have agreed to modify the plan to address many, though not all, of our neighborhood concerns. The red text inserted into my May 20 email by Mr. Kumar (see below) accurately reflects my understanding of our conversation re: what modifications Mr. Kumar's client was willing to take beyond those required by code. The redline does not mention it, but Mr. Kumar shared the lot owner was open to extending the privacy fence along the adjacent vacant lots if the owner(s) of those properties would sign a waiver of liability.

I sought additional input from our Annesdale-Snowden Neighborhood Organization Board and neighbors on Dorothy Place. I received one substantive suggestion last Friday. Becky Todd, our Vice-President for Properties, strongly disagreed with a privacy fence on the east, south, and west sides of the parking lot (see below) . With visibility only from entrance (north), she was concerned the opportunity for nefarious activity is elevated immensely. Ms. Todd urged that the privacy fence should be only on the rear/south side of parking lot and that non-privacy fencing be used on the east and west sides. I shared this concern with Mr. Kumar last Friday, May 29, who discussed this requirement with his client. They agreed have a 4' high non-privacy fence on the east and west sides

I appreciate Mr. Kumar and his client's good faith efforts to address our neighbors' concerns, so I am writing in support of their revised plan, as outlined in red text below, with the additional specification that the east and west side fencing not be privacy fencing. Though it is not everything some neighbors would have wished for, it offers clear improvement to the original proposal and goes beyond code requirements.

I do not know if we have missed the deadline for inclusion of these developments in the written report to the Board. I did want you to be aware that Mr. Kumar and his client had been working with the historic neighborhood organization on this.

Christopher Church,
President, Annesdale-Snowden Neighborhood Association

From: Neeraj Kumar <nkumar@designgroupmemphis.com>
Sent: Friday, May 29, 2020 4:56:42 PM
To: Christopher Church (BCHS Employee) <Christopher.Church@BMHCC.org>
Cc: aspennlc2015@gmail.com <aspennlc2015@gmail.com>
Subject: Re: Annesdale-Snowden Historic Neighborhood Organization response to SUP 20-05: LAMAR: surface parking at 1177/1188 Minna Place

Mr. Church

I discussed this requirement with my client. We can have a 4' high non-privacy fence on East and west sides, like we will have one in the front. Please be advised that neither code nor OPD requires fence on sides. We will like to keep our cost under control as well. Let me know if you have any questions.

From: Christopher Church (BCHS Employee) <Christopher.Church@BMHCC.org>
Sent: Friday, May 29, 2020 12:03 PM
To: Neeraj Kumar
Subject: Annesdale-Snowden Historic Neighborhood Organization response to SUP 20-05: LAMAR: surface parking at 1177/1188 Minna Place

Good afternoon, Mr. Kumar,

So far I have received only one comment on the revised plan. Mrs. Todd serves as our Vice-President for Properties. She recommends that the east and west fencing should be a type that does not impair sight path/visibility for security and aesthetic reasons. Please see below. Would it be possible for the plan to address Mrs. Todd's concerns? CLC

From: Rebecca Todd [<mailto:rebeccagogetodd@gmail.com>]
Sent: Friday, May 29, 2020 10:17 AM
Subject: Re: Annesdale-Snowden Historic Neighborhood Organization response to SUP 20-05: LAMAR: surface parking at 1177/1188 Minna Place

All,

I strongly disagree with a privacy fence on three sides. With visibility only from entrance (north) opportunity for nefarious activity (camera or not) is elevated immensely. I believe the privacy fence should be only on the rear/south side of parking lot.

Respectfully and humbly,

Becky Todd

From: Christopher Church (BCHS Employee)
Sent: Wednesday, May 27, 2020 4:31 PM
To: 'Neeraj Kumar' <nkumar@designgroupmemphis.com>
Subject: RE: Annesdale-Snowden Historic Neighborhood Organization response to SUP [20-05: LAMAR](#): surface parking at [1177/1188 Minna Place](#)

Mr. Kumar,

Thank you for your prompt follow-up. It was a pleasure to talk with you as well. The red text below accurately reflects my understanding of our conversation earlier today re: steps your client was willing to take beyond those required by code. I will pass this new information along to our Board and neighbors on Dorothy Ave. for their consideration. I anticipate that they will be pleased with the efforts that you have made to address the concerns voiced at our last Board meeting. I hope to be able to share the Board's reaction to the amended plan by end of business on Friday and no later than Monday morning. I appreciate that you desire to proceed in a timely fashion.

Sincerely,

Christopher Church, Ph.D., HEC-C
President, Annesdale-Snowden Historic Neighborhood Organization

From: Neeraj Kumar [<mailto:nkumar@designgroupmemphis.com>]
Sent: Wednesday, May 27, 2020 1:43 PM
To: Christopher.Church@bchs.edu; Bacchus, Brian <Brian.Bacchus@memphistn.gov>; Aspen LLC <aspenllc2015@gmail.com>
Subject: RE: Annesdale-Snowden Historic Neighborhood Organization response to SUP [20-05: LAMAR](#): surface parking at [1177/1188 Minna Place](#)

Mr. Church

I want to thank you for talking to me in length today. We understand neighbor's concerns and want to work with them to ensure the proposing parking lot does not create potential issues for them. My client has agreed to address their concerns in most reasonable manner. His proposal is in red below.

On behalf of my client, I want neighbors' to be aware that many of the proposed items agreed by my client are not required by the code. However he has agreed to do them to address neighbors' concerns and to ensure we have a safe development for all. .

Please discuss them with neighbors and let me know their input.

Looking forward to working with you.
Neeraj Kumar
901-603-8765

From: Bacchus, Brian <Brian.Bacchus@memphistn.gov>
Sent: Thursday, May 21, 2020 3:51 PM
To: aspennlc2015@gmail.com; Neeraj Kumar <nkumar@designgroupmemphis.com>
Subject: FW: Annesdale-Snowden Historic Neighborhood Organization response to SUP [20-05: LAMAR](#): surface parking at [1177/1188 Minna Place](#)

Hello,
Pls see below from Annesdale-Snowden Ngh'd Organization's representative.
Thanks,

Brian S. Bacchus, Principal
OPD-BOA, LUCB & MLC
(901) 636-7120
Brian.bacchus@memphistn.gov

Sent from [Mail](#) for Windows 10

From: Christopher Church (BCHS Employee) <Christopher.Church@BMHCC.org>
Sent: Thursday, May 21, 2020 2:54:11 PM
To: Bacchus, Brian <Brian.Bacchus@memphistn.gov>
Cc: linda lipinski <lclipinski@gmail.com>
Subject: RE: Annesdale-Snowden Historic Neighborhood Organization response to SUP [20-05: LAMAR](#): surface parking at [1177/1188 Minna Place](#)

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Good afternoon, Mr. Bacchus,

Thank you for your prompt reply. Our Annesdale-Snowden neighborhood organization looks forward to working with the developer and the LUCB staff to produce (and implement) the best design fit for a development adjacent to our historic district. We believe our suggestions can lead to a win-win for all involved, including those who will eventually use the parking lot.

We look forward to working with you as the process continues,

Christopher Church, Ph.D., HEC-C

President, Annesdale-Snowden Historic Neighborhood Organization

Christopher.Church@bchs.edu

(901) 572-2493 (w)

(901) 846-6862 (c)

From: [Christopher Church \(BCHS Employee\)](#)

Sent: Wednesday, May 20, 2020 6:16 PM

To: [Bacchus, Brian](#)

Cc: [Whitehead, Josh](#); [Ford, Sr., Edmund](#); [Smiley, Jr., JB](#); [Johnson, Cheyenne](#); [Jones, Martavius](#); [Memphis Mayor](#); officeofthemayor@shelbycountyttn.gov

Subject: Annesdale-Snowden Historic Neighborhood Organization response to SUP [20-05: LAMAR](#): surface parking at [1177/1188 Minna Place](#)

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

Dear Mr. Bacchus,

I currently serve as President of the Annesdale-Snowden Historic Neighborhood Organization and am writing on behalf of our Board and neighbors re: SUP [20-05: LAMAR](#): surface parking at [1177/1188 Minna Place](#) on the docket for the June 11, 2020 LUCB meeting. Almost a dozen of us were concerned enough to meet in person (with appropriate social distancing) on short notice to consider our neighborhood response to the special use permit application. Most of those present had discussed the proposal with still other neighbors.

We are agreed that the Annesdale-Snowden Neighborhood will benefit from having [1180 Minna Place](#) occupied and appreciate that having adequate parking will enhance efforts to secure a tenant. That said, we do not agree with the applicant's (Mr. Husni Dweik) or his representative's (Mr. Neeraj Kumar) claim that:

- “The proposed parking lot will have no adverse effect . . . [because] [t]he resident lots at the south side of these properties will be screened with landscaping.” Or that
- “No destruction, loss or damage of any feature . . . of significant natural, scenic or historic importance will take place.”

I will outline our specific concerns and suggest concrete ways that the special use permit could be modified to address neighborhood needs while allowing for expanded parking. Our concerns include:

1. Loss of green space and some mature trees. **Unfortunately we need to remove existing trees as they will create problems with not only parking lot layout but also maintenance of parking lot.. As their roots will grow, they will damage parking surface. Trees shading leaves in Fall will be another issue **In order to keep our properties green and aesthetically pleasing, we are proposing tress and landscaping along south, east and west sides of parking lot. We will have additional trees in the parking islands.****
2. Light pollution from illumination of the parking lot. **We are proposing light poles with solar LED light. These poles will be low height and will keep parking light illuminated, however we will make sure they do not illuminate neighbor's backyard. We will have 8' high privacy fence and alley between parking lot and neighbor's backyard. Be assured neighbor's backyard will not be illuminated. Pole lights will ensure parking lot is illuminated and not neighbor's.**

3. Security concerns with after-hours, unauthorized access to the lot. Like I said, parking lot will have 8' high privacy fence on three sides and 4'-5' high sectional picket like fence in the front. In order to control unauthorized access, we can have a chain at parking fence if that is acceptable to the end user that is Shelby county government.
4. Increased traffic on residential streets to the south

Please be advised that this lot is for overflow parking need and will be used only after parking spaces across the street are full. We anticipate that after hour, any parked vehicle will be moved to across the street. The landlord will also have cameras that will monitor activities 24/7.

1. Lost green space. The application for special use proposes a 6-foot privacy fence and five (5) new trees along the south side of the two (2) lots at 1177 and [1183 Minna Place](#). However, more neighbors to south on Dorothy Place have clear sight lines of the proposed development site than those two immediately to the south at 1176 and 182/184 Dorothy. Neighbors to the southwest (1170 Dorothy) and southeast (1188 and 1196 Dorothy) would also have clear view of the proposed parking lot.

We would propose the following adjustments to the plan:

- substituting an 8" Privacy fence extending across the vacant lots immediately to the west and east of the proposed parking lot. Those lots are owned by somebody else. It will be liability issue for my client to install fence on somebody's property. However having 8' high fence on three sides of parking lots will provide adequate visual privacy to the houses located south of parking lot. Extending the privacy fence would have security benefits as well. (See below under security concerns for rationale for extending fencing on all 4 sides.) Our understanding is that the owners of the vacant office tower at 1180 Minna own the vacant lots immediately to the east and west of the proposed parking lot. He does not own those properties.
- Saving any old growth trees that are healthy, since part of what makes midtown Memphis distinctive is its tree cover. See above response.

2. Light pollution. Our residential neighborhood already has concerns with light pollution from nearby businesses and the rail yard to the south. Dorothy place neighbors are concerned that lot lighting may illuminate their backyards and the back rooms of their homes. We will ensure neighbor's backyard is not illuminated.

We would propose the following adjustments to the plan:

- Specifying in the design that the light poles that are lower in height and designed to direct their light downward. We will comply with this. Once neighbors agree with our proposal, I will provide you specific information such as design of light poles, fences, etc.
- Including light poles similar in style to those on the Annesdale-Snowden neighborhood streets would be a plus, given the setting.

3. Security concerns. Minna Place has been the scene of various illicit activities—prostitution and drug crime. We have some concerns that a parking lot with 24/7 access would encourage these overnight activities, which currently take place on City streets at the corner of Minna and S. Waldran. We also have concerns about the security of vehicles parked in the proposed lot, given that thefts from vehicles is one of the most common crimes in the City. We would hope that any tenant in [1180 Minna Place](#) would feel that their employees have a safe place to park.

We would propose the following adjustments to the plan:

- Including a gate across the curb cut on Minna that could be locked at night. **We will provide chain if tenant has no issue.**
- Extending the privacy fence across all 5 vacant lots on Minna to control access from the alley to the south to eliminate sight lines and pedestrian through-traffic from the alley. **See above.**
- Including fencing on the eastern (Bellevue side), western (interstate side) and north (Minna side) boundaries of the parking lot. This front fencing should be a type that does not impair sight path/visibility for security and aesthetic reasons. **See above.**

Neighbors with experience in construction and development recommended steel (black) fencing rather than cyclone, no more than 6ft tall with vertical staves on a 6" center without planes/caps and just a singular horizontal bar on top and at base. Appropriate landscaping (maybe small trees) should be properly spaced for visibility and safety.

4. Neighborhood traffic. Minna Place empties into Lamar Ave. just short of the busy intersection with Bellevue Ave. Both turning left from Minna west onto Lamar and turning east from Lamar onto Minna are neither safe nor practical. Doubtless, new workers at 1180 Minna will use a residential street such as Dorothy place either to go to or come from work. Given that our neighborhood dates from a time when families had no more than one automobile, if that, many of our home lots lack driveways and neighbors park on the streets. Thus, increased traffic presents some challenges.

This concern does not necessarily have a ready fix.

On a historic and personal note, those of us who have been in the neighborhood at least 20 years or so, remember 3 historic bungalows that still stood on several of these now vacant lots on Minna Place. They had survived after I-55 was routed through the City, Lamar Ave was expanded, and the ground beneath them was zoned for General Office use. Unfortunately, they were neglected and then demolished about 17 years ago, I believe without any notice being given to the neighborhood. I remember one day I drove home from work and the homes were just gone and my heart sank.

In the Annesdale-Snowden, we love our neighborhood at the crossroads of Midtown, South Memphis, and the Medical Center. We love the grand diversity of our neighbors and the community we share, the variety of architecture in our early 20th century homes, the shade of our ancient trees, among other things. We are fully committed to work to make our neighborhood an even better place to live.

In summary, our neighbors agree that having 1180 Minna fully occupied would benefit the neighborhood and that providing adequate parking would be essential to attracting a tenant or tenants. We do have a number of concerns with the proposed application for special use—namely loss of greenspace and mature trees, light pollution, safety issues and traffic flow. We could fully support a proposal that acknowledges our concerns and incorporated our suggestions for ameliorating these.

Sincerely,

Christopher Church, Ph.D., HEC-C

President, Annesdale-Snowden Historic Neighborhood Organization

Christopher.Church@bchs.edu

(901) 572-2493 (w)

(901) 846-6862 (c)



[1003 Monroe Ave., Memphis, TN 38014](https://www.bchs.edu)

Opinions expressed above are not necessarily those of Baptist College of Health Sciences.

DESIGN GROUP LLC

1255 Lynnfield Road, Suite 226
Memphis, Tennessee 38119
Telephone: 901.603.8765

OWNER NAME AND ADDRESS

**MINNA SITE
MASTER PLAN**

**1183 MINNA
PLACE
MEMPHIS, TN
38104**

SEAL

CONSULTANTS NAME:

NO. DATE ISSUE / REVISION

DRAWING NAME

SITE PLAN & ELEVATION

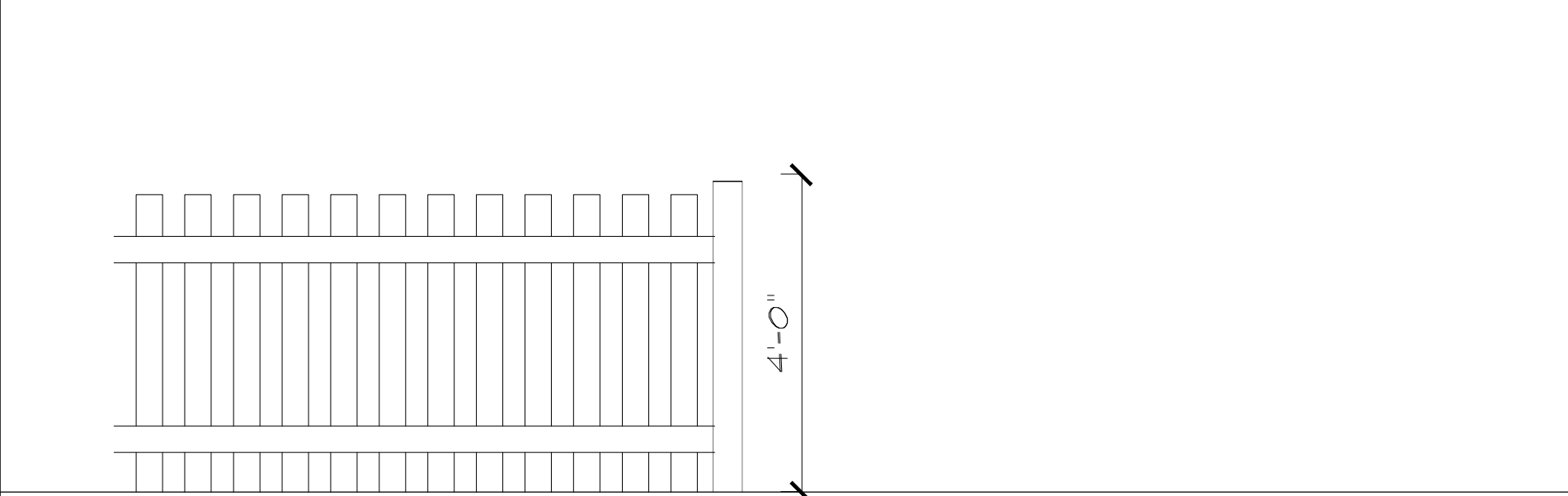
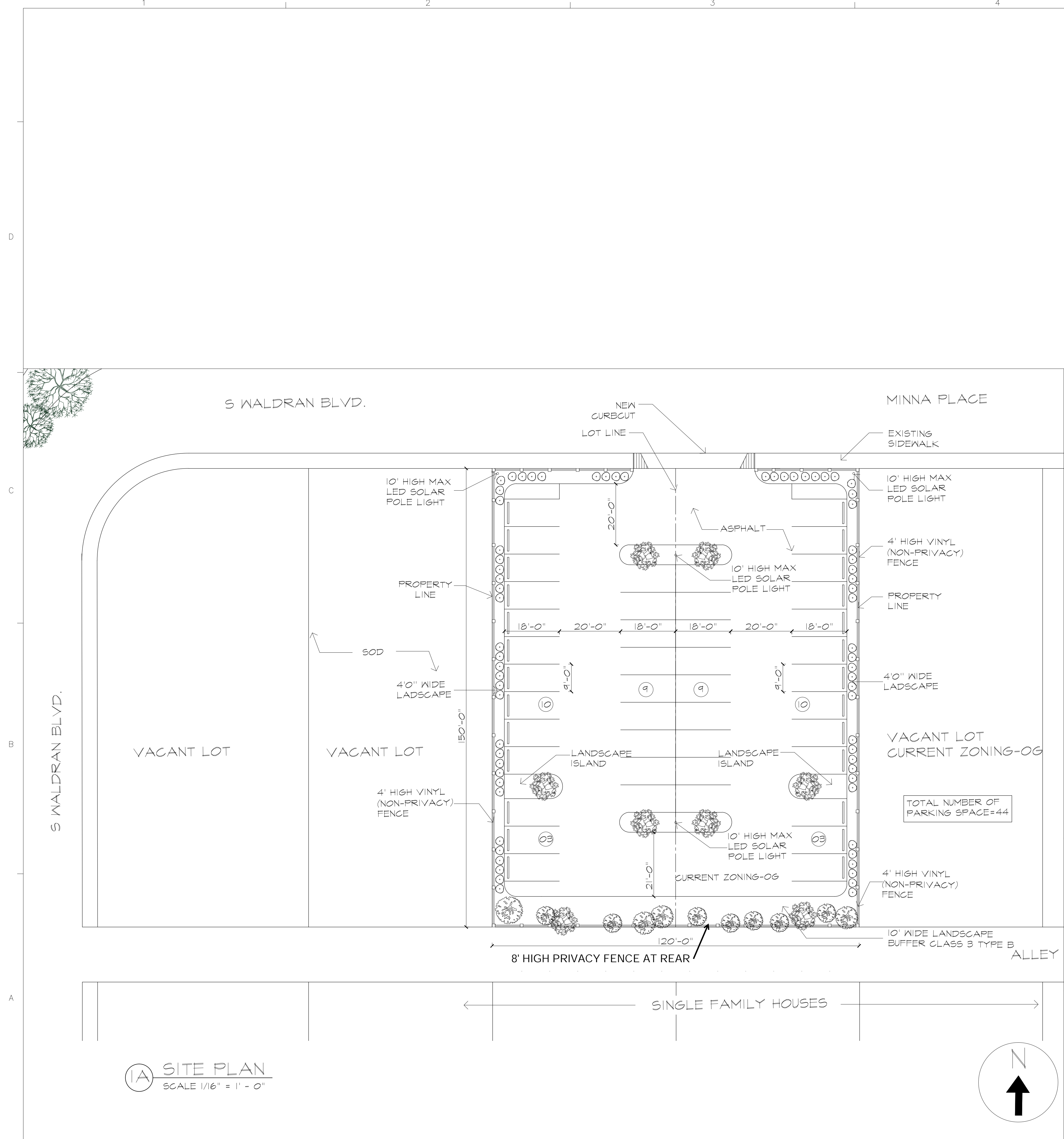
DRAWN BY:

CHECKED BY:

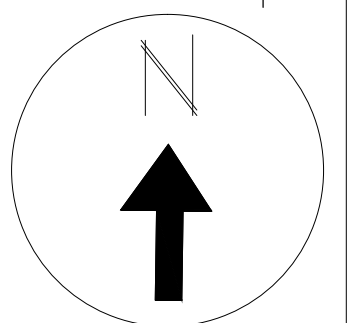
APPROVED BY:

DRAWING NUMBER:

A100-A



1A SITE PLAN
SCALE 1/16" = 1' - 0"



4A FENCE ELEVATION
SCALE 1/2" = 1' - 0"



Memphis and Shelby County
Office of Planning and Development
 CITY HALL 125 NORTH MAIN STREET-SUITE 477 MEMPHIS, TENNESSEE 38103-2084 (901) 636-6619

**APPLICATION FOR SPECIAL USE PERMIT
 APPROVAL/AMENDMENT**

Date: _____

Case #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip _____

Property Owner E-Mail Address: _____

Applicant: _____ Phone # _____

Mailing Address: _____ City/State: _____ Zip _____

Applicant E- Mail Address: _____

Representative: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip _____

Representative E-Mail Address: _____

Engineer/Surveyor: _____ Phone # _____

Mailing Address: _____ City/State: _____ Zip _____

Engineer/Surveyor E-Mail Address: _____

Street Address Location: _____

Distance to nearest intersecting street: _____

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	_____	_____	_____
Existing Zoning:	_____	_____	_____
Existing Use of Property	_____	_____	_____
Requested Use of Property	_____	_____	_____

Amendment(s): Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.

Yes _____ No _____

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: _____ Bedrooms: _____

Expected Appraised Value per Unit: _____ or Total Project: _____

9.6.9 Special Use Permit Approval Criteria

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

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- 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 (UDC sub-section 9.6.9A).

- 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 (UDC sub-section 9.6.9B).

- 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 (UDC sub-section 9.6.9C).

- 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 (UDC sub-section 9.6.9D).

- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).

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

LETTER OR INTENT

The owner of the properties (1177 and 1188 Minna Place) ; Aspen LLC owns 1188 Minna Place property that is north of said properties. There is a four story office building at 1182 Minna place. The owner is currently in negotiation with Shelby County Government for renting the building for office use. The potential tenant has requested for additional parking spaces and requested if vacant lots across the street can be converted into parking lot to satisfy their parking requirements.

The said lots are zoned OG. The owner is requesting to allow having additional parking on these lots. The lots on east and west side of said properties are vacant. The south side of property has residential subdivision. A landscape screening including 6' high privacy fence will be provided at the south side of parking lot to create buffer between both uses. Since the building at 1182 Minna place is vacant for many years, as the new tenant occupies the building, this will have positive impact on the surrounding area.

The proposed parking lot plan is consistent with Unified Development code and will not have any adverse impact. On behalf of the owner, I request OPD to recommend approving this case.


Thanks

Neeraj Kumar



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.

 08159495	
12/18/2008 - 09:01 AM	
3 PGS : R - WARRANTY DEED	
TOYA 615868-8159495	
VALUE	155000.00
MORTGAGE TAX	0.00
TRANSFER TAX	573.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	591.50
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 12th day of December, 2008, by and between Elizabeth N. Griffin, Trustee of the Griffin Charitable Remainder Trust dated September 22, 2005, Party of the First Part, and Family Home Health Agency _____, Party of the Second Part.

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

See attached Exhibit A

Being the same property conveyed to Grantor(s) herein by Quit Claim Deed of record at Instrument Number 08145451 in the Register's Office of Shelby County, Tennessee

This Special Warranty Deed is executed by William Neil Griffin as Independent Special Trustee of the Trust pursuant to Appointment of Independent Special Trustee dated November 14, 2008

This conveyance is made subject to: Subdivision Restrictions, Building lines and Easements of record in Plat Book 32, Page 36; Book 5673, Page 189 (as to Parcel I only) 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 to 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 she is lawfully seized in fee of the aforescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except as set out above, and that, except with respect to any and all such matters, the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the Party of the First Part and only for matters arising since his acquisition of the above-described property, but not further or otherwise.

WITNESS the signature of the Party of the First Part the day and year first above written.

Elizabeth N. Griffin, Trustee
Elizabeth N. Griffin, Trustee

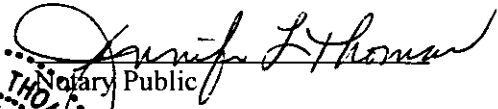
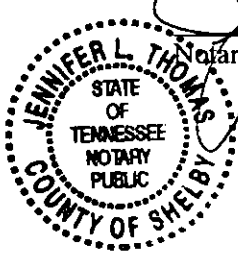
William Neil Griffin, Special Trustee
William Neil Griffin, Independent Special Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth N. Griffin as Trustee of the Griffin Charitable Remainder Trust dated September 22, 2005, with whom I am personally acquainted and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2008.

My commission expires
11/09/11

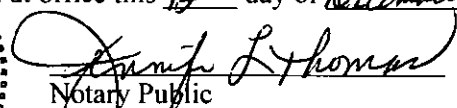
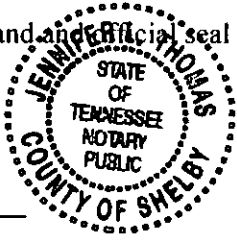

Notary Public


STATE OF TENNESSEE
COUNTY OF SHELBY

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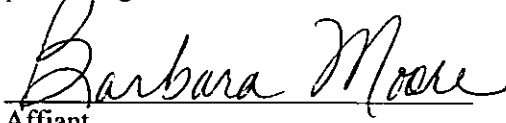
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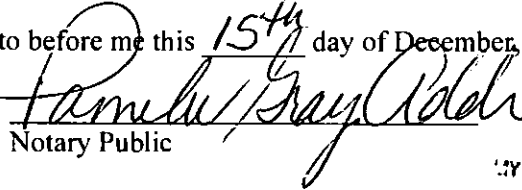

Notary Public


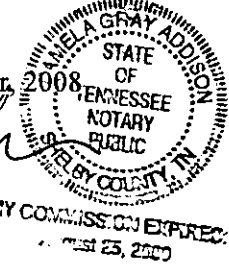
STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$155,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.


Affiant

SUBSCRIBED AND SWORN to before me this 15th day of December, 2008.


Notary Public


MY COMMISSION EXPIRES:
11/23, 2009

My Commission expires: _____

Tax Parcel No.: 032-030-00001, 032-030-00002, 032-030-00003, 032-030-00004, 032-030-00005
Property Address:

1173 Minna Place
Memphis, TN 38104

1177 Minna Place
Memphis, TN 38104

1183 Minna Place
Memphis, TN 38104

1189 Minna Place
Memphis, TN 38104

1195 Minna Place
Memphis, TN 38104

Mail tax bills to
and New Owner Address:
Family Home Health Agency
1324 Mississippi Boulevard
Memphis, TN 38016

This Instrument Prepared By :
Griffin, Clift, Everton & Thornton
6489 Quail Hollow, #100
Memphis, Tennessee 38120
File Number: FF17001

Exhibit A

Said real estate is located in Shelby County, Tennessee, and is more particularly described as follows, to-wit:

Parcel I:

Lot 28 South Annesdale Park Company Subdivision, more particularly described as follows:

BEGINNING at the southeast corner of South Waldran Boulevard and East Minna Place; thence east with the south line of East Minna Place, sixty-nine (69) feet; thence south parallel with the South Waldran Boulevard; 150 feet to the north line of an alley; thence west with said north line, 69 feet to the east line of South Waldran Boulevard; thence north with said east line, 150 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the northwest corner of Lot No. 28 at the intersection of the south line of Minna Place with the east line of Waldran Boulevard and running eastwardly with the south line of Minna Place 11 feet to an intersection with a southeast right-of-way line of the Interstate Highway; thence with said right-of-way line on a Lambert Grid Bearing of South 49 degrees 15 minutes West a distance of 15.56 feet to a point in the east line of Waldran Boulevard; thence northwardly with the east line of Waldran Boulevard 11 feet to the beginning, containing 61 square feet.

Parcel II:

Lot 29, South Annesdale Park Subdivision, unrecorded, and being more particularly described as follows: BEGINNING at a point in the south line of Minna Place 69 feet eastwardly from the east line of Waldran Street; thence eastwardly with the south line of Minna Place 60 feet; thence southwardly parallel to the east line of Waldran Street 150 feet to the north line of an alley; thence westwardly with the north line of said alley 60 feet; thence northwardly 150 feet to the point of beginning.

Parcel III:

Lot 30, Annesdale Park Subdivision, being more particularly described as follows: BEGINNING at a point in the south line of Minna Place 129 feet eastwardly from the east line of Waldran Street; thence eastwardly with the south line of Minna Place 60 feet; thence southwardly parallel to the east line of Waldran Street 150 feet to the north line of an alley; thence westwardly with the north line of said alley 60 feet; thence northwardly 150 feet to the point of beginning.

Parcel IV:

Lot 31, South Annesdale Park Subdivision, being more particularly described as follows: BEGINNING at a point in the south line of Minna Place 214 feet east of center line of Waldran Boulevard, formerly Virginia Avenue; thence east with south line of Minna Place 60 feet; thence south and parallel with Waldran Blvd. 150 feet to the north line of an alley; thence west with north line of said alley 60 feet; thence north parallel with Waldran Blvd. 150 feet to the point of beginning.

Parcel V:


Lot 32 South Annesdale Park Subdivision, municipally numbered as 1195 Minna Place, and being more particularly described as follows: BEGINNING at a point in the south line of Minna Place 274 feet eastwardly from the center line of South Waldran Boulevard; thence eastwardly with said south line of Minna Place 60 feet to the west line of Lot 33; thence southwardly with said west line and parallel with South Waldran Boulevard 150 feet to the north line of an alley; thence westwardly with said north line of alley 60 feet to a point; thence northwardly 150 feet to the point of beginning.

Further: Party of the First Part Quit Claims, conveys and assigns to Party of the Second Part any and all interest that Party of the First Part may have in and to the alley way lying continuously to the above described Parcel I, Parcel II, Parcel III, Parcel IV and Parcel V.



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.

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12/18/2008 - 09:01 AM	
3 PGS : R - WARRANTY DEED	
TOYA	615868-8159495
VALUE	155000.00
MORTGAGE TAX	0.00
TRANSFER TAX	573.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	591.50
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 12th day of December, 2008, by and between Elizabeth N. Griffin, Trustee of the Griffin Charitable Remainder Trust dated September 22, 2005, Party of the First Part, and Family Home Health Agency _____, Party of the Second Part.

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

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WITNESS the signature of the Party of the First Part the day and year first above written.

Elizabeth N. Griffin, Trustee
Elizabeth N. Griffin, Trustee

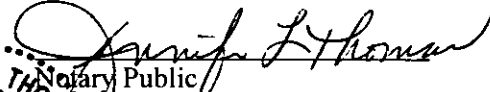
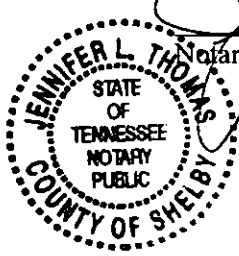
William Neil Griffin, Special Trustee
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STATE OF TENNESSEE
COUNTY OF SHELBY

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My commission expires
11/09/11

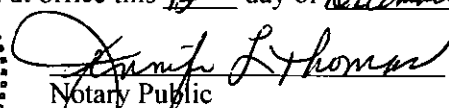
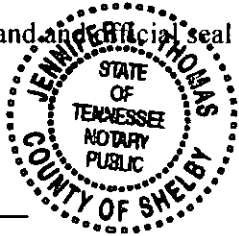

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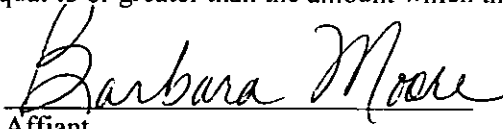
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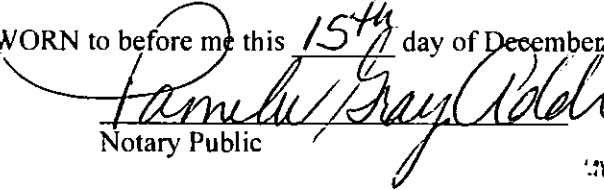

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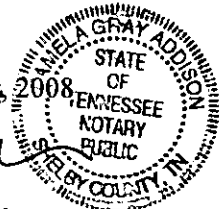
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COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$155,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.


Affiant

SUBSCRIBED AND SWORN to before me this 15th day of December, 2008.


Notary Public


MY COMMISSION EXPIRES:
11/23, 2009

My Commission expires: _____

Tax Parcel No.: 032-030-00001, 032-030-00002, 032-030-00003, 032-030-00004, 032-030-00005
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This Instrument Prepared By :

Griffin, Clift, Everton & Thornton
6489 Quail Hollow, #100
Memphis, Tennessee 38120
File Number: FF17001

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Parcel IV:

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**NOTICE OF ELECTRONIC PUBLIC HEARING ON PROPOSED AMENDMENT
TO THE ZONING MAP OF THE CITY OF MEMPHIS**

Notice is hereby given that, pursuant to Section 8-44-108 of the Tennessee Code Annotated, a Telephonic Public Hearing will be held by the Council of the City of Memphis on Tuesday 18 August at 3:30 p.m., in the matter of amending the Zoning Map of the City of Memphis, being Chapter 28, Article IV of the Code of Ordinances, City of Memphis, Tennessee, as amended, as follows:

CASE NUMBER: Z 20-4
LOCATION: Certain parcels adjacent to Lamar between Bellevue and Prescott
COUNCIL DISTRICTS: Districts 4 and 6; Super District 8
APPLICANT: Memphis Office of Comprehensive Planning
REPRESENTATIVE: Ashley Cash
EXISTING ZONING: Commercial Mixed Use – 3
REQUEST: Comprehensive Rezoning of Lamar between Bellevue and Prescott

RECOMMENDATIONS:

Memphis and Shelby County Office of Planning and Development: *Approval*

Memphis and Shelby County Land Use Control Board: *Approval*

NOW, THEREFORE, you will take notice that on Tuesday 18 August at 3:30 p.m.. the Council of the City of Memphis, Tennessee will be in session to hear opposition against the making of such changes; such opposition must register to speak by Monday 17 August at 8 a.m.

You may register to speak by contacting Bryson Whitney at bryson.whitney@memphistn.gov no later than Monday 17 August at 8 a.m. with your (i) name, (ii) address, and (iii) the phone number from which you will be calling. Please note that due to time limitations under the Council's Rules of Procedure, each side may speak no longer than 15 minutes. Thus, it is encouraged that one or two spokespersons speak per side.

Please note video of this meeting will be streamed live on the City of Memphis' website. You may view this video by going to memphistn.gov, then going to the "Government" tab at the bottom and selecting "Watch Public Meetings." The direct link is: <https://www.memphistn.gov/cms/One.aspx?portalId=11150816&pageId=15334953>

This case will also be heard at the Planning and Zoning Committee on the same day with the specific time to be determined prior to the meeting date and posted on the City of Memphis' website.

THIS THE _____, _____

PATRICE ROBINSON
CHAIR OF COUNCIL

ATTEST:

CANDI BURTON
CITY COMPTROLLER

TO BE PUBLISHED:

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

**Planning & Zoning COMMITTEE: 18 August 2020
DATE
PUBLIC SESSION: 18 August 2020
DATE**

ITEM (CHECK ONE)

ORDINANCE _____ CONDEMNATIONS _____ GRANT ACCEPTANCE / AMENDMENT
 _____ RESOLUTION _____ GRANT APPLICATION REQUEST FOR PUBLIC HEARING
 _____ OTHER: _____

ITEM DESCRIPTION: An ordinance approving a comprehensive rezoning
CASE NUMBER: Z 20-4
LOCATION: Certain parcels adjacent to Lamar between Bellevue and Prescott
COUNCIL DISTRICTS: Districts 4 and 6; Super District 8
APPLICANT: Memphis Office of Comprehensive Planning
REPRESENTATIVES: Ashley Cash
EXISTING ZONING: Commercial Mixed Use – 3
REQUEST: Comprehensive Rezoning of Lamar between Bellevue and Prescott
RECOMMENDATION: The Office of Planning and Development recommended *Approval*
 The Land Use Control Board recommended *Approval*

RECOMMENDED COUNCIL ACTION: Public Hearing Required
 Set a date for public hearing at first reading – 21 July 2020
 Adopt on third reading – 18 August 2020

PRIOR ACTION ON ITEM:

(1) _____ APPROVAL - (1) APPROVED (2) DENIED
14 May 2020 DATE
 (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
 (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
_____	_____	MUNICIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

Z 20-4

Zoning Ordinance approving a zoning district reclassification for certain parcels adjacent to Lamar between Bellevue and Prescott:

- This item is an ordinance for the comprehensive rezoning of Lamar between Bellevue and Prescott location; and
- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby Counting Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

ORDINANCE NO: _____

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 20-4**; and

WHEREAS, the Memphis and Shelby County Land Use Control Board reviewed this proposal on 14 May 2020 and has filed its recommendation, and the Office of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

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

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as articulated in the attached table.

SECTION 2:

THAT, the Administrator of the Office of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chair of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

ATTEST:

TABLE WITH DATA ON EACH AFFECTED PARCEL

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
1	059031 00083	CMU-3	CMU-1	3039 LAMAR AVE	BARRASSO ANTHONY J
2	059031 00084	CMU-3	CMU-1	3061 LAMAR AVE	FLOIED GLENN Z
3	059031 00085	CMU-3	CMU-1	3073 LAMAR	FLOIED GLEN Z
4	059031 00087	CMU-3	CMU-1	3095 LAMAR AVE	DARRAS ABDEL AND ANWER ALMOMAN
6	059031 00104	CMU-3	CMU-1	3075 LAMAR AVE	LIBERTY INN OF MEMPHIS INC
6	059031 00109	CMU-3	CMU-1	3023 LAMAR AVE	S AND T LLC
7	059031 00110	CMU-3	CMU-1	3015 LAMAR AVE	BEST CORNER EXPRESS LLC
8	059031 00111	CMU-3/CMU-3(FP)	CMU-1/CMU-1 (FP)	0 JOHN PAUL DR	LAND W SUPPLY CORP
8	059037 00088	CMU-3	CMU-1	3108 LAMAR AVE	HENG SOPHEAP
10	059037 00089C	CMU-3	CMU-1	3096 LAMAR AVE	RAMERIZ RAPHAEL & ALICIA
11	059037 00092	CMU-3	CMU-1	3050 LAMAR AVE	FLOIED GLENN Z
12	059037 00093	CMU-3	CMU-1	3028 LAMAR AVE	AREC 7 LLC
13	059037 00125	CMU-3	CMU-1	3080 LAMAR AVE	AL CIELD IGLES-A C P
14	059037 00128	CMU-3	CMU-1	3060 LAMAR AVE	FLOIED GLENN
16	059037 00129	CMU-3	CMU-1	3020 LAMAR AVE	AREC 7 LLC
16	059037 00149	CMU-3	CMU-1	3088 LAMAR AVE	WALKER PHILLIPS P
17	047073 00034	CMU-3	CMU-1	0 LAMAR AVE	DOZIER CARROLL T REV B S MOP
18	047020 00027C	CMU-3	CMU-1	2277 LAMAR AVE	SYKES O T
18	047020 00038C	CMU-3	CMU-1	1489 AIRWAYS BLVD	TOWER VENTURES CRE LLC
20	047020 00121	CMU-3	CMU-1	2279 LAMAR AVE	LAMAR INVESTMENTS LLC
21	047021 00014	CMU-3	CMU-1	2294 LAMAR	AMN KHUN B
22	047021 00015	CMU-3	CMU-1	2284 LAMAR AVE	FIRST NATIONAL BANK OF MEMPHIS
23	047021 00017	CMU-3	CMU-1	2306 LAMAR AVE	LAMAR PETROLEUM INC
24	047021 00018	CMU-3	CMU-1	2244 LAMAR AVE STE 101-102	SEVEN BROTHERS PROPERTIES LLC
26	047021 00019	CMU-3	CMU-1	2246 PARK AVE	SEVEN BROTHERS PROPERTIES LLC
26	047022 00002	CMU-3	CMU-1	2320 LAMAR AVE	ZAM GROUP TN LLC
27	047022 00003	CMU-3	CMU-1	0 LAMAR AVE	MCCRIGHT MALCOLM
28	047023 00001	CMU-3	CMU-1	2315 LAMAR AVE	BURKL TANJO AND HONG STRAW
28	047023 00013C	CMU-3/CMU-2	CMU-1	2300 LAMAR	AUTO SHACK INC
30	047057 00001	CMU-3	CMU-1	0 LAMAR	MONUMENT OF LOVE BAPTIST CH
31	047058 00001C	CMU-3	CMU-1	2567 LAMAR	COTHRAN CHARLIE L
32	047058 00004	CMU-3	CMU-1	2587 LAMAR AVE	COTHRAN CHARLES
33	047059 00001	CMU-3	CMU-1	2471 LAMAR AVE	LE PHUONG
34	047061 00001	CMU-3	CMU-1	2414 LAMAR AVE	COOPERWOOD BEVERLY
36	047061 00003	CMU-3	CMU-1	2402 LAMAR AVE	BASMA BASMAN AND FAHAD SAYANI
38	047061 00004	CMU-3	CMU-1	2398 LAMAR AVE	MOSLEY JOHN D
37	047061 00005	CMU-3	CMU-1	2394 LAMAR AVE	GRAY THURMAN & BONNIE J
38	047061 00006	CMU-3	CMU-1	2390 LAMAR CIR	MEEKNS RICHARD D
38	047059 00041C	CMU-3	CMU-1	2507 LAMAR AVE	LUNA VICTOR AND OLGA LUNA
41	047059 00011	CMU-3	CMU-1	2523 LAMAR AVE	SYKES O T
42	047059 00012C	CMU-3	CMU-1	2531 LAMAR AVE	WELLS AUGUSTA M (ESTATE OF)
43	047059 00038	CMU-3	CMU-1	2549 LAMAR AVE	POWER CLEANING EQUIPMENT LLC
44	047060 00002C	CMU-3	CMU-1	2355 LAMAR AVE	O'REILLY AUTOMOTIVE INC
46	047060 00003	CMU-3	CMU-1	2367 LAMAR AVE	PATRICK TONY
48	047060 00004	CMU-3	CMU-1	2369 LAMAR AVE	FARRIS IRISH M
47	047060 00005	CMU-3	CMU-1	2373 LAMAR AVE	ALLIED CLINIC LLC
48	047060 00006	CMU-3	CMU-1	2377 LAMAR AVE	AMERICAN PROPERTIES CO GP
48	047060 00007	CMU-3	CMU-1	2383 LAMAR AVE	AMERICAN PROPERTIES CO GP

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Reasoning	Property Address	Owner Name
60	047060 00008	CMU-3	CMU-1	2391 LAMAR AVE	AMERICAN PROPERTIES COMPANY LP
61	047060 00009	CMU-3	CMU-1	2399 LAMAR AVE	HOURN HOUN AND VIRAK HEAN
62	047060 00010	CMU-3	CMU-1	2403 LAMAR AVE	HEAN VIRAK AND HOUN HOUN
63	047060 00011	CMU-3	CMU-1	0 LAMAR AVE	MITCHELL RONNIE L
64	047060 00012	CMU-3	CMU-1	2411 LAMAR AVE	MITCHELL RONNIE
66	047060 00013	CMU-3	CMU-1	2417 LAMAR AVE	STEELE-GULTNER INC
66	047060 00014C	CMU-3	CMU-1	2421 LAMAR AVE	MONRO INC DBI
67	047060 00017	CMU-3	CMU-1	2443 LAMAR AVE	TAYLOR DEREK & ZIAN
69	047060 00019	CMU-3	CMU-1	2455 LAMAR AVE	NEW HOPE CHURCH OF GOD IN CHRIST (TRS)
80	047061 00001C	CMU-3	CMU-1	2348 LAMAR AVE	SOUND BEACH POSTAL LLC AND CALVERTON
81	047061 00032C	CMU-3	CMU-1	2508 LAMAR AVE	MCKEE CONSTANCE AND ARCHER A COLEMAN
82	047061 00040	CMU-3	CMU-1	2524 LAMAR AVE	SHELBY COUNTY TAX SALE 10 02
83	047061 00041	CMU-3	CMU-1	2518 LAMAR AVE	HERRERA HUGO AND CAMILA MEDINA AND HUGO A HERRERA MEDINA (RS)
84	047061 00044	CMU-3	CMU-1	2504 LAMAR AVE	2504 LAMAR AVE LAND TRUST
86	047061 00045	CMU-3	CMU-1	2500 LAMAR AVE	CHURCH OF GOD IN CHRIST INC
88	047061 00046	CMU-3	CMU-1	2466 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
88	047061 00050	CMU-3	CMU-1	2426 LAMAR AVE	IVY ALTON
76	047061 00088	CMU-3	CMU-1	2378 LAMAR AVE	CONOVER INN LLC
76	047061 00089	CMU-3	CMU-1	2448 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
78	047063 00031	CMU-3	CMU-1	1622 HAMILTON ST	RAMOS CRUZ IGNACIO
78	047071 00001	CMU-3	CMU-1	2542 LAMAR AVE	S AND J PROPERTY HOLDINGS LLC
80	047071 00018	CMU-3	CMU-1	2618 FIZER RD	CRANE JERRY
81	047071 00019C	CMU-3	CMU-1	2614 LAMAR AVE	PARKER MARCO
82	047071 00021	CMU-3	CMU-1	2598 LAMAR AVE	CRANE JERRY
83	047071 00022	CMU-3	CMU-1	2590 LAMAR AVE	CRANE JERRY
84	047071 00023	CMU-3	CMU-1	0 LAMAR AVE	FIELDS BRIAN H
86	047071 00024	CMU-3	CMU-1	2574 LAMAR AVE	MACK CATRON LUCILLE AND MELANA
88	047071 00025	CMU-3	CMU-1	2560 LAMAR AVE	SABEHA KHALED
87	047071 00026	CMU-3	CMU-1	2568 LAMAR AVE	SABEHA KHALED H
88	047072 00001	CMU-3	CMU-1	0 LAMAR AVE	CITY OF MEMPHIS
88	047073 00029	CMU-3	CMU-1	2754 LAMAR AVE	LAMAR COMMONS LLC
80	047073 00030	CMU-3	CMU-1	2764 LAMAR AVE	DAVIS CLEO (DBA) ALL ABOUT US
81	047073 00031	CMU-3	CMU-1	2772 LAMAR AVE	LGF REALTY HOLDINGS LP
82	047073 00032	CMU-3	CMU-1	2748 LAMAR AVE	LAMAR COMMONS LLC
83	047073 00033	CMU-3	CMU-1	2718 LAMAR AVE	DOZIER CARROLL T REV B-SHOP
84	047073 00035	CMU-3	CMU-1	2700 LAMAR AVE	CARVER REALTY CO
86	047073 00036	CMU-3	CMU-1	2656 LAMAR AVE	MOORE TENNESSEE INVESTMENT SERVICES TRUST
87	047073 00040C	CMU-3	CMU-1	2648 HIGHWAY 78	PAYNE DAVID E
88	047073 00042	CMU-3	CMU-1	2642 LAMAR AVE	KIM SANG W & HYUN JOO
88	047073 00043	CMU-3	CMU-1	2636 LAMAR AVE	KIM SANG W & HYUN JOO
100	047073 00044	CMU-3	CMU-1	2684 LAMAR AVE	AL SHUJAA KAMAL
103	047074 00001C	CMU-3	CMU-1	2657 LAMAR AVE	PRICE CATHERINE
104	047074 00003C	CMU-3	CMU-1	2669 LAMAR AVE	NATIONAL CITIES CORP
106	047074 00005	CMU-3	CMU-1	2689 LAMAR AVE	MEMPHIS CITY OF
106	047074 00006	CMU-3	CMU-1	LAMAR AVE	MEMPHIS CITY OF
107	047076 00001	CMU-3	CMU-1	2713 LAMAR AVE	BROOME OTHA L
108	047076 00002	CMU-3	CMU-1	2731 LAMAR AVE	HILL DARIUS E
108	047076 00003	CMU-3	CMU-1	2737 LAMAR AVE	ALLEN DONALD W

Lamar			Proposed Rezoning	Property Address	Owner Name
Report Label	PARCEL ID	Current Zoning			
110	047076 00004	CMU-3	CMU-1	2739 LAMAR AVE	ELKHAYYAT FAYEZ
111	047077 00043	CMU-3/R-6	CMU-1	2759 LAMAR AVE	BLOOMINGDALE INVESTMENTS LLC
112	047077 00044	CMU-3	CMU-1	0 LOWELL AVE	KIM EUGENE J
113	047078 00017C	CMU-3	CMU-1	2757 KIMBALL AVE	PAK YONG T AND HYON K HAN
114	059011 00009	CMU-3	CMU-1	2778 E KIMBALL	SKEFOS HARRY J
116	059016 00098	CMU-3	CMU-1	2904 LAMAR AVE	FUNDAMENTALS 1ST LEARNING ACADEMY LLC
117	059016 00121	CMU-3	CMU-1	2850 LAMAR AVE	MURSHED MAHMOUD
118	059016 00203	CMU-3	CMU-1	2992 LAMAR AVE	JONES MORRIS G
119	059016 00204	CMU-3	CMU-1	2990 LAMAR AVE	YOUNIS TAREQ
120	059016 00205	CMU-3	CMU-1	2986 LAMAR AVE	SHAH ALI SHAH LLC
121	059016 00206	CMU-3	CMU-1	2972 LAMAR AVE	CONDORI CARLOS
122	059016 00212	CMU-3	CMU-1	3004 LAMAR AVE	PAIK PAUL M & MIJA
123	059016 00216C	CMU-3	EMP	2876 LAMAR AVE	VISTA LAMAR HOSPITALITY LLC
124	059016 00220C	CMU-3/RU-1	CMU-1	2896 LAMAR AVE	KUMAR PUNAM
126	059016 A00001	CMU-3	CMU-1	0 LAMAR AVE	BHAKTA MOHANBHAI
129	059016 A00002	CMU-3	CMU-1	2926 LAMAR AVE	LAMAR CROSSING SHOPPING CENTER EQUIT ES
127	059016 A00003	CMU-3	CMU-1	0 LAMAR AVE	CITY OF MEMPHIS
128	059016 A00004	CMU-3	CMU-1	0 LAMAR AVE	MH STORES INC
129	059016 A00005	CMU-3	CMU-1	2920 LAMAR AVE	FSC FD MEMPHIS TN LLC
130	059017 00001	CMU-3	CMU-1	2788 LAMAR AVE	YOUNG ACTORS GUILD INC
131	059017 00033C	CMU-3	CMU-1	2836 LAMAR AVE	PRICE WARREN & ELLA
132	059017 00037	CMU-3	CMU-1	2830 LAMAR AVE	PRICE WARREN
133	059017 00038	CMU-3	CMU-1	2824 LAMAR AVE	YI YONG S & BOK H
134	059017 00039	CMU-3	CMU-1	2802 LAMAR AVE	JANET ANTHONY
136	059017 00041	CMU-3	CMU-1	2800 LAMAR AVE	UNION PLANTERS NATIONAL BANK
138	059019 00002	CMU-3	CMU-1	2785 LAMAR AVE	MEMPHIS FOODS LLC
137	059019 00003	CMU-3	CMU-1	2803 LAMAR AVE	HERRERA MARTIN T & ADA M C ZAMORA
138	059019 00004	CMU-3	CMU-1	2807 LAMAR AVE	HERRERA MARTIN T & ADA M C ZAMORA
139	059019 00005	CMU-3	CMU-1	2809 LAMAR AVE	B & W PROPERTIES
140	059019 00006	CMU-3	CMU-1	0 LAMAR AVE	B & W PROPERTIES
141	059019 00008	CMU-3	CMU-1	2861 LAMAR AVE	MOUME ABDI A
142	059019 00009	CMU-3	CMU-1	2865 LAMAR AVE	CHANEY JOSEPHINE M
143	059019 00027	CMU-3	CMU-1	2833 LAMAR AVE	GREER JOE C
144	059019 00028	CMU-3	CMU-1	2829 LAMAR AVE	GREER JOE C
146	059021 00003	CMU-3	CMU-1	2905 LAMAR AVE	HOWARD JAMES F & MARTHA I
148	059021 00004	CMU-3	CMU-1	2915 LAMAR AVE	COLE SHERMAN F & WILLIE J
147	059021 00006C	CMU-3	CMU-1	2947 LAMAR AVE	WEDELSTEDT EDWARD J
148	059021 00049	CMU-3	CMU-1	2877 LAMAR AVE	ALDI INC
149	059021 00051	CMU-3	CMU-1	0 LAMAR AVE	LAMAR INC
160	059021 A00001	CMU-3	CMU-1	2939 LAMAR AVE	REALTY INCOME PROPERTIES 30 LLC
161	059021 A00002	CMU-3	CMU-1	2935 LAMAR AVE	MEMPHIS CITY OF LG & W
162	059025 00001C	CMU-3	CMU-1	2961 LAMAR AVE	KHWAJA NIHAL
163	059025 00002	CMU-3	CMU-1	2975 LAMAR AVE	JOHNSTON WALLACE E JR
164	059025 00007C	CMU-3	CMU-1	3001 LAMAR AVE	LOEB REALTY L P
166	059025 00008C	CMU-3	CMU-1	2995 LAMAR AVE	AMERICAN PROPERTIES CO L P
168	059025 00045	CMU-3	CMU-1	2987 LAMAR AVE	AMERICAN PROPERTIES CO L P
167	061004 00078	CMU-3	CMU-1	1472 S TREZEVANT ST	MCDONALD'S REAL ESTATE CO
168	031103 00001	CMU-3 (MDO)	CMU-1 (MDO)	2014 LAMAR AVE	SPENCER REAL ESTATE CO
169	031103 00002	CMU-3 (MDO)	CMU-1 (MDO)	2016 LAMAR AVE	COLE DONOVAN
160	031103 00003	CMU-3 (MDO)	RU-1 (MDO)	0 E LAMAR AVE	SPENCER REAL ESTATE CO

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
161	031073 00003	CMU-3 (H) (MDO)	CMU-1 (H) (MDO)	1883 E LAMAR AVE	CGIENT LLC SERIES 1883 LAMAR
162	031105 00030	CMU-3/RU-3 (MDO)	CMU-1 (MDO)	1916 LAMAR AVE	MILLAR DOUGLAS D
163	031105 00031	CMU-3 (MDO)	CMU-1 (MDO)	1912 LAMAR AVE	MILLARD DOUGLAD D
164	031105 00032	CMU-3 (MDO)	CMU-1 (MDO)	1915 E MCLEMORE AVE	MONTOYA IVAN
165	031105 00033	CMU-3 (MDO)	CMU-1 (MDO)	1904 LAMAR	HESTER SONJA R
166	031105 00034	CMU-3 (MDO)	CMU-1 (MDO)	1900 LAMAR	ASFAW SEBLE W
167	031114 00001C	CMU-3 (MDO)	RU-1 (MDO)	1888 LAMAR	URBAN FAMILY MIN STRIES
168	031114 00003	CMU-3 (MDO)	RU-1 (MDO)	1890 E MCLEMORE AVE	ASKEW EDMOND
169	031114 00004	CMU-3 (MDO)	RU-1 (MDO)	1894 E MCLEMORE AVE	SHAW JOHN E & LINDA
170	031114 00005	CMU-3 (MDO)	RU-1 (MDO)	1898 E MCLEMORE AVE	SHAW JOHN E & LINDA
171	015008 00004	CMU-3 (MDO)	RU-4 (MDO)	775 MELROSE ST	MELROSE MIDTOWN LLC
172	015008 00005	CMU-3 (MDO)	RU-4 (MDO)	1442 LAMAR AVE	MELROSE MIDTOWN LLC
173	015008 00001C	CMU-3/RU-4 (RC) (MDO)	RU-4 (RC) (MDO)	1367 CENTRAL AVE	VENUE APARTMENTS LLC
174	015009 00001	CMU-3 (MDO)	RU-4 (MDO)	0 LAMAR AVE	LIPINSKI MARTIN E & LINDA F
175	015009 00002	CMU-3 (MDO)	CMU-1 (MDO)	1377 LAMAR AVE	ALFUNDON INC
176	015009 00003C	CMU-3 (MDO)	CMU-1 (MDO)	1385 LAMAR AVE	BREATH OF LIFE SEVENTH DAY ADVENTIST CHU
177	015009 00005	CMU-3 (MDO)	RU-4 (MDO)	0 LAMAR AVE	BREATH OF LIFE SEVENTH DAY ADVENTIST CHU
178	015009 00006	CMU-3 (MDO)	RU-4 (MDO)	1403 LAMAR AVE	SCHUERMAN JOHN
179	015009 00007	CMU-3 (MDO)	RU-4 (MDO)	1407 LAMAR AVE	HAILE TSEGAYE
180	015009 00008	CMU-3 (MDO)	RU-4 (MDO)	1421 LAMAR AVE	DELIMITROS MARY
181	015015 00011	CMU-3/EMF (MDO)	EMF (MDO)	1449 LAMAR AVE	DACUS JAMES T & JEFF E M
182	015015 00028	CMU-3 (MDO)	EMF (MDO)	1443 LAMAR AVE	DACUS JAMES T JR AND EDWARD T DACUS
183	015029 00022	CMU-3 (MDO)	EMF (MDO)	1458 LAMAR AVE	MELROSE MIDTOWN LLC
184	015001 00073	CMU-3 (MDO)	CMU-1 (MDO)	1290 LAMAR AVE	DEVMAR PARTNERS LLC
185	015001 00074	CMU-3 (MDO)	CMU-1 (MDO)	1270 LAMAR AVE	SPIRIT MASTER FUNDING X LLC
186	015001 00076	CMU-3 (MDO)	CMU-1 (MDO)	1234 LAMAR AVE	EASTVIEW PROPERTIES LLC
187	015001 00080	CMU-3 (MDO)	CMU-1 (MDO)	1246 LAMAR AVE	PEKIN PROPERTIES LLC
188	015001 00081	CMU-3 (MDO)	CMU-1 (MDO)	0 LAMAR AVE	BAUMAN S RICHARD REVOCABLE TRUST
26a	047061 00050	CMU-3	CMU-1	2444 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
27a	047061 00049	CMU-3	CMU-1	2434 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
34a	047061 00052	CMU-3	CMU-1	2408 LAMAR AVE	BASMA BASMAN AND FAHAD SAYANI
34b	047059 00002	CMU-3	CMU-1	2479 LAMAR AVE	LE PHUONG
35a	047059 00003	CMU-3	CMU-1	0 LAMAR AVE	MACE WILLIAM H JR & MARGARET A
36a	047059 00004	CMU-3	CMU-1	2491 LAMAR AVE	SMITH BRIAN A AND RANDALL T SMITH
37a	047059 00005	CMU-3	CMU-1	2495 LAMAR AVE	MACE WILLIAM H JR & MARGARET A
38a	047059 00006	CMU-3	CMU-1	2499 LAMAR AVE	TAYLOR DEREK & ZIAN
51a	047060 00018	CMU-3	CMU-1	2455 LAMAR AVE	NEW HOPE CHURCH OF GOD IN CHRIST (TRS)
62a	059016 00120	CMU-3	CMU-1	0 LAMAR AVE	LAMAR INC
66a	047073 00045	CMU-3	CMU-1	2668 LAMAR AVE	LESTER DARRYL
67a	047073 00046	CMU-3	CMU-1	2666 LAMAR AVE	LESTER DARRYL
67b	047073 00036	CMU-3	CMU-1	2688 LAMAR AVE	AFFANEH JAMAL D

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday 14 May 2020*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: Z 20-4
LOCATION: Certain parcels adjacent to Lamar between Bellevue and Prescott
COUNCIL DISTRICT(S): Districts 4 and 6; Super District 8
APPLICANT: Memphis Office of Comprehensive Planning
REPRESENTATIVE: Ashley Cash
REQUEST: Comprehensive Rezoning of Lamar between Bellevue and Prescott
EXISTING ZONING: Commercial Mixed Use – 3

The following spoke in support of the application: None

The following spoke in opposition of the application: None

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

The motion passed by a unanimous vote on the consent agenda.



STAFF REPORT

AGENDA ITEM: 14

CASE NUMBER: Z 20-4 L.U.C.B. MEETING: 14 May 2020

LOCATION: Certain parcels adjacent to Lamar between Bellevue and Prescott

COUNCIL DISTRICT: Districts 4 and 6; Super District 8

APPLICANT: Memphis Office of Comprehensive Planning

REPRESENTATIVE: Ashley Cash

REQUEST: Comprehensive Rezoning of Lamar between Bellevue and Prescott

EXISTING ZONING: Commercial Mixed Use – 3

CONCLUSIONS (p. 4)

1. The Memphis Office of Comprehensive Planning is requesting the comprehensive rezoning of certain parcels adjacent to Lamar between Bellevue and Prescott, as initiated by the Memphis City Council.
2. City Council has imposed a series of moratoria on the issuance of building permits and planning approvals for vehicle sales, vehicle repair, tire sales and mounting, and convenience stores at properties on Lamar between Bellevue and Winchester. At the time of this report’s publication, these moratoria have been and will be in effect from 28 August 2018 through 16 August 2020.
3. The requested rezoning would affect 200 parcels (see pp. 81-83). All affected parcels are currently zoned Commercial Mixed Use – 3 (CMU-3). 185 parcels would be changed to Commercial Mixed Use – 1 (CMU-1), eight parcels to Residential Urban – 4 (RU-4), four parcels to Residential Urban – 1 (RU-1), and three parcels to Employment (EMP). The CMU-3 to CMU-1 zoning change, applied to 93% of affected parcels, is meant to restrict permitted uses. The other three changes – CMU-3 to RU-4, RU-1, and EMP – are meant to match parcels’ zoning with their existing uses.
4. The proposal recommends no zoning change to Lamar between Prescott and Winchester.
5. CMU-3 is intended to serve regional commercial uses. CMU-1 is intended to serve neighborhood commercial uses.
6. The proposed rezoning is more permissive of auto-oriented uses than the existing moratorium but more restrictive than the underlying zoning. The proposed CMU-1 and existing CMU-3 zoning districts treat most auto-oriented uses the same: vehicle service, vehicle wash, and convenience stores are permitted by right and vehicle sales require special use permits. The major difference between these districts as concerns auto-oriented uses is that vehicle repair is permitted by right in CMU-3 and requires a special use permit in CMU-1.
7. The proposed zoning change would cause a number of non-auto-oriented land uses to lose their by-right status, including: nursing homes, hospitals, funeral establishments, bars, wholesale trade, and light manufacturing, among other uses.
8. Any existing use that lost its by-right status would become a grandfathered use, thereby unable to expand without special planning approval.
9. Staff finds that this request meets the approval criteria of Chapter 9.5 of the Unified Development Code.

CONSISTENCY WITH MEMPHIS 3.0 (pp. 13-58)

This proposal is *consistent* with the Memphis 3.0 Comprehensive Plan.

RECOMMENDATION (p. 4)

Approval

GENERAL INFORMATION

Zoning Atlas Pages: 2030, 2130, 2135, 2235

Existing Zoning: Commercial Mixed Use – 3

Some affected parcels are split-zoned between Commercial Mixed Use – 3 and another district. Others are within overlay districts, including the Midtown District Overlay, Glenview Historic Overlay District, Residential Corridor Overlay District, and Floodplain Overlay District.

See page 103 for a map of the Midtown District Overlay and the Glenview Historic Overlay District.

See pages 109-112 for a spreadsheet that includes data on each affected parcel: report ID number, parcel ID number, current zoning (including overlays), proposed zoning, property address, and owner name.

PUBLIC NOTICE

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed, signs posted, and newspaper notice published. A total of 200 notices were mailed on 29 April 2020, a total of five signs posted along Lamar (see pp. 104-108 for photographs), and a newspaper notice published in the Memphis Daily News on 15 April 2020.

The public hearing is being held virtually due to social distancing guidelines related to the coronavirus pandemic.

STAFF ANALYSIS

Request

The request is the comprehensive rezoning of certain parcels adjacent to Lamar between Bellevue and Prescott. All affected parcels are currently zoned Commercial Mixed Use – 3. The request is to rezone 185 parcels to Commercial Mixed Use – 1, eight parcels to Residential Urban – 4, four parcels to Residential Urban – 1, and three parcels to Employment.

No overlay district designation – whether Historic, Midtown, Residential Corridor, Floodplain, or otherwise – is affected by this request. Split-zoned parcels are proposed to be rezoned to a single zoning district.

The full application has been incorporated into this report on pages 6-102. Enclosed are:

- A letter of intent (p. 6).
- Maps (pp. 7-12), including
 - o A zoning map (p. 9).
 - o A vicinity map (p. 12).
- Analyses of the request's consistency with the Memphis 3.0 Comprehensive Plan (pp. 13-58).
- A "Lamar Corridor Analysis" (pp. 59-85), including
 - o A land use map (p. 69).
 - o **Maps of the proposed zoning changes (pp. 81-83).**
- An appendix (pp. 86-102), including
 - o Site photographs (pp. 93-96).
 - o A comparative analysis of permitted land uses (pp. 97-102).

Auto-Oriented Uses and the Commercial Mixed Use Districts

Five common auto-oriented uses include vehicle sales/rental/leasing, vehicle repair, vehicle service, vehicle wash, and convenience stores/gas stations. The Commercial Mixed Use – 3 (CMU-3) and Commercial Mixed Use – 1 (CMU-1) zoning districts treat four of these five uses the same: vehicle sales/rental/leasing require special use permits; vehicle service, vehicle wash, and convenience stores/gas stations are permitted by right, with the additional requirement that the latter two uses be located at major intersections. The single difference between these two commercial mixed use districts as concerns the five aforementioned uses is that vehicle repair is permitted by right in CMU-3 but requires a special use permit in CMU-1.

The Midtown District Overlay applies to those properties on Lamar between Bellevue and Park. This district has its own permitted use table that is distinct from the rest of the city. The differences between this district's permitted use table (see UDC Section 8.4.7) and the general permitted use table (see UDC Section 2.5.2) as concerns the five aforementioned auto-oriented uses are that, in Midtown, convenience stores require a special use permit in CMU-1 and vehicle sales/rental/leasing are permitted by right in CMU-3. The requested zoning changes will therefore have a greater negative effect on the permissibility of auto-oriented uses in the Midtown District Overlay than elsewhere.

The vehicle service use category includes services provided while the customer waits. The vehicle repair use category includes more intensive services. Presently, tire sales and mounting are classified as vehicle service. Planning Director Josh Whitehead has indicated that a future Zoning Text Amendment proposal may re-classify used tire sales as vehicle repair while maintaining the classification of new tire sales as vehicle service.

Review Criteria

Staff *agrees* the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

9.5.7B Review Criteria

In making recommendations, the Land Use Control Board shall consider the following matters:

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);*
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;*
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;*
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and*
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.*

Conclusions

The Memphis Office of Comprehensive Planning is requesting the comprehensive rezoning of certain parcels adjacent to Lamar between Bellevue and Prescott, as initiated by the Memphis City Council.

City Council has imposed a series of moratoria on the issuance of building permits and planning approvals for vehicle sales, vehicle repair, tire sales and mounting, and convenience stores at properties on Lamar between Bellevue and Winchester. At the time of this report's publication, these moratoria have been and will be in effect from 28 August 2018 through 16 August 2020.

The requested rezoning would affect 200 parcels (see pp. 81-83). All affected parcels are currently zoned Commercial Mixed Use – 3 (CMU-3). 185 parcels would be changed to Commercial Mixed Use – 1 (CMU-1), eight parcels to Residential Urban – 4 (RU-4), four parcels to Residential Urban – 1 (RU-1), and three parcels to Employment (EMP). The CMU-3 to CMU-1 zoning change, applied to 93% of affected parcels, is meant to restrict permitted uses. The other three changes – CMU-3 to RU-4, RU-1, and EMP – are meant to match parcels' zoning with their existing uses.

The proposal recommends no zoning change to Lamar between Prescott and Winchester.

CMU-3 is intended to serve regional commercial uses. CMU-1 is intended to serve neighborhood commercial uses.

The proposed rezoning is more permissive of auto-oriented uses than the existing moratorium but more restrictive than the underlying zoning. The proposed CMU-1 and existing CMU-3 zoning districts treat most auto-oriented uses the same: vehicle service, vehicle wash, and convenience stores are permitted by right and vehicle sales require special use permits. The major difference between these districts as concerns auto-oriented uses is that vehicle repair is permitted by right in CMU-3 and requires a special use permit in CMU-1.

The proposed zoning change would cause a number of non-auto-oriented land uses to lose their by-right status, including: nursing homes, hospitals, funeral establishments, bars, wholesale trade, and light manufacturing, among other uses.

Any existing use that lost its by-right status would become a grandfathered use, thereby unable to expand without special planning approval.

Staff finds that this request meets the approval criteria of Chapter 9.5 of the Unified Development Code.

RECOMMENDATION

Staff recommends *approval*.

DEPARTMENTAL COMMENTS

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

City Engineer:	No comments received.
City Fire Division:	No comments received.
City Real Estate:	No comments received.
City 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.

APPLICATION



John R. Zeanah, AICP
Director
125 North Main Street, Suite 468
Memphis, Tennessee 38103
John.Zeanah@memphistn.gov

March 31, 2020

Mr. Josh Whitehead
Administrator
Memphis and Shelby County Office of Planning and Development
125 N Main St, Ste 468
Memphis, TN 38103

RE: Comprehensive Rezoning Affected Parcels along Lamar Corridor between Bellevue and Prescott

Mr. Whitehead,

Please accept this letter as a request to initiate a comprehensive rezoning for "Affected Parcels" along the Lamar Corridor between Bellevue and Prescott. In response to the Lamar Moratorium sponsored by Councilwoman Jamita Swearingen on August 28, 2018 (and subsequently extended for four additional periods), the Division of Planning and Development (DPD) conducted a Lamar Corridor Analysis to study the impacts of auto-related uses along the corridor. The analysis recommends a comprehensive zoning change of certain parcels on Lamar Avenue in an effort to support the uses along the corridor and adjacent neighborhoods and contribute to the economic vitality of the area. Following a presentation of the report to the Memphis City Council on March 3, 2020, DPD was authorized to move forward in initiating a comprehensive rezoning for the affected parcels.


Enclosed you will find a series of maps of the area that show in detail the parcels to be considered for a comprehensive rezoning, the Lamar Corridor Analysis, and a Memphis 3.0 Consistency Analysis to support this application. Thank you for considering this request to be placed on the May 4, 2020 agenda of the Memphis and Shelby County Land Use Control Board. Please advise if you require any additional information.

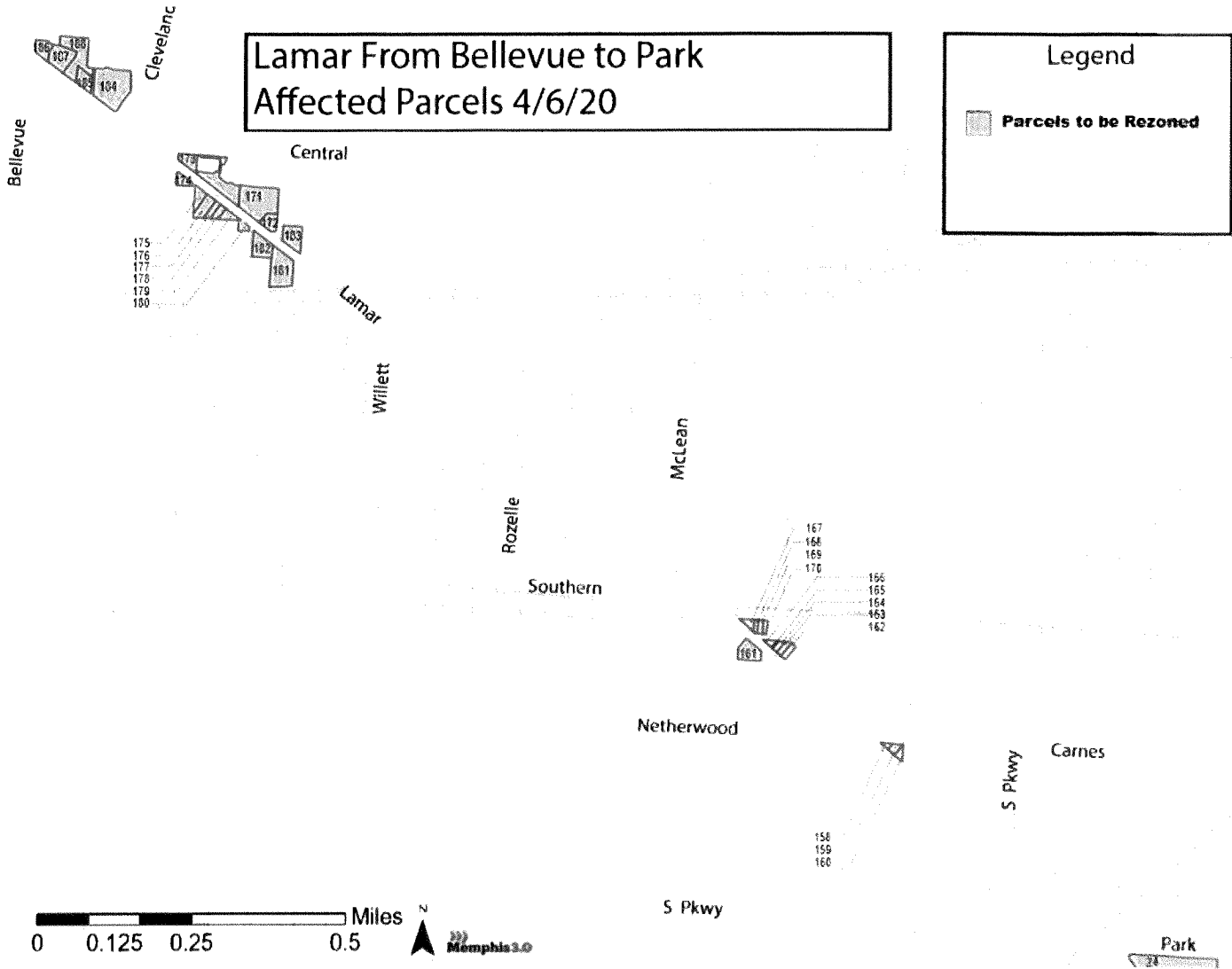
Sincerely,

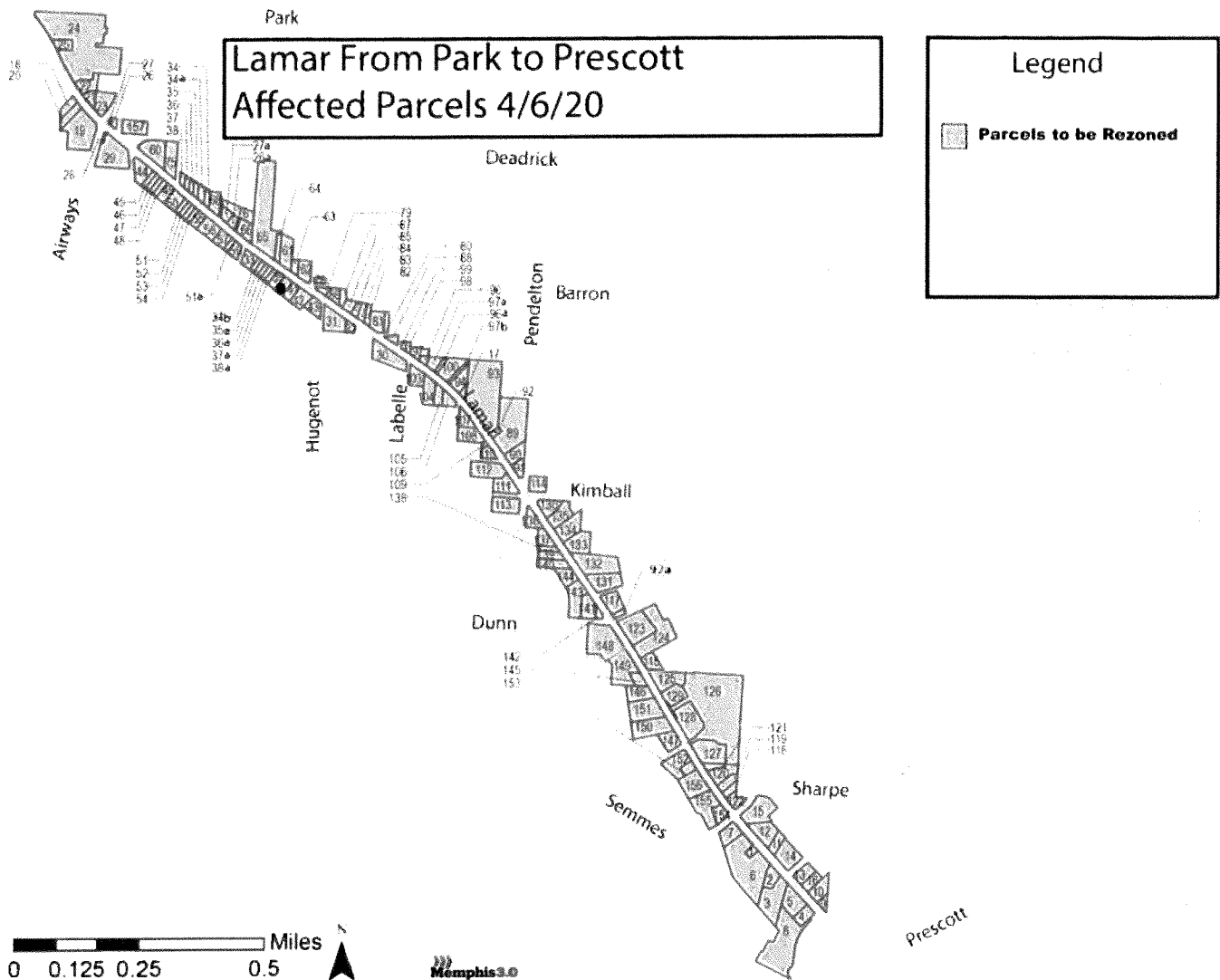
John Zeanah

Lamar From Bellevue to Park Affected Parcels 4/6/20

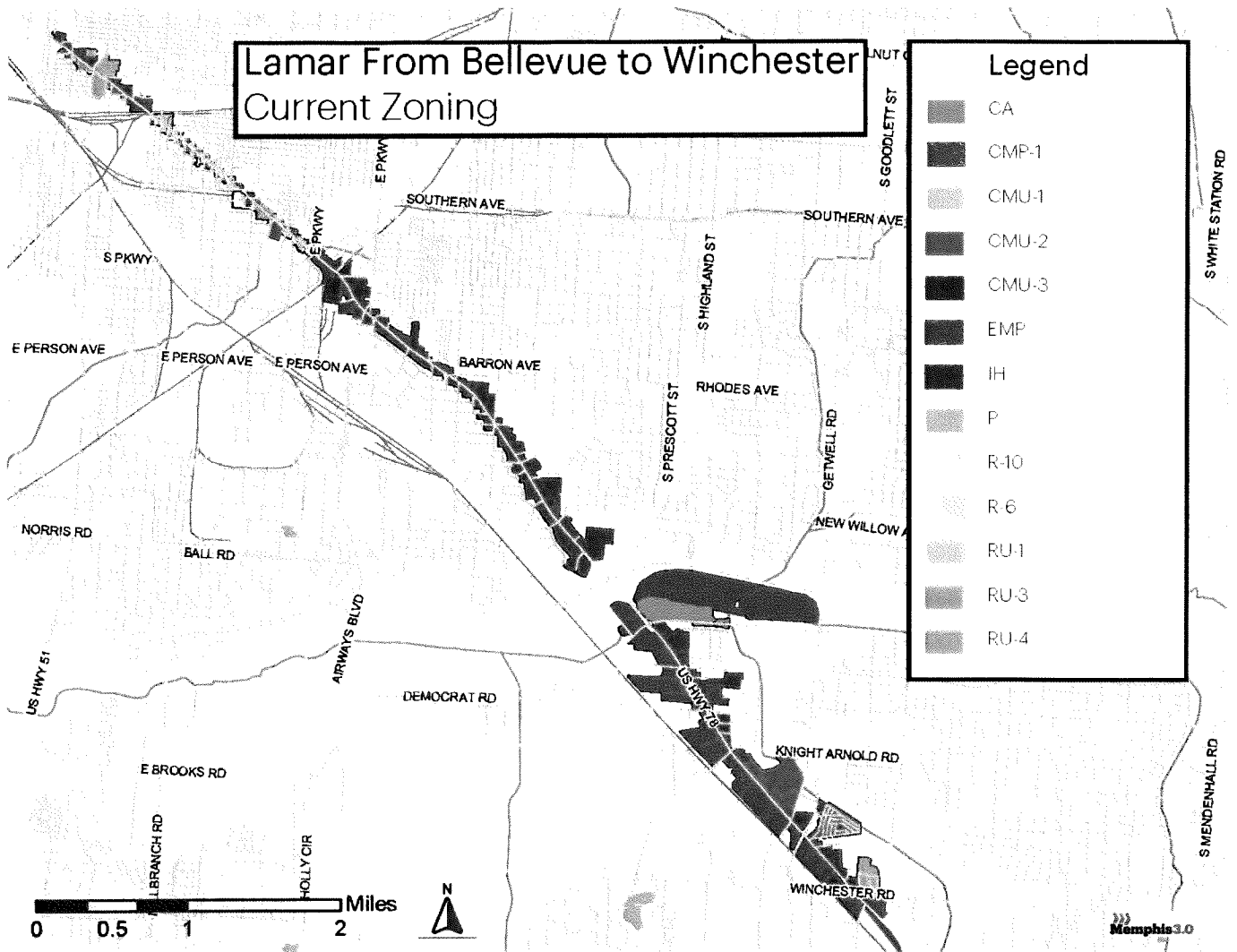
Legend

 **Parcels to be Rezoned**

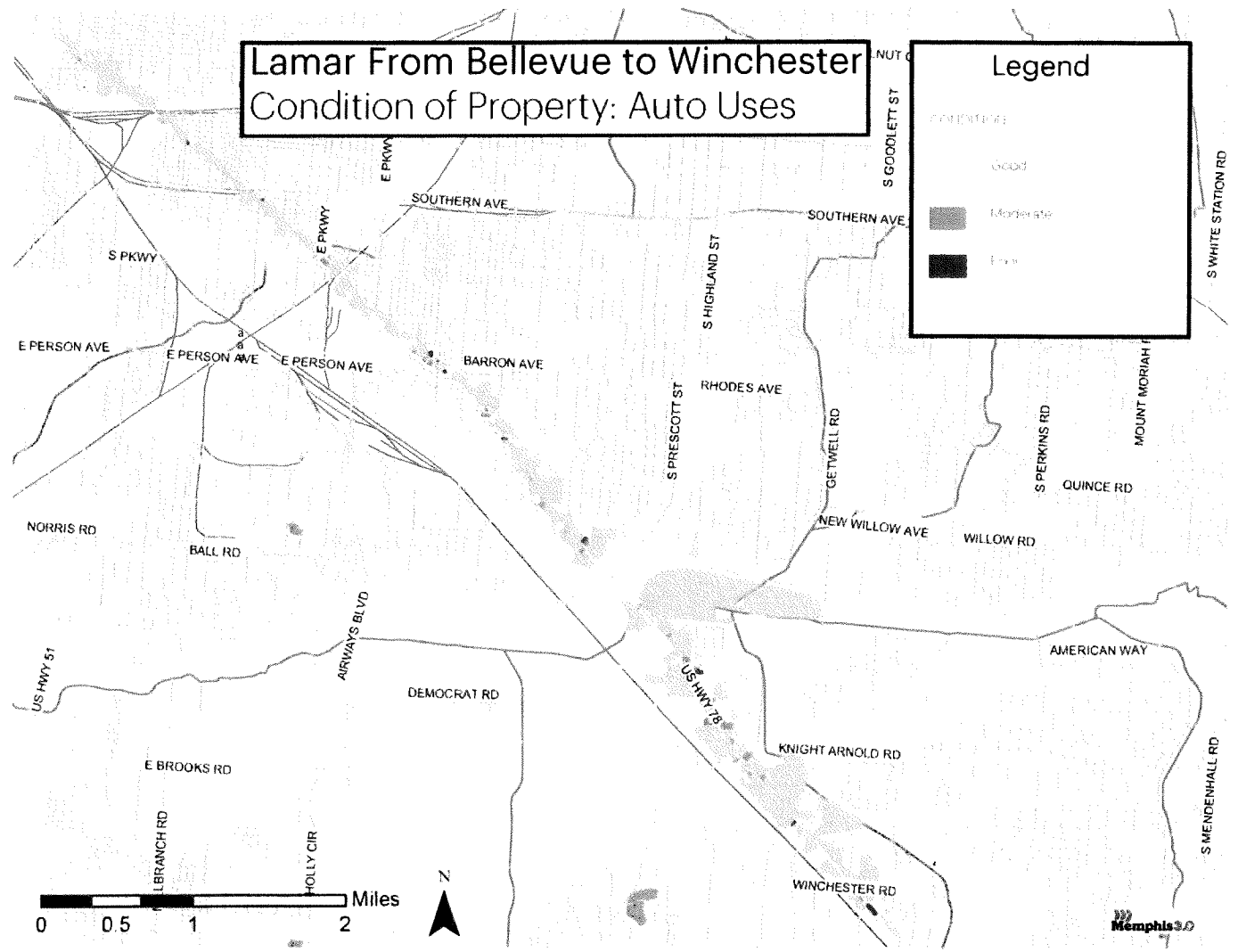


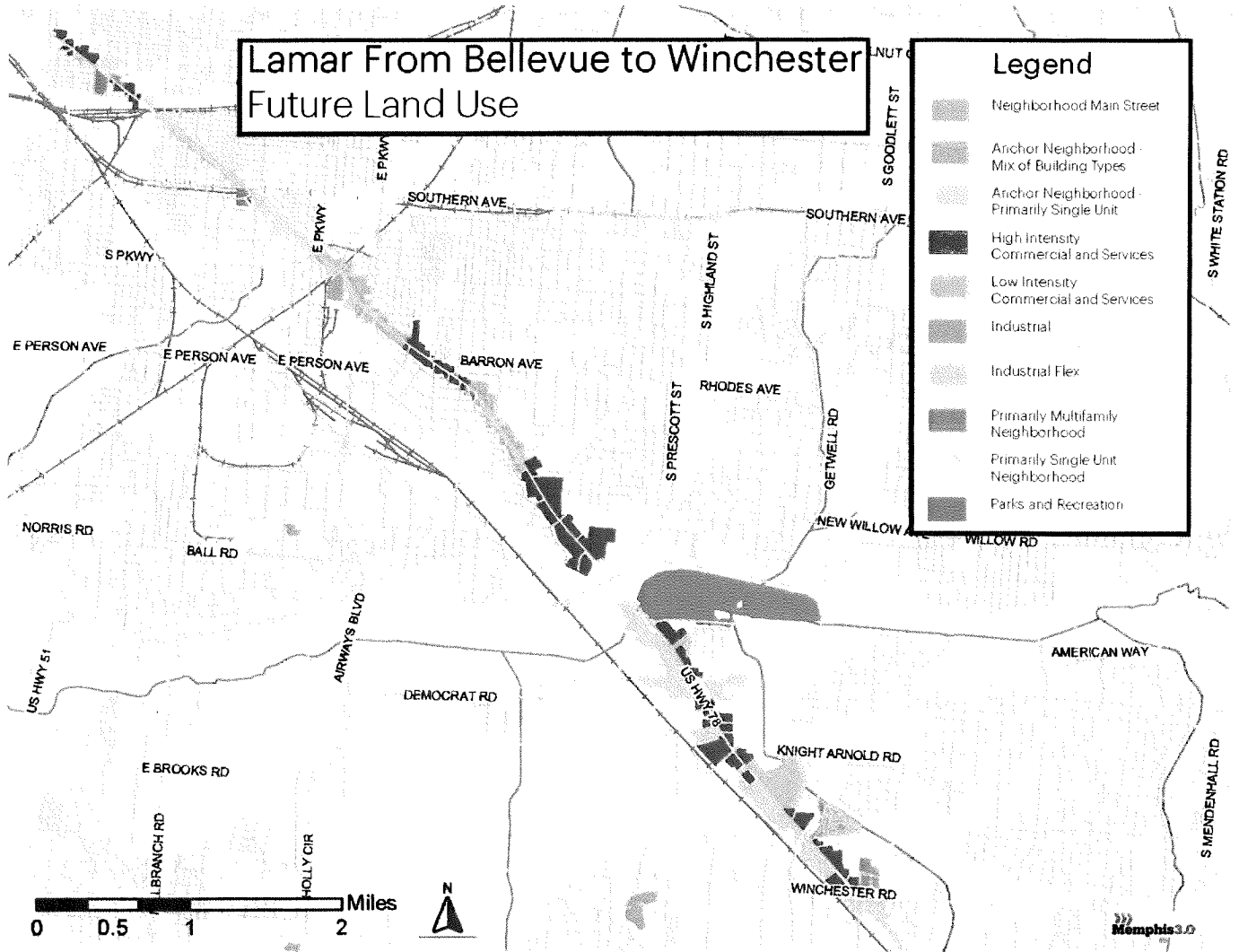


Note: The property identification numbers, created for this report, are slightly more up-to-date in the maps on pages 7-8 than those found in the Memphis 3.0 consistency analyses.



Lamar From Bellevue to Winchester
Condition of Property: Auto Uses





Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Bellevue to Willet. Group 1 consists of 17 parcels seen below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
171	1422 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
172	1442 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
174	0 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
175	1377 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
176	1385 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
177	0 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
178	1403 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
179	1407 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
180	1421 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
181	1449 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
182	1443 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
183	1458 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
184	1290 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
185	1270 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
186	1234 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
187	1246 Lamar Ave. 38104	High Intensity Commercial and Services	CSH
188	0 Lamar Ave. 38104	High Intensity Commercial and Services	CSH

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

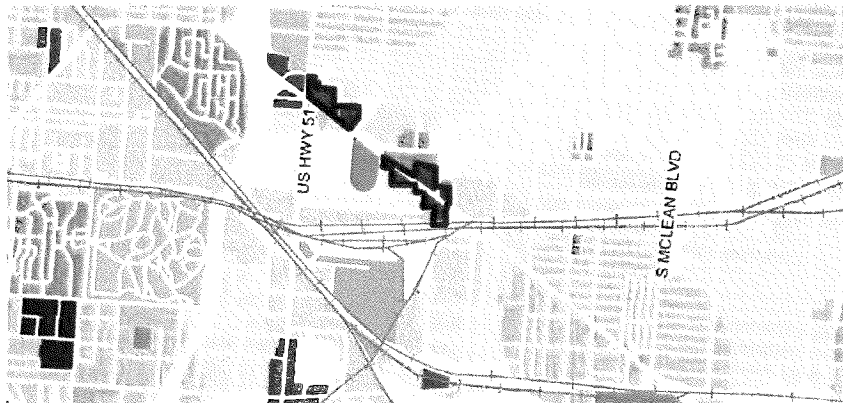


Figure 01: Red polygons denote the group 1 parcels in the future land use map.

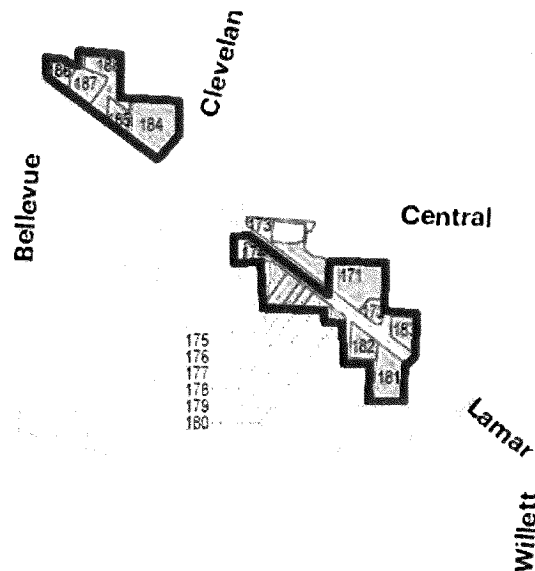
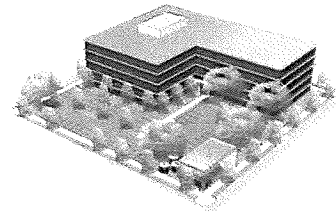


Figure 02: Red boundaries denote the group 1 parcels along Lamar Corridor from Bellevue to Willett.

2. Land use description & applicability:

The applicable parcels are within future land use designation: High Intensity Commercial and Services (CSH). The description and applicability for (CSH) are defined in greater detail on the following paragraphs.

High Intensity Commercial and Service (CSH) areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than a 3-mile radius. These areas are auto oriented and located outside of anchors. Building sizes can vary in height but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area. See graphic portrayal to the right.



“CSH” Goals/Objectives:

Maintenance of larger-scale commercial centers where viable

“CSH” Form & Location Characteristics:

Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map. 1-7 stories height.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 17 parcels from Bellevue to Willett. The parcels are to be rezoned from CMU-3 to CMU-1, RU-4 and EMP zoning districts.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
171	CSH	RU-4	No
172	CSH	RU-4	No
174	CSH	RU-4	No
175	CSH	CMU-1	Yes
176	CSH	CMU-1	Yes
177	CSH	RU-4	No
178	CSH	RU-4	No
179	CSH	RU-4	No
180	CSH	RU-4	No
181	CSH	EMP	Yes
182	CSH	EMP	Yes
183	CSH	EMP	Yes
184	CSH	CMU-1	Yes
185	CSH	CMU-1	Yes
186	CSH	CMU-1	Yes
187	CSH	CMU-1	Yes
188	CSH	CMU-1	Yes

7 parcels do not meet the criteria because, those are detached block-scaled building, either primarily residential, or houses an apartment building, and vacant parcels which are not commercial and service use in character. The downzoning to RU-4 does not meet the criteria of High Intensity Commercial and Services because it will only allow variety of housing types without any commercial activities. However, the requested downzoning will help maintaining the character and quality of life of the surrounding historic residential neighborhoods. See attached excel sheet for detail explanation.

The request meets the criteria because majority proposed parcel, apart from above mentioned 7 parcels are located along a parkway which provide access to commercial and mixed uses. This rezoning request moves the parcel closer to compliance with the future land use as allowing smaller scale commercial and services will improve the economic growth of the area without hampering the quality of life of the surrounding residential neighborhoods.

3. Existing, Adjacent Land Use and Zoning

See attached excel sheet for detail layout of existing, adjacent land uses and zoning surrounding the subject parcels. Majority of the subject sites are surrounded by the following land uses: commercial, multi-family, single-family, institutional, parking, and vacant. And, majority of the proposed sites are surrounded by RU-3, CMU-3, CMU-1, RU-4, R-6 (H), RU-1 (H), R-8, R-8 (H), and EMP. The request is for a downzoning and will have even less of an impact on the surrounding zoning and land use. The current land uses are compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use, which is not interfering with the adjacent use or any plan of the area.*

4. Degree of Change map



Figure 03: Red polygons denote the group 1 parcels in the degree of change map.

5. Degree of Change Descriptions
N/A

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

Summary Compiled by: Faria Umy, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Bellevue to Willet. Group 2 consists of only 1 parcel seen below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
173	1387 Central Ave. 38104	Primarily Multifamily Neighborhood	NM

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

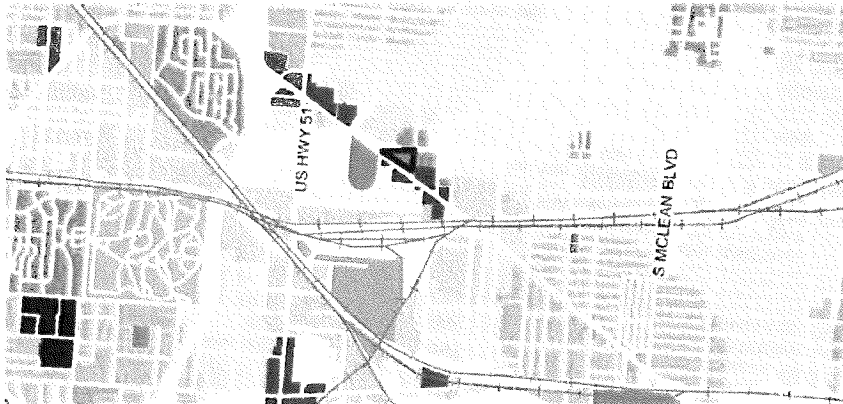


Figure 01: Red polygon denotes group 2 parcel in the future land use map.

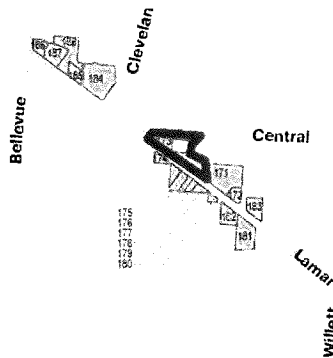
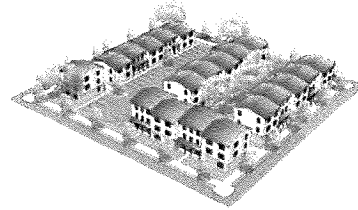


Figure 02: Red boundary denotes the group 2 parcel along Lamar Corridor from Bellevue to Willet.

2. Land use description & applicability:

The applicate parcels are within future land use designation: Primarily Multifamily Neighborhood (NM). The description and applicability for (NM) are defined in greater detail on the following paragraphs.

Multifamily Neighborhoods (NM) are characterized by their house and block size buildings that are a combination of attached, detached and semi-attached homes. These neighborhoods are major residential hubs that consist of apartment complexes and condominiums and located greater than a 10-minute walk outside of the closest anchor.



“NM” Goals/Objectives:

Preservation/maintenance of existing multi-family housing

“NM” Form & Location Characteristics:

Attached, semi-detached, and detached House-scale and some block-scale buildings. Primarily residential with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map. 1-3+ stories height. Beyond 1/2 mile from a Community Anchor.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 1 parcel at the intersection of Central and Lamar. The parcels are to be rezoned from CMU-3 to RU-4.

The request meets the criteria because it is a detached block-scaled building, primarily residential, 3+ storied in height and houses mainly a Condominium. The requested downzoning will also help maintaining the quality of life of the surrounding historic residential neighborhoods- Annesdale and Central Gardens.

3. Existing, Adjacent Land Use and Zoning

Majority of the subject site is surrounded by the following land uses: Single family, Recreational, Vacant, and Parking. The subject site is surrounded at the North by Residential Urban-3 (RU-3), at the East and West by Residential Urban-4 (RU-4), and at the South by Commercial Mixed Uses-3 (CMU-3). This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcels is similar in nature to the requested use, which is not interfering with the adjacent use or any plan of the area.

4. Degree of Change map



Figure 03: Blue polygon denotes group 2 parcel in the degree of change map.

5. Degree of Change Descriptions

N/A

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

Summary Compiled by: Faria Urmey, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: [Z 20-04](#)

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from McLean to S Pkwy. Group 1 consists of 3 parcels seen below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
158	2014 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood - Primarily Single-Unit	AN-S (NURTURE)
159	2016 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood - Primarily Single-Unit	AN-S (NURTURE)
160	0 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood - Primarily Single-Unit	AN-S (ACCELERATE)

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS NOT CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

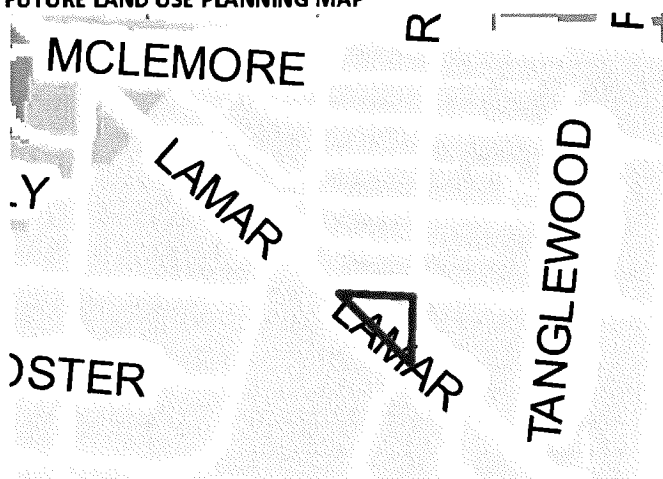


Figure 01: The red polygons denote the group 1 parcels in the future land use map.

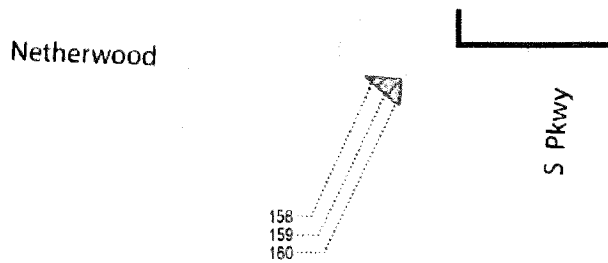


Figure 02: The red polygons denote the proposed site along Lamar Corridor from McLean to S Parkway.

2. Land use description & applicability:

The subject parcels are within future land use designation: Anchor Neighborhood - Primarily Single-Unit (AN-S) Nurture and Anchor Neighborhood - Primarily Single-Unit (AN-S) Accelerate. The description and applicability for (AN-S) are defined in greater detail in the following paragraphs.

Primarily Single-Unit Anchor Neighborhoods are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities.



“AN-S” Goals/Objectives:

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

“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.

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.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 3 parcels from Carnes Ave. to Castalia St. along Lamar Ave. The parcels are to be rezoned from CMU-3 to CMU-1 zoning districts.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
158	AN-S (NURTURE)	CMU-1	No
159	AN-S (NURTURE)	CMU-1	No
160	AN-S (ACCELERATE)	CMU-1	No

CMU-1 zoning is not entirely complimentary to the future land use designation of Anchor Neighborhood - Primarily Single-Unit (AN-S). CMU-1 districts are intended to provide for neighborhood-serving commercial, office, and employment uses. Residential uses are encouraged above the ground floor. Compatible nonresidential uses should be located within walking distance to the established residential neighborhoods they are designated to serve. Auto-oriented uses are not appropriate in this district. This does not match the AN-S emphasis on residential uses. However single-family housing is permitted within CMU-1.

This rezoning request moves the parcel closer to compliance with the future land use as allowing smaller-scale commercial and services will improve the economic growth of the area without hampering the quality of life of the surrounding residential neighborhoods. While the rezoning moves the parcels towards the future land use set forth by the 3.0 plan, they do not fit with the intent of AN-S and could disperse commercial along a section of commercial that is dominated by residential. The intent of anchors is to cluster commercial and not spread it.

3. Existing, Adjacent Land Use and Zoning

The subject parcels are surrounded by the following land uses: single-family residential to the north, east, and west. Institutional in the form of a treatment center is to the west. The parcels themselves are vacant buildings that were once commercial. The majority of the subject site is surrounded by RU-1 to the north and east. To the south is R-6H. To the west is CMP-1H. The site itself is currently CMU-3. The request for a downzoning to CMU-1 will have less of an impact on the surrounding zoning and land use than CMU-3. This section of Lamar is dominated by residential and allowing CMU-1 commercial where there are currently vacant buildings would harm the intent of the 3.0 anchor strategy by dispersing commercial instead of clustering it. Rezoning to promote residential uses would be more effective in keeping with the intent of the 3.0 plan.

4. DEGREE OF CHANGE MAP



Figure 03: The red polygons denote the group 1 parcels in the degree of change map.

5. Degree of Change Analysis

Nurture

Two of the subject site parcels (169 and 169) are designated as Nurture areas on the degree of change map. Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

Ways to Nurture:

- "Road diets" – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

The proposed zoning is congruent with the degree of change designation. CMU-1 zoning will not impede such elements of a nurture anchor as obtaining grants for small business frontages or the repurposing of vacant lots.

Accelerate

One parcel (160) in the subject site is designated as an accelerate area on the degree of change map. Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

Ways to Accelerate:

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger scale markets
- Reduce building setbacks or establish build to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

The proposed zoning is congruent with the degree of change designation. CMU-1 zoning will not impede such elements of accelerate anchors as allowing a greater mix of uses or the increase of building height. Existing buildings on the site are 1-story in height.

Based on the information provided, the proposal IS NOT CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Roger Ekstrom, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from McLean to S. Parkway. Group 2 consists of 10 parcels seen below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
161	1883 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
166	1900 LAMAR Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
165	1904 LAMAR Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
164	1915 E MCLEMORE AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
163	1912 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
162	1916 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
167	1886 LAMAR Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
168	1890 E MCLEMORE AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
169	1894 E MCLEMORE AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
170	1898 E MCLEMORE AVE Memphis, TN 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

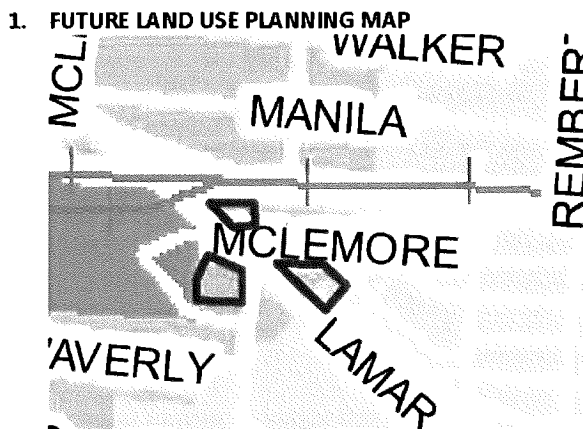


Figure 01: Red polygons denote the group 2 parcels in the future land use map.

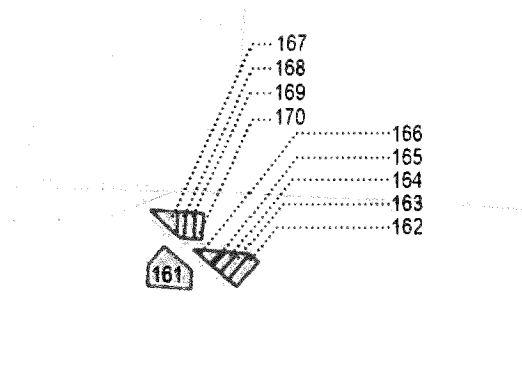


Figure 02: Red boundaries denote the group 2 parcels along the Lamar Corridor from Southern to S. Barksdale. (all parcels present on map are included)

2. Land use description & applicability:

The subject parcels are within future land use designation: Anchor Neighborhood - Mix of Building Types (AN-M) Nurture. The description and applicability for (AN-M) are defined in greater detail in the following paragraphs.

Anchor Neighborhoods - Mix of Building Types are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods.



“AN-M” Goals/Objectives:

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

“AN-M” Form & Location Characteristics:

Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map. 1-7 stories height.

4. DEGREE OF CHANGE MAP

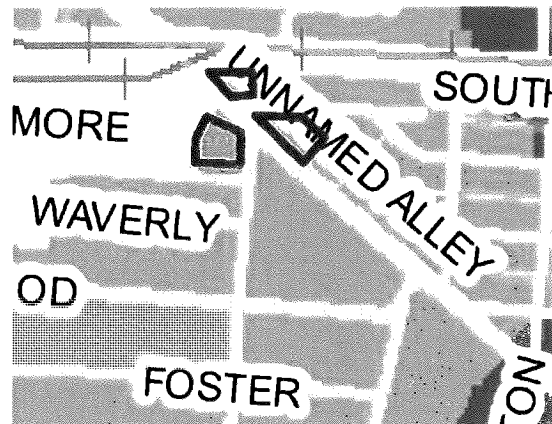


Figure 03: Red polygons denote the group 2 parcels in the degree of change map.

5. Degree of Change Analysis

Nurture

The subject site is designated as a Nurture area according to the Degree of Change Map. Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

Ways to Nurture:

- "Road diets" — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

The proposed zoning is congruent with the degree of change designation. CMU-1 and RU-1 zoning will not impede such elements of a nurture anchor as obtaining grants for small business frontages or the repurposing of vacant lots.

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

Summary Compiled by: Roger Ekstrom, Office of Comprehensive Planning.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 10 parcels from Southern to S. Barksdale along Lamar. The parcels are to be rezoned from CMU-3 to CMU-1 and RU-1 zoning districts.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
161	AN-M	CMU-1	Yes
166	AN-M	CMU-1	Yes
165	AN-M	CMU-1	Yes
164	AN-M	CMU-1	Yes
163	AN-M	CMU-1	Yes
162	AN-M	CMU-1	Yes
167	AN-M	RU-1	Yes
168	AN-M	RU-1	Yes
169	AN-M	RU-1	Yes
170	AN-M	RU-1	Yes

The proposed zoning changes are consistent with the future land use map of Memphis 3.0. The downzoning to RU-1 adheres to Anchor Neighborhood - Mix of Building Types (A-NM) and CMU-1 brings the zoning closer to the intended future land use. The parcels are also along Lamar which is a 3.0 designated parkway. The plan allows for mixed use commercial on parkways that serve the surrounding neighborhoods under AN-M.

3. Existing, Adjacent Land Use and Zoning

The majority of the subject sites are surrounded by the following land uses: railroad right of way and single-family residential are to the north; single-family is to the east and south; park and open space are to the west. The proposed sites are surrounded by: OG and R-6(H) to the north, CMU-3 and RU-3 to the east, RU-1(H) and R-6(H) to the south, and R-6(H) to the west. The request is for a downzoning and will have even less of an impact on the surrounding zoning and land use than CMU-3. Currently, the subject parcels have a land use of single family and duplex. Downzoning these to RU-1 better matches their current land use in a mostly residential part of Lamar. Parcel 161 has a commercial structure and downzoning this to CMU-1 will allow for continued commercial use at a less-intense level than CMU-3. Parcels 164-165 have a vacant auto-oriented use. Downzoning to CMU-1 will decrease many future auto-oriented uses.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Railroad to Pendleton. Group 1 consists of 9 parcels shown below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
21	2294 Lamar Ave. 38114	Neighborhood Main Street	A-NMS (Accelerate)
22	2284 Lamar Ave. 38114	Neighborhood Main Street	A-NMS (Accelerate)
23	2306 Lamar Ave. 38114	Neighborhood Main Street	A-NMS (Accelerate)
24	2246 Park Ave. 38114	Neighborhood Main Street	A-NMS (Accelerate)
25	2246 Park Ave. 38114	Neighborhood Main Street	A-NMS (Accelerate)
91	2772 Lamar Ave. 38114	Neighborhood Main Street	A-NMS (Nurture)
111	2759 Lamar Ave. 38114	Neighborhood Main Street	A-NMS (Nurture)
113	2757 Kimball Ave. 38114	Neighborhood Main Street	A-NMS (Nurture)
157	1472 Trezevant St. 38114	Neighborhood Main Street	A-NMS (Accelerate)

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

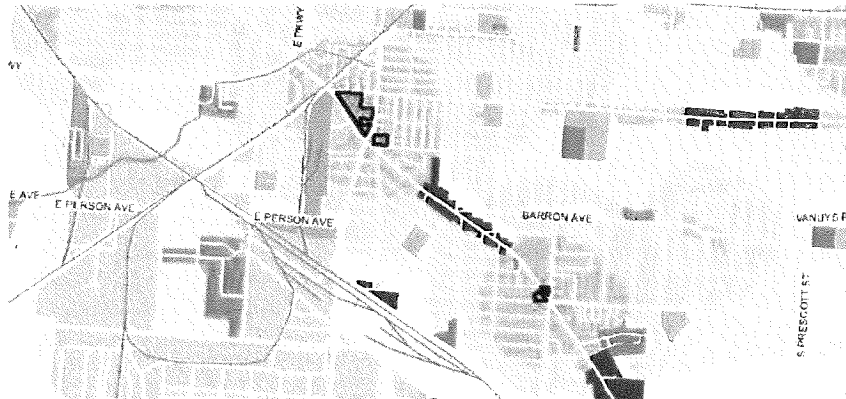


Figure 01: Red polygons denote group 1 parcels in the future land use map.

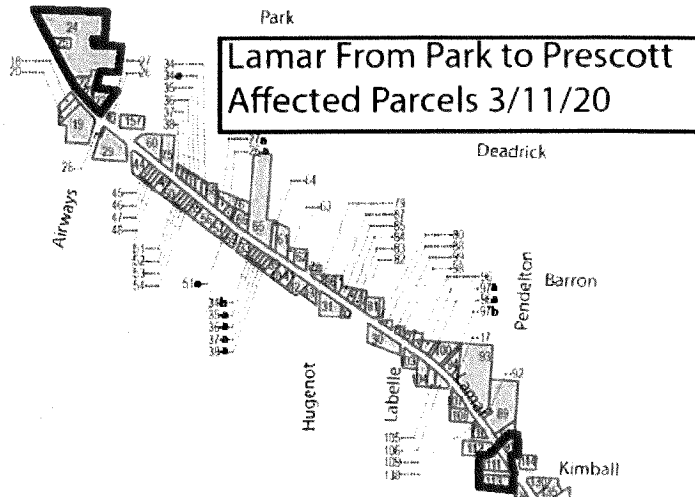
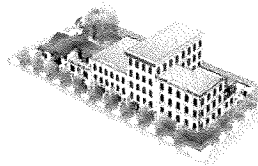


Figure 02: Red boundaries denote the group 1 parcels from Railroad to Pendleton.

2. Land use description & applicability:

The appicate parcels are within future land use designation: Neighborhood Main Street (A-NMS). The description and applicability for (A-NMS) are defined in greater detail on the following paragraphs.

Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along a street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



“A-NMS” Goals/Objectives:

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

“A-NMS” Form & Location Characteristics:

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 9 parcels from Railroad to Pendleton. The parcels are to be rezoned from CMU-3 to CMU-1 zoning districts.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
21	A-NMS (Accelerate)	CMU-1	No
22	A-NMS (Accelerate)	CMU-1	Yes
23	A-NMS (Accelerate)	CMU-1	Yes
24	A-NMS (Accelerate)	CMU-1	Yes

25	A-NMS (Accelerate)	CMU-1	Yes
91	A-NMS (Nurture)	CMU-1	Yes
111	A-NMS (Nurture)	CMU-1	Yes
113	A-NMS (Nurture)	CMU-1	Yes
157	A-NMS (Accelerate)	CMU-1	Yes

The request meets the criteria because majority proposed parcels apart from 1 parcel, are commercial strip mall, commercial fast food, commercial retail stores, and service (gas) stations that contain 1 story, block scaled, detached buildings. The future land use of Neighborhood Main Street (A-NMS) allows for single story commercial and institutional uses that are detached and attached and can be house scale to block scale. While the properties do not provide a mixed use or walkable and bikeable environment they still serve the surrounding neighborhoods.

3. Existing, Adjacent Land Use and Zoning

See attached excel sheet for detail layout of existing, adjacent land uses and zoning surrounding the subject parcels. Majority of the subject sites are surrounded by the following land uses: commercial, multi-family, single-family, institutional, and office. And, majority of the proposed sites are surrounded by CMU-3, RU-1, R-6, RU-3, and EMP. The request is for a downzoning and will have even less of an impact on the surrounding zoning and land use. The current land uses are compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use, which is not interfering with the adjacent use or any plan of the area.*

4. Degree of Change map



Figure 03: Red polygons denote group 1 parcels in the degree of change map.

5. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. Below is a list of ways to nurture an anchor.

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place. Below is a list of ways to accelerate an anchor.

Ways to Accelerate:

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking
- Sprawl repair

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

Summary Compiled by: Faria Army, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Railroad to Pendleton. Group 2 consists of 48 parcels shown below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
17	0 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
18	2277 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
19	1489 Airways Blvd. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
20	2279 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
26	2320 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
26a	2444 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
27	0 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
27a	2434 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
28	2315 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
29	2300 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
34	2479 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
34a	2414 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
35	0 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
36	2491 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
37	2495 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
38	2499 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
44	2355 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
45	2367 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
46	2369 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
47	2373 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
48	2377 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
49	2383 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
50	2391 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
51	2399 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
52	2403 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
53	0 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
54	2411 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
55	2417 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
56	2421 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
57	2443 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
60	2348 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
68	2426 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
75	2378 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
76	2448 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Accelerate)
89	2754 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
90	2764 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
92	2748 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
93	2718 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
94	2700 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
97b	2688 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
100	2684 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
104	2669 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
105	2689 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)

107	2713 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
108	2731 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
109	2737 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
110	2739 Lamar Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)
112	0 Lowell Ave. 38114	Anchor Neighborhood - Mix of Building Types	AN-M (Nurture)

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal **IS CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

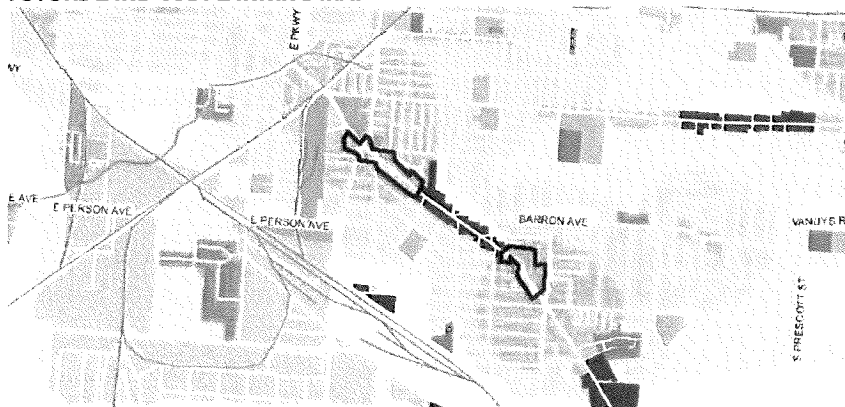


Figure 01: Red polygons denote group 2 parcels in the future land use map.

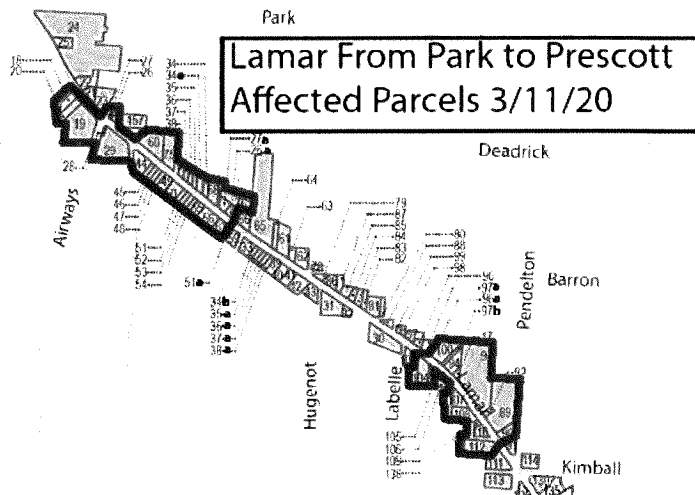


Figure 02: Red boundaries denote the group 2 parcels from Railroad to Pendleton.

2. Land use description & applicability:

The applicate parcels are within future land use designation: Anchor Neighborhood - Mix of Building Types (AN-M). The description and applicability for (AN-M) are defined in greater detail on the following paragraphs.

Mix of Building Types Anchor Neighborhoods are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods. See graphic portrayal to the right.



“AN-M” Goals/Objectives:

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

“AN-M” Form & Location Characteristics:

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

ACCELERATE - Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 48 parcels from Railroad to Pendleton. The parcels are to be rezoned from CMU-3 to CMU-1 zoning district.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent to FLU (Yes/No)
17	AN-M (Nurture)	CMU-1	Yes
18	AN-M (Accelerate)	CMU-1	Yes
19	AN-M (Accelerate)	CMU-1	Yes
20	AN-M (Accelerate)	CMU-1	Yes
26	AN-M (Accelerate)	CMU-1	Yes
26a	AN-M (Accelerate)	CMU-1	Yes
27	AN-M (Accelerate)	CMU-1	Yes
27a	AN-M (Accelerate)	CMU-1	Yes
28	AN-M (Accelerate)	CMU-1	Yes
29	AN-M (Accelerate)	CMU-1	Yes
34	AN-M (Accelerate)	CMU-1	Yes
34a	AN-M (Accelerate)	CMU-1	Yes
35	AN-M (Accelerate)	CMU-1	Yes
36	AN-M (Accelerate)	CMU-1	Yes
37	AN-M (Accelerate)	CMU-1	Yes
38	AN-M (Accelerate)	CMU-1	Yes
44	AN-M (Accelerate)	CMU-1	Yes
45	AN-M (Accelerate)	CMU-1	Yes
46	AN-M (Accelerate)	CMU-1	Yes

47	AN-M (Accelerate)	CMU-1	Yes
48	AN-M (Accelerate)	CMU-1	Yes
49	AN-M (Accelerate)	CMU-1	Yes
50	AN-M (Accelerate)	CMU-1	Yes
51	AN-M (Accelerate)	CMU-1	Yes
52	AN-M (Accelerate)	CMU-1	Yes
53	AN-M (Accelerate)	CMU-1	Yes
54	AN-M (Accelerate)	CMU-1	Yes
55	AN-M (Accelerate)	CMU-1	Yes
56	AN-M (Accelerate)	CMU-1	Yes
57	AN-M (Accelerate)	CMU-1	Yes
60	AN-M (Accelerate)	CMU-1	Yes
68	AN-M (Accelerate)	CMU-1	Yes
75	AN-M (Accelerate)	CMU-1	Yes
76	AN-M (Accelerate)	CMU-1	Yes
89	AN-M (Nurture)	CMU-1	Yes
90	AN-M (Nurture)	CMU-1	Yes
92	AN-M (Nurture)	CMU-1	Yes
93	AN-M (Nurture)	CMU-1	Yes
94	AN-M (Nurture)	CMU-1	Yes
97b	AN-M (Nurture)	CMU-1	Yes
100	AN-M (Nurture)	CMU-1	Yes
104	AN-M (Nurture)	CMU-1	Yes
105	AN-M (Nurture)	CMU-1	Yes
107	AN-M (Nurture)	CMU-1	Yes
108	AN-M (Nurture)	CMU-1	Yes
109	AN-M (Nurture)	CMU-1	Yes
110	AN-M (Nurture)	CMU-1	Yes
112	AN-M (Nurture)	CMU-1	Yes

The request meets the criteria because the proposed parcels, are mostly 1 story, house scaled, detached buildings, and located along a parkway which provide access to housing, commercial and mixed uses. The requested uses will focus investments to the area and serve the residents of the surrounding residential neighborhoods. The future land use of Anchor Neighborhood- Mix of Building Types (AN-M) allows for 1-3 story house scale commercial uses and mix of housing structures that can be detached and attached.

3. Existing, Adjacent Land Use and Zoning

See attached excel sheet for detail layout of existing, adjacent land uses and zoning surrounding the subject parcels. Majority of the subject sites are surrounded by the following land uses: commercial, multi-family, single-family, institutional, and office. And, majority of the proposed sites are surrounded by CMU-3, CMU-2, CMU-1, RU-1, R-6, and RU-3. The request is for a downzoning and will have even less of an impact on the surrounding zoning and land use. The current land uses are compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use, which is not interfering with the adjacent use or any plan of the area.*

4. Degree of Change map

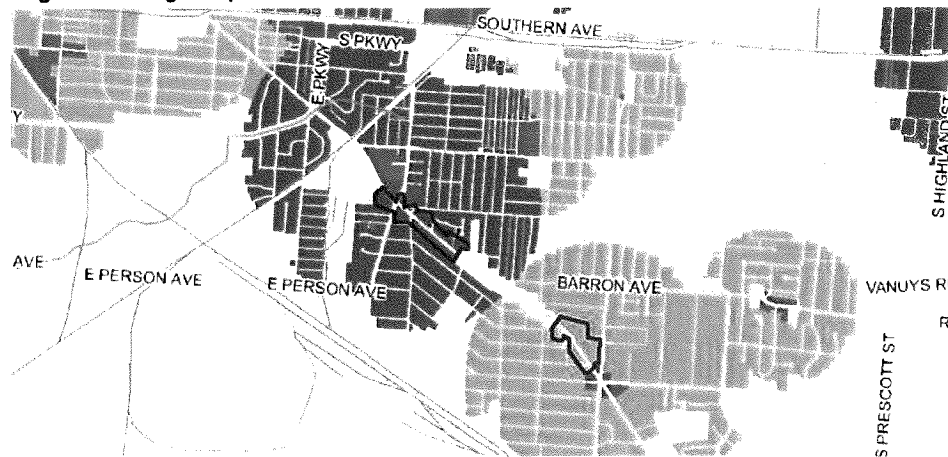


Figure 03: Red polygons denote group 2 parcels in the degree of change map.

5. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. Below is a list of ways to nurture an anchor.

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place. Below is a list of ways to accelerate an anchor.

Ways to Accelerate:

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking
- Sprawl repair

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

Summary Compiled by: Faria Urmy, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Railroad to Pendleton. Group 3 consists of 1 parcel shown below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
106	0 Lamar Ave. 38114	Parks & Recreational Facilities	PR

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

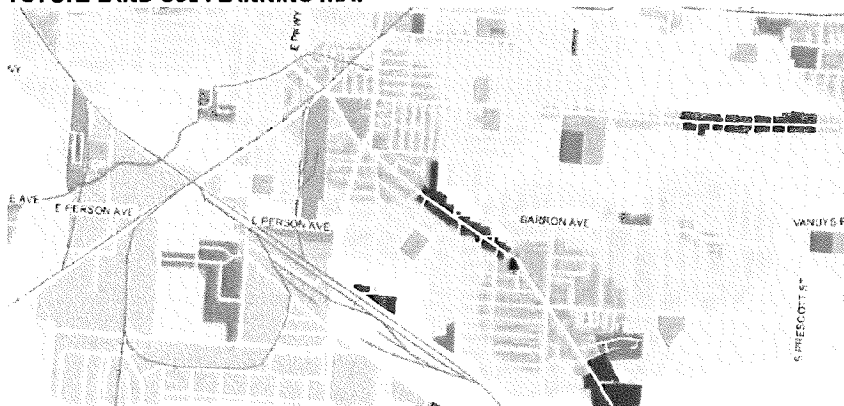


Figure 01: Red polygon denotes group 3 parcel in the future land use map.

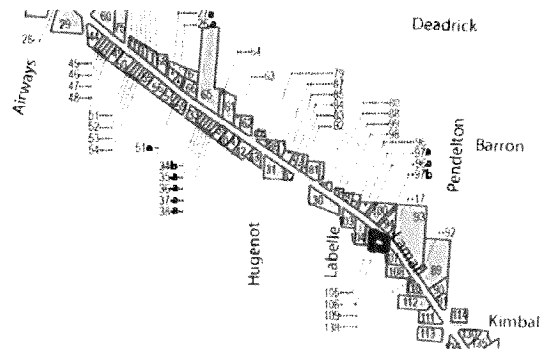
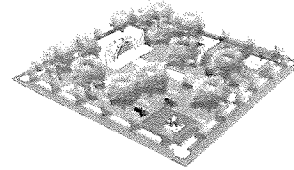


Figure 02: Red boundary denotes the group 3 parcel from Railroad to Pendleton.

2. Land use description & applicability:

The applicable parcels are within future land use designation: Parks & Recreational Facilities (PR). The description and applicability for (PR) are defined in greater detail on the following paragraphs.

Parks and Recreational Facilities are designated public spaces that are meant to be walkable with forms of active and passive recreation. These areas usually contain formal access points from the street and can be any size up to a regional park. See graphic portrayal to the right.



“PR” Goals/Objectives:

Active and passive recreation, greening, stewardship, increased accessibility to open space, increased open space/Memphian ratio.

“PR” Form & Location Characteristics:

Recreational uses.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 1 parcel from Railroad to Pendleton. The parcels are to be rezoned from CMU-3 to CMU-1 zoning districts.

The applicant is seeking a downzoning to preserve the safety of a small-scale play area on the subject parcel. Presently the parcel is a small play area and maintaining this recreational service will serve the surrounding neighborhood, which meets the criteria of Park & Recreational Facilities. The requested downzoning will also help maintaining the quality of life of the surrounding residential neighborhood.

3. Existing, Adjacent Land Use and Zoning

Majority of the subject site is surrounded by the following land uses: Single family, Recreational, commercial, and Institutional. The subject site is surrounded at the North, East, and West by Commercial Mixed Uses-3 (CMU-3) and at the South by Residential Single Family-6 (R-6). This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcels is similar in nature to the requested use, which is not interfering with the adjacent use or any plan of the area.

4. Degree of Change map

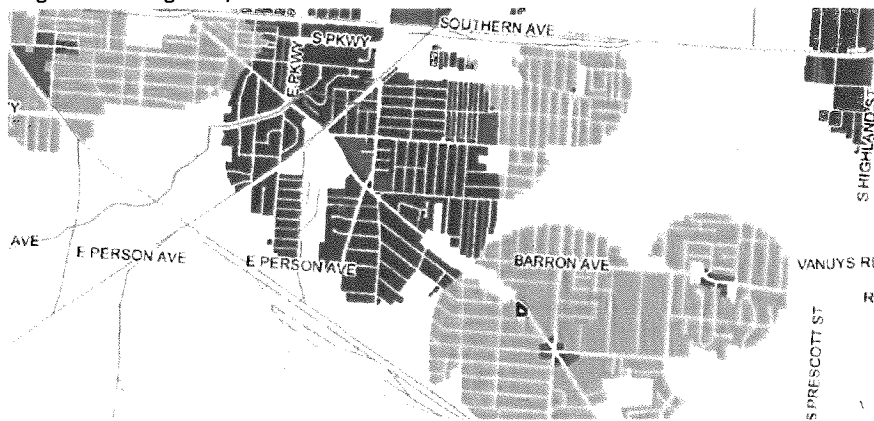


Figure 03: Red polygon denotes group 3 parcel in the degree of change map.

5. Degree of Change Descriptions
N/A

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

Summary Compiled by: Faria Urmy, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Railroad to Pendleton. Group 4 consists of 40 parcels shown below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
30	0 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
31	2567 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
32	2587 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
33	2471 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
34b	2479 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
35a	0 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
36a	2491 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
37a	2495 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
38a	2499 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
39	2507 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
40	2511 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
41	2523 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
42	2531 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
43	2549 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
51a	2455 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
59	2455 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
61	2408 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
62	2524 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
63	2518 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
64	2504 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
65	2500 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
66	2466 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
78	1622 Hamilton St. 38114	High Intensity Commercial and Services	CSH
79	2542 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
80	2618 Fizer Rd. 38114	High Intensity Commercial and Services	CSH
81	2614 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
82	2598 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
83	2590 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
84	0 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
85	2574 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
86	2560 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
87	2566 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
88	0 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
96	2656 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
96a	2688 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
97	2648 Highway 78 38114	High Intensity Commercial and Services	CSH
97a	2666 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
98	2642 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
99	2636 Lamar Ave. 38114	High Intensity Commercial and Services	CSH
103	2657 Lamar Ave. 38114	High Intensity Commercial and Services	CSH

Based on the existing adjacent land uses, zoning districts, and future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

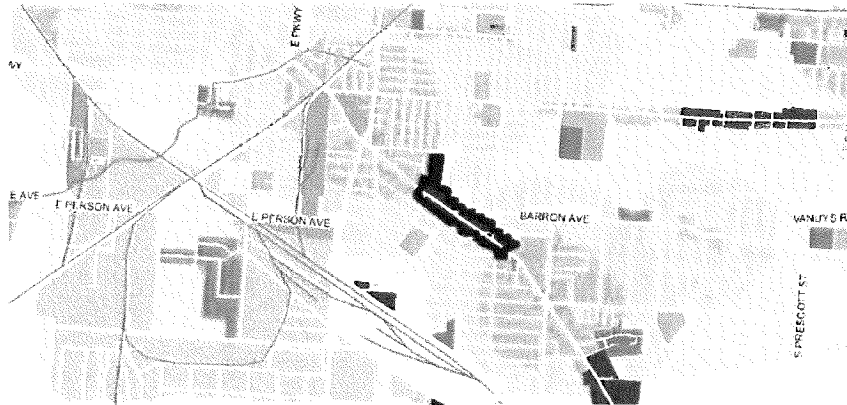


Figure 01: Red polygon denotes group 4 parcels in the future land use map.

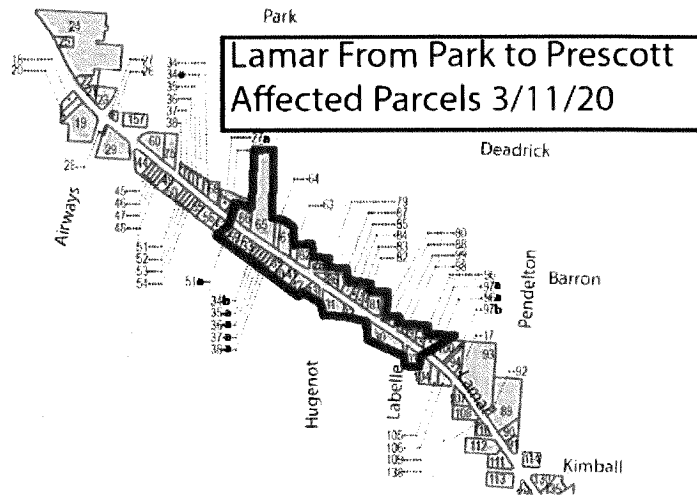
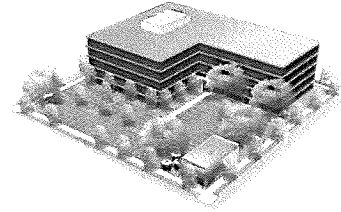


Figure 02: Red boundary denotes the group 4 parcels from Railroad to Pendleton.

2. Land use description & applicability:

The applicate parcels are within future land use designation: High Intensity Commercial and Services (CSH). The description and applicability for (CSH) are defined in greater detail on the following paragraphs.

High Intensity Commercial and Service (CSH) areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than a 3-mile radius. These areas are auto oriented and located outside of anchors. Building sizes can vary in height but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area. See graphic portrayal to the right.



“CSH” Goals/Objectives:

Maintenance of larger-scale commercial centers where viable

“CSH” Form & Location Characteristics:

Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map. 1-7 stories height.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 40 parcels from Railroad to Pendleton. The parcels are to be rezoned from CMU-3 to CMU-1 zoning district.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
30	CSH	CMU-1	Yes
31	CSH	CMU-1	Yes
32	CSH	CMU-1	Yes
33	CSH	CMU-1	Yes
34b	CSH	CMU-1	Yes
35a	CSH	CMU-1	Yes
36a	CSH	CMU-1	Yes
37a	CSH	CMU-1	Yes
38a	CSH	CMU-1	Yes
39	CSH	CMU-1	Yes
40	CSH	CMU-1	Yes
41	CSH	CMU-1	Yes
42	CSH	CMU-1	Yes
43	CSH	CMU-1	Yes
51a	CSH	CMU-1	Yes
59	CSH	CMU-1	Yes
61	CSH	CMU-1	Yes
62	CSH	CMU-1	Yes
63	CSH	CMU-1	Yes
64	CSH	CMU-1	Yes
65	CSH	CMU-1	Yes
66	CSH	CMU-1	Yes
78	CSH	CMU-1	Yes
79	CSH	CMU-1	Yes
80	CSH	CMU-1	Yes
81	CSH	CMU-1	Yes
82	CSH	CMU-1	Yes
83	CSH	CMU-1	Yes
84	CSH	CMU-1	Yes
85	CSH	CMU-1	Yes
86	CSH	CMU-1	Yes
87	CSH	CMU-1	Yes

88	CSH	CMU-1	Yes
96	CSH	CMU-1	Yes
96a	CSH	CMU-1	Yes
97	CSH	CMU-1	Yes
97a	CSH	CMU-1	Yes
98	CSH	CMU-1	Yes
99	CSH	CMU-1	Yes
103	CSH	CMU-1	Yes

The request meets the criteria because proposed parcels are located along a parkway which provide access to commercial and mixed uses. This rezoning request moves the parcel closer to compliance with the future land use as allowing smaller scale commercial and services will improve the economic growth of the area without hampering the quality of life of the surrounding residential neighborhoods.

3. Existing, Adjacent Land Use and Zoning

See attached excel sheet for detail layout of existing, adjacent land uses and zoning surrounding the subject parcels. Majority of the subject sites are surrounded by the following land uses: commercial, multi-family, single-family, institutional, industrial, and office. And, majority of the proposed sites are surrounded by CMU-3, R-6, RU-1, and EMP. The request is for a downzoning and will have even less of an impact on the surrounding zoning and land use. The current land uses are compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use, which is not interfering with the adjacent use or any plan of the area.*

4. Degree of Change map

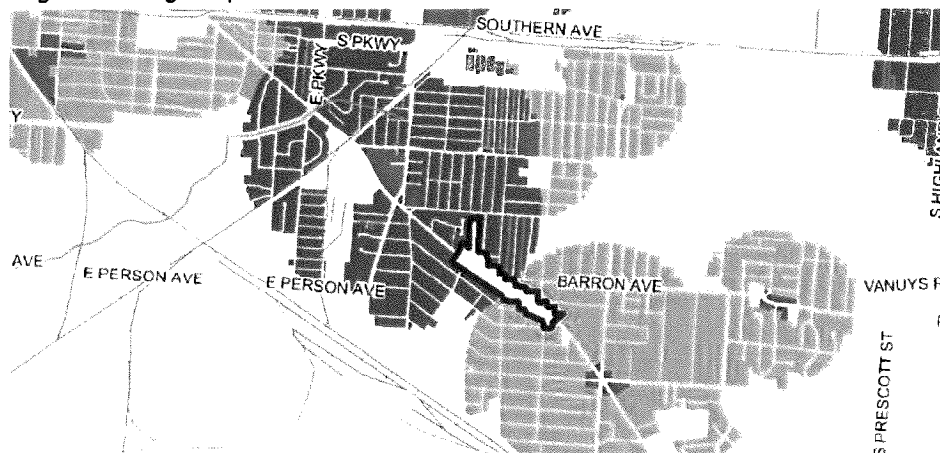


Figure 03: Red polygon denotes group 4 parcels in the degree of change map.

5. Degree of Change Descriptions

N/A

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

Summary Compiled by: Faria Army, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 86 and 102 for details): Adjoining Parcels on Lamar from Pendleton to Prescott. Group 1 consists of 4 parcels seen below.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
114	2778 E KIMBALL Memphis, TN 38114	Neighborhood Main Street	A-NMS (Nurture)
130	0 LAMAR AVE Memphis, TN 38114	Neighborhood Main Street	A-NMS (Nurture)
135	2800 LAMAR AVE Memphis, TN 38114	Neighborhood Main Street	A-NMS (Nurture)
136	2785 LAMAR AVE Memphis, TN 38114	Neighborhood Main Street	A-NMS (Nurture)

Based on the future land use planning map, existing adjacent land uses, and zoning districts the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

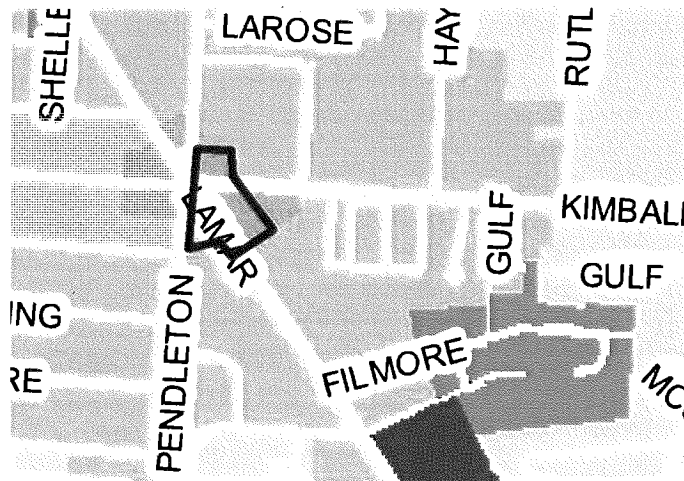


Figure 01: The red polygon denotes the group 1 parcels in the future land use map.

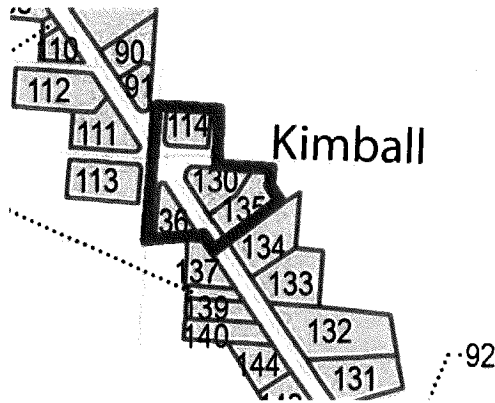
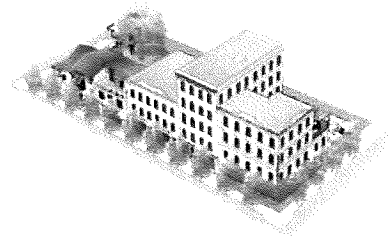


Figure 02: The thick red polygon denotes the group 1 parcels along the Lamar Corridor.

2. Land use description & applicability:

The subject site is within future land use designation: Neighborhood Main Street (A-NMS) Nurture. The description and applicability for (A-NMS) is defined in greater detail in the following paragraphs.



Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along a street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood.

“A-NMS” Goals/Objectives:

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

“A-NMS” Form & Location Characteristics:

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 4 parcels at Pendleton and Lamar. The parcels are to be rezoned from CMU-3 to CMU-1.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
137	A-NMS	CMU-1	Yes
138	A-NMS	CMU-1	Yes
139	A-NMS	CMU-1	Yes
140	A-NMS	CMU-1	Yes

The rezoning request is for a downzoning from CMU-3 to CMU-1. The Future Land Use designation – Neighborhood Main Street (A-NMS) – calls for attached and detached mixed-use buildings that provide retail and services to surrounding neighborhoods and that serve as walkable and bikeable destinations. The proposed CMU-1 zoning allows for this type of mixed-use development with retail and service uses and is specifically listed as a compatible zoning district for the A-NMS future land use designation.

3. Existing, Adjacent Land Use and Zoning

The 4 subject parcels are made up of a commercial strip mall, commercial fast food, commercial bank, and an institutional city-owned exempt parcel that contains a 1-story building with a fence.

The subject properties are surrounded by the following land uses: commercial and multi-family residential to the north, multi-family residential and commercial to the east, commercial (auto car lot) to the south, and single-family and commercial retail strip to the west. In terms of adjacent zoning districts, the subject site is surrounded to the north and east by RU-3 and to the west by R-6. The sites themselves as well as the adjacent properties to the north and south on Lamar are zoned CMU-3. The existing adjacent land uses and zoning are compatible with the proposed zoning of CMU-1. The request is for a downzoning and will have even less of an impact on the surrounding uses, which are mainly residential in nature.

4. DEGREE OF CHANGE MAP

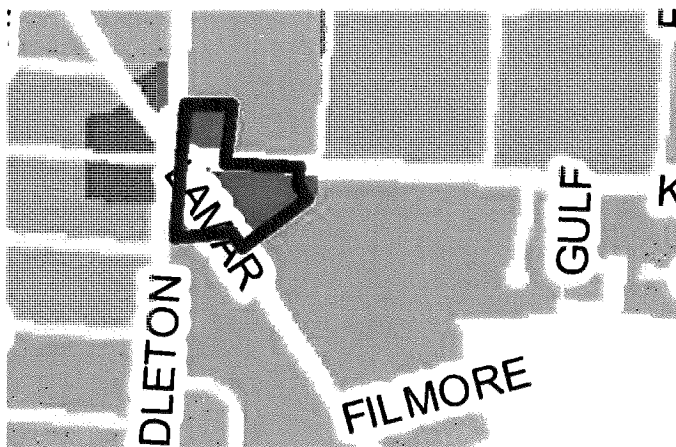


Figure 03: The red polygon denotes the group 1 parcels in the degree of change map.

5. Degree of Change Analysis

The subject site is designated as a Nurture area according to the Degree of Change Map. Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. Below is a list of ways to nurture an anchor.

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

The proposed zoning change does not match all the change elements in a nurture anchor. CMU-1 does not allow increased density and height or a broader mix of uses. These impacts are, however, minimal compared to the nurturing benefit of restricting high-impact uses like vehicle repair.

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

Summary Compiled by: Roger Ekstrom, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 82 for details): Adjoining Parcels on Lamar from Pendleton to Prescott. Group 2 consists of 15 parcels seen below (approximately from just south of Pendleton to just past Dunn Ave).

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
137	2803 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
138	2807 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
139	2809 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
140	0 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
134	2802 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
133	2824 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
132	2830 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
131	2836 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
144	2829 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
143	2833 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
141	2861 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
142	2865 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
117	2850 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
92	0 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)
148	2877 LAMAR AVE Memphis, TN 38114	Anchor Neighborhood – Mix of Building Types	A-NM (Nurture)

Based on the future land use planning map, existing adjacent land uses, and zoning districts the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

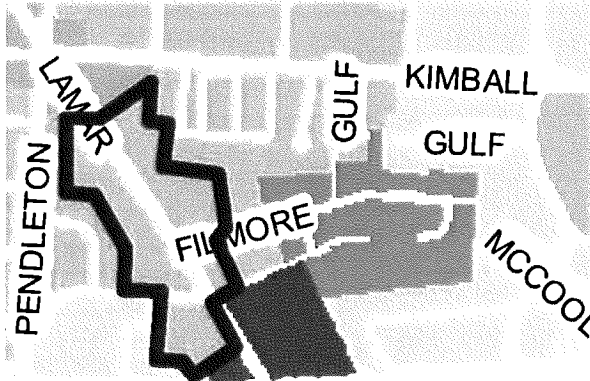


Figure 01: The red polygon denotes the group 2 parcels in the future land use map.

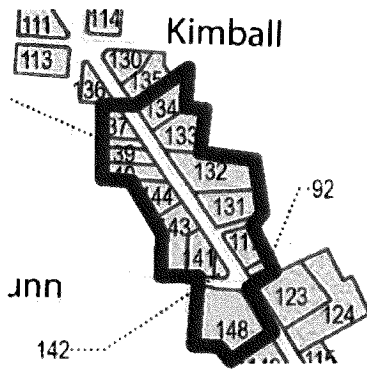


Figure 02: The thick red polygon denotes the group 2 parcels along the Lamar Corridor from Pendleton to Dunn.

2. Land use description & applicability:

The subject parcels are within future land use designation: Anchor Neighborhood – Mix of Building Types (A-NM) Nurture. The description and applicability for (A-NM) is defined in greater detail in the following paragraphs.



Mix of Building Types Anchor Neighborhoods are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods.

“A-NM” Goals/Objectives:

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

“A-NM” Form & Location Characteristics:

NURTURE/SUSTAIN - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 15 parcels just south of Pendleton along Lamar to approximately Dunn Ave. The parcels are to be rezoned from CMU-3 to CMU-1.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
137	A-NM	CMU-1	Yes
138	A-NM	CMU-1	Yes
139	A-NM	CMU-1	Yes
140	A-NM	CMU-1	Yes
134	A-NM	CMU-1	Yes
133	A-NM	CMU-1	Yes
132	A-NM	CMU-1	Yes
131	A-NM	CMU-1	Yes
144	A-NM	CMU-1	Yes
143	A-NM	CMU-1	Yes
141	A-NM	CMU-1	Yes
142	A-NM	CMU-1	Yes
117	A-NM	CMU-1	Yes
92	A-NM	CMU-1	Yes
148	A-NM	CMU-1	Yes

The rezoning request is for a downzoning from CMU-3 to CMU-1. This downzoning moves the subject parcels closer to compliance with the future land use map. CMU-1 allows neighborhood-serving commercial, office, employment, and residential uses. Auto-oriented uses are discouraged in this district. The future land use designation (A-NM) is more residential in nature but does allow for commercial along parkways where the same land use types exist on two or more adjacent parcels. While CMU-1 is not listed as a generally compatible zoning district, it does move the parcels closer to the desired future land use. This starts the process of right sizing the zoning to the type of anchor community that 3.0 wishes to see along Lamar.

3. Existing, Adjacent Land Use and Zoning

The subject site has the following uses: Commercial (service garage, bar lounge, retail, vehicle sales, shopping center strip and grocery store), light industrial (fence company), and office (medical office). There are also a handful of vacant parcels with blighted properties. The majority of the subject site is surrounded by the following land uses: multi-family (some vacant/blighted), single-family, and commercial (motel) to the east, multi-family and commercial (motel) to the south, single-family, multi-

family, and institutional (church) to the west, and commercial (fast food, bank, retail) and vacant institutional to the north. Adjacent zoning districts to the subject site include: R-6, CIV, CMU-3, RU-1, and RU-3. The sites themselves, as well as the adjacent properties to the north and south on Lamar, are zoned CMU-3. The existing adjacent land uses and zoning are compatible with the proposed zoning of CMU-1, except for some auto-oriented businesses which are discouraged in CMU-1. The request is for a downzoning and will have even less of an impact on the surrounding uses.

4. DEGREE OF CHANGE MAP

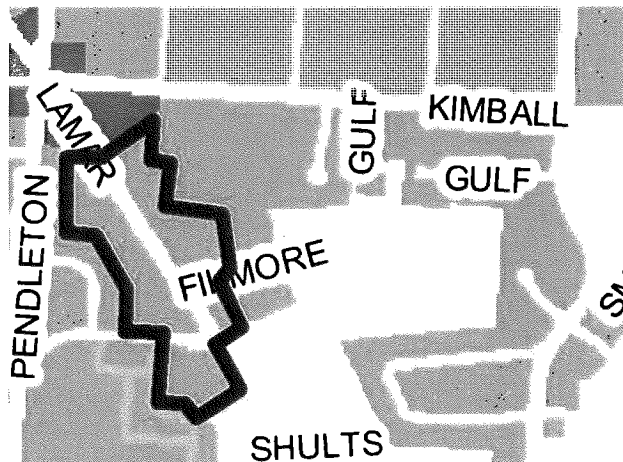


Figure 03: The thick red border denotes the group 2 parcels in the degree of change map.

5. Degree of Change Analysis

The subject site is designated as a Nurture area according to the Degree of Change Map. Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. Below is a list of ways to nurture an anchor.

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

The proposed zoning change does not match all the change elements in a nurture anchor. CMU-1 does not allow increased density and height or a broader mix of uses. These impacts are, however, minimal compared to the nurturing benefit of restricting high-impact uses like vehicle repair.

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

Summary Compiled by: Roger Ekstrom, Office of Comprehensive Planning.

Office of Comprehensive Planning Review

This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 20-04

Site Address/location and Land Use Designation (see pages 82 for details): Adjoining Parcels on Lamar from Pendleton to Prescott. Group 3 consists of 40 parcels seen below (from just south of Dunn Ave. along Lamar to approximately I-240.

Parcel number	Parcel Address	Future Land Use Designation	Abbreviation
123	2876 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
124	2896 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
115	2904 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
149	0 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
145	2905 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
146	2915 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
151	2935 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
150	2939 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
147	2947 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
125	0 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
129	2920 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
126	2926 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
128	0 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
127	0 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
121	2972 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
120	2986 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
119	2990 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
118	2992 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
122	3004 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
152	2961 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH

153	2975 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
156	2987 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
155	2995 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
154	3001 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
15	3020 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
12	3028 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
11	3050 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
14	3060 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
7	3015 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
6	3023 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
1	3039 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
2	3061 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
3	3073 LAMAR Memphis, TN 38114	High Intensity Commercial & Services	CSH
5	3075 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
4	3095 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
8	0 JOHN PAUL DR Memphis, TN 38114	High Intensity Commercial & Services	CSH
13	3080 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
16	3088 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
10	3096 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH
9	3108 LAMAR AVE Memphis, TN 38114	High Intensity Commercial & Services	CSH

Based on the future land use planning map, existing adjacent land uses, and zoning districts the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP

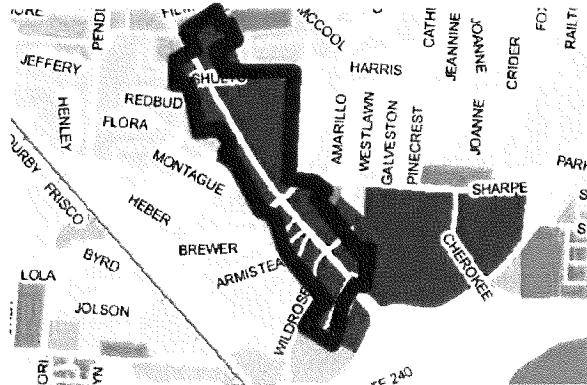


Figure 01: The red polygon denotes the group 3 parcels on the future land use map.

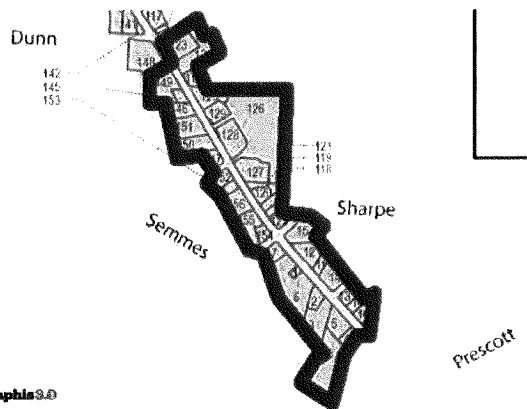
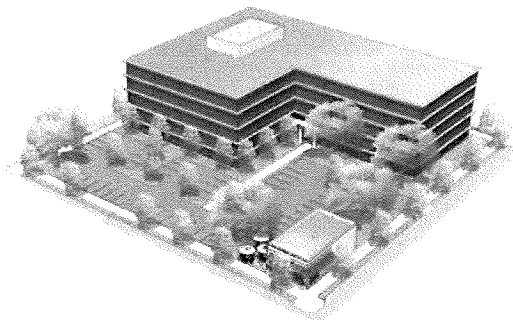


Figure 02: The thick red polygon denotes the group 3 parcels along the Lamar Corridor from Dunn to approximately I-240.

2. Land use description & applicability:

The subject parcels are within future land use designation: High Intensity Commercial & Services (CSH). The description and applicability for (CSH) is defined in greater detail in the following paragraphs.

High Intensity Commercial and Service areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than a 3-mile radius. These areas are auto-oriented and located outside of anchors. Building sizes can vary in height, but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area.



“CSH” Goals/Objectives:

The maintenance of larger-scale commercial centers where viable is the main goal of CSH.

“CSH” Form & Location Characteristics:

Commercial and services uses with mixed use are encouraged along avenues, boulevards, and parkways as identified in the Street Types Map. Buildings should be 1-7 stories in height.

The applicant is seeking a rezoning of 188 parcels along the Lamar corridor from Bellevue to Winchester. This review focuses on the aforementioned 40 parcels just south of Dunn Ave. along Lamar to approximately I-240. The parcels are to be rezoned from CMU-3 to CMU-1.

Parcel number	Future Land Use Designation Abbreviation	Rezoned To	Consistent with FLU (Yes/No)
123	CSH	CMU-1	Yes
124	CSH	CMU-1	Yes
115	CSH	CMU-1	Yes
149	CSH	CMU-1	Yes
145	CSH	CMU-1	Yes
146	CSH	CMU-1	Yes
151	CSH	CMU-1	Yes
150	CSH	CMU-1	Yes
147	CSH	CMU-1	Yes
125	CSH	CMU-1	Yes
129	CSH	CMU-1	Yes
126	CSH	CMU-1	Yes
128	CSH	CMU-1	Yes
127	CSH	CMU-1	Yes
121	CSH	CMU-1	Yes
120	CSH	CMU-1	Yes
119	CSH	CMU-1	Yes
118	CSH	CMU-1	Yes
122	CSH	CMU-1	Yes
152	CSH	CMU-1	Yes
153	CSH	CMU-1	Yes
156	CSH	CMU-1	Yes
155	CSH	CMU-1	Yes
154	CSH	CMU-1	Yes
15	CSH	CMU-1	Yes
12	CSH	CMU-1	Yes
11	CSH	CMU-1	Yes
14	CSH	CMU-1	Yes
7	CSH	CMU-1	Yes
6	CSH	CMU-1	Yes
1	CSH	CMU-1	Yes
2	CSH	CMU-1	Yes
3	CSH	CMU-1	Yes
5	CSH	CMU-1	Yes
4	CSH	CMU-1	Yes
8	CSH	CMU-1	Yes
13	CSH	CMU-1	Yes
16	CSH	CMU-1	Yes
10	CSH	CMU-1	Yes
9	CSH	CMU-1	Yes

The request is for a downzoning from CMU-3 to CMU-1. The Future Land Use designation - High Intensity Commercial and Services (CSH) - generally envisions auto-oriented commercial and service uses that attract customers outside of a 3-mile radius with building heights of 1 to 7 stories. While the existing zoning of CMU-3 is consistent with the CSH future land use designation, the requested downzoning to CMU-1 is also consistent as it allows for similar uses and will lessen impacts on surrounding properties which are primarily residential.

3. Existing, Adjacent Land Use and Zoning Analysis

Existing land uses on the subject parcels includes: Commercial uses (hotel, commercial strip, vehicle service, vehicle sales, and bar/lounge, store retail, and convenience store/gas station, car wash, mini storage, laundromat), residential (mobile home park), light industrial, and institutional (fire station). There are several vacant properties with blighted structures. The subject parcels are surrounded by a variety of adjacent land uses and zoning districts. These existing, adjacent land uses include: parkland, single-family, multi-family, and commercial (hotel, grocery, self-storage), and vacant former commercial properties. The majority of the subject parcels are surrounded by R-6 and RU-1 residential zoning districts. Other surrounding zoning districts include RU-3, R-6 (FP), CMU-3, and CMU-3 (FP). The existing adjacent land uses and zoning are compatible with the proposed zoning of CMU-1. The request is for a downzoning and will have even less of an impact on the surrounding uses, which are mainly residential in nature.

4. DEGREE OF CHANGE MAP

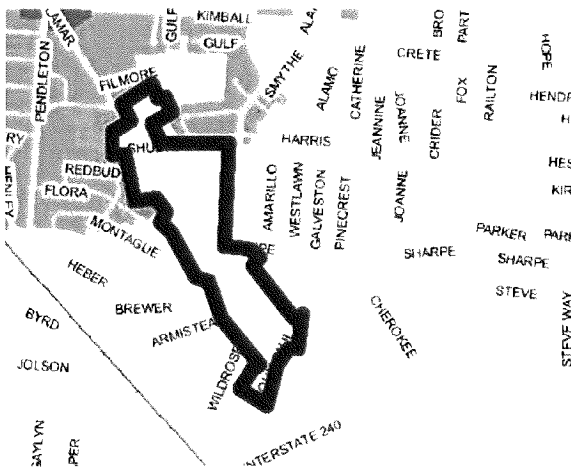


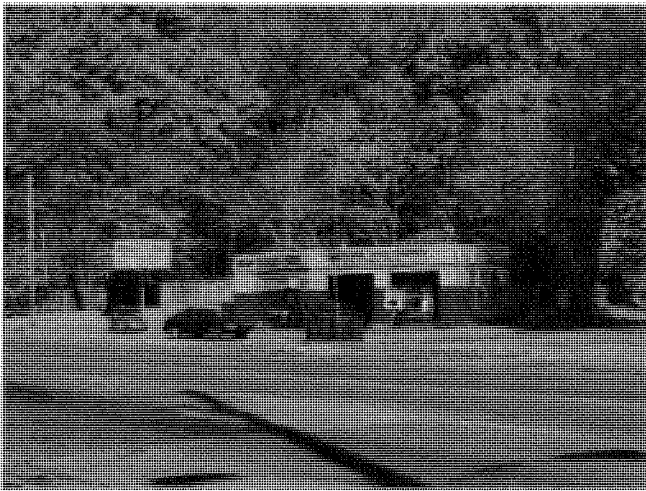
Figure 03: The red polygon denotes the group 3 parcels in the degree of change map.

5. Degree of Change Analysis

The subject site is not within an anchor area and thus does not have any designations on the degree of change map.

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

Summary Compiled by: Roger Ekstrom, Office of Comprehensive Planning.



LAMAR CORRIDOR ANALYSIS

*A review of auto-oriented uses along the Lamar Avenue
Corridor*

Office of Comprehensive Planning
March 2, 2020



PROBLEM

On August 28, 2018, the Memphis City Council approved a moratorium on project approvals related to auto-uses that were located on Lamar Avenue between Winchester Road and Bellevue Boulevard. This resolution was sponsored by Councilwoman Jamita Swearingen, whose concerns were public safety and economic growth for the area. The moratorium was intended to temporarily halt approval of new automotive businesses along this 7.5 mile stretch of Lamar Avenue. After the initial moratorium period, the Council elected to extend the moratorium for four additional periods in order to study and conclude alternate courses of action. This study originates from the extension of the moratorium to provide additional information around auto-oriented uses along Lamar Corridor and to provide a more permanent solution.

BACKGROUND

Much of Lamar Avenue (also known as Highway/HWY 78) serves as a vital transportation corridor from Mississippi to Tennessee and is a valuable interstate freight and trade route. The corridor has evolved over time to serve the needs of its regular users which tend towards transportation and automobile businesses. The zoning of Lamar Avenue is predominantly Commercial Mixed Use – 3 (CMU-3), as noted by the moratorium and extensions, with some areas of light industrial. The majority of parcels are auto-oriented, while many other businesses cater to auto-oriented, stop-and-go traffic. This study is meant to address the growing number of auto use businesses that have emerged along the corridor that constrain the local economy to only interstate travel and trade. See Appendix A for a demographic profile of the Lamar Corridor.



Image 01: Image shows the Lamar transportation corridor, serving interstate freight and automobile businesses.

Current Zoning and Uses

Zoning

The Memphis & Shelby County Unified Development Code (the “UDC”) is the Zoning Code and Subdivision Regulations for the City of Memphis & Shelby County. Along the total distance of the study area (7.5 miles), there were 121 lots that were recognized as an auto-oriented business. About 12% of the lots appeared vacant, mostly due to the lack of upkeep with site and/or abandoned property or locked gates. The breakdown below shows zoning for all parcels along the Lamar Corridor between Bellevue and Winchester.

Lamar Avenue Study Area
Zoning by Parcel

Zoning	# Parcels	Percent
CMU-3	262	41.26%
EMP	59	9.29%
CMU-1	55	8.66%
CMU-2	6	.94%
Other	253	39.85%
TOTAL	635	100%

Commercial Mixed Use –1 (CMU-1)

The CMU-1 District is intended to provide for neighborhood-serving commercial, office, and employment uses. Residential uses are encouraged above the ground floor. Compatible nonresidential uses should be located within walking distance to the established residential neighborhoods they are designated to serve. Auto-oriented uses are not appropriate in this district. Typical retail uses vary from 1,000 to 15,000 square feet of ground floor area. Vehicle parts and accessories are permitted within the zoning district. All vehicle service is allowed within this district. Vehicle services qualify as minor alterations or car oriented services such as detailing, glass/tire sales and repair, auto body painting, battery sales/installation, bumper replacement, and other smaller services. More intense auto repair, such as transmissions or major body work is not allowed by right. Vehicle sales and repair are possible with special use approval.

“Other” zoning districts include, conservation agriculture (CA), campus master plan-1 (CMP-1), heavy industrial (IH), parks P, residential single-family-10 (R-10), residential single-family-6 (R-6), residential urban-1 (RU-1), residential urban-3 (RU-3), and residential urban-4 (RU-4). RU-4. Residential districts such as RU-4 may be represented heavily along the corridor but do not allow for auto uses.

Commercial Mixed Use –3 (CMU-3)

The CMU-3 District is intended to accommodate a very board range of high intensity commercial, office and employment uses that require highly visible and highly accessible locations with direct access to arterials. Residential uses are allowed on the ground floor but upper story units are encouraged. Typical uses in this district serve regional needs. The permitted uses are generally uses not of a neighborhood or general commercial type, but serve large areas of the City and County. All vehicle uses mentioned in the moratorium are allowed within CMU-3. All vehicle sales, rental, and leasing however must obtain special use approval in order to locate within a CMU-3 district.

Employment (EMP)

The EMP District is intended to accommodate office, light manufacturing, research and development, warehousing, wholesale, processing and commercial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. All vehicle uses mentioned in the moratorium are allowed within EMP Zoning District by right.

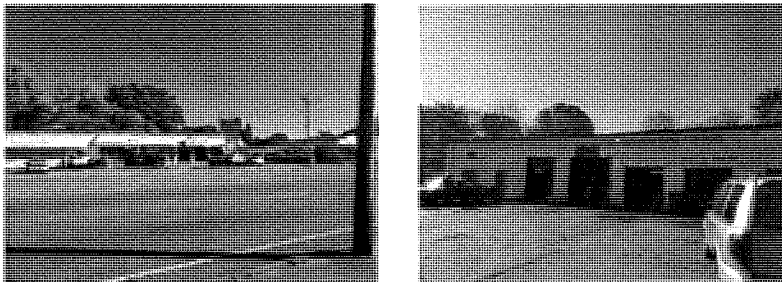


Image 02: Images show different small businesses and offices located at the Lamar corridor.

An excerpt from the Use Table (shown below) within the UDC highlights auto related permitted uses within zoning districts.



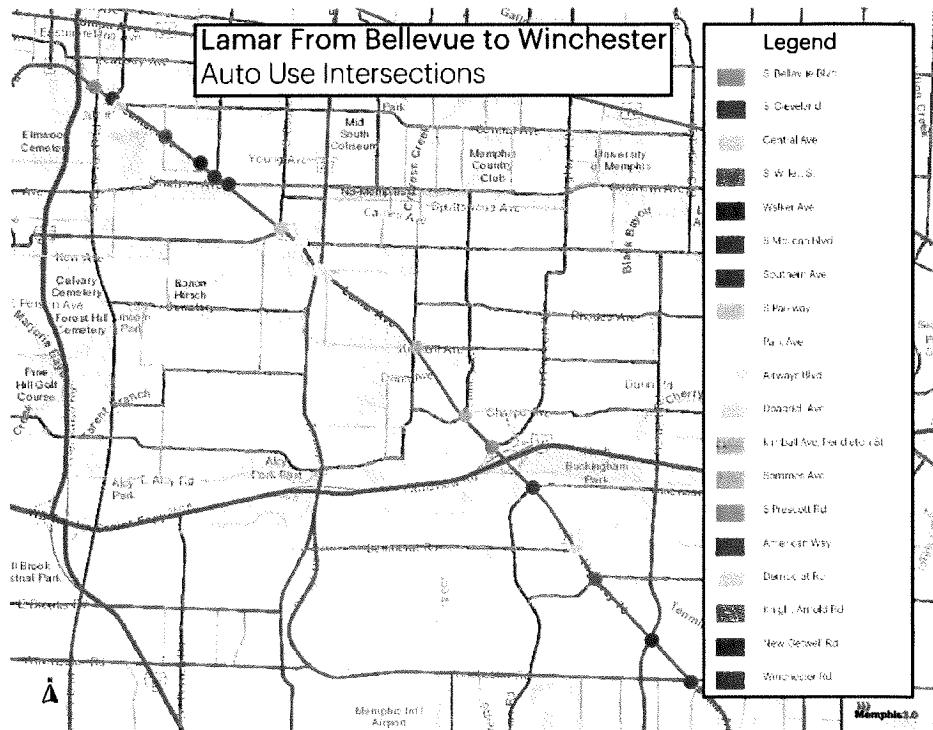
The image is a screenshot of a software application window displaying a zoning use table. The window title bar includes several tabs: 'Basic Code', 'Multi-Use', 'Special Use Approval', 'Conditional Use Permit', and 'Specialized Regulatory Districts Conditional Use Permit'. The table itself is a grid with multiple columns and rows. The columns represent different zoning districts, and the rows represent various types of uses. Some cells in the table contain checkmarks, indicating that a particular use is permitted in a specific zoning district. The table is partially obscured by a dark overlay on the left side, which contains some text that is difficult to read.

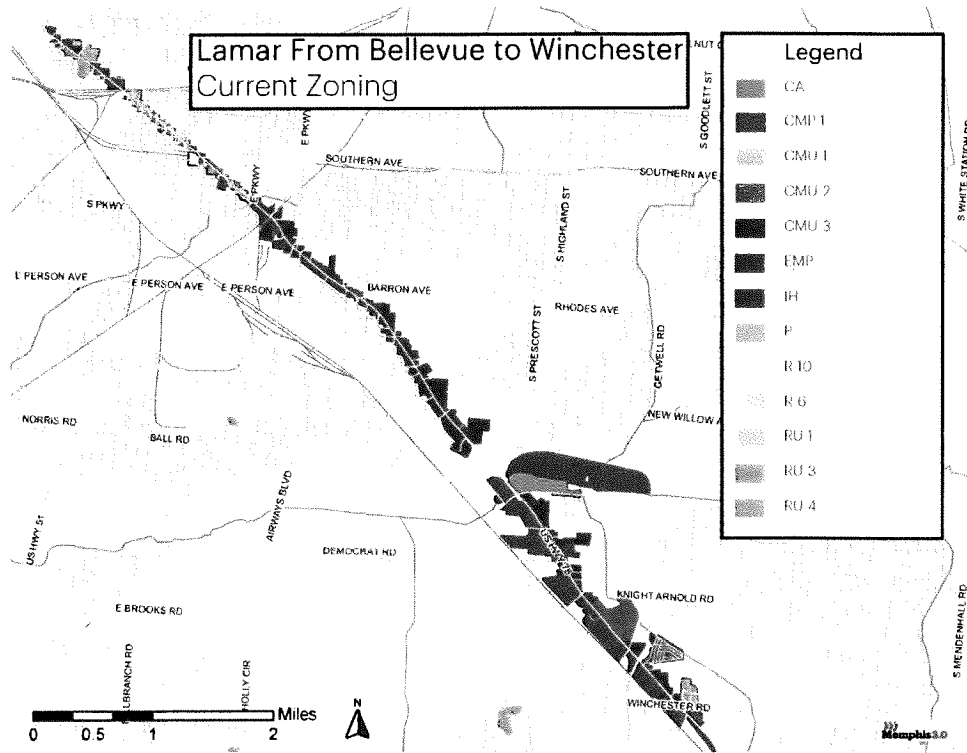
See APPENDIX D for a full representation of all uses in relation to zoning districts.

Special Provisions

Commercial use standards have been put in place for auto related uses built after 2011. Section 2.6.3 in the UDC states that any car wash, tractor trailer fueling station, convenience store with fuel pumps, or truck stops must be built near an intersection. The UDC states this requirement as follows; “Any convenience store with gas pumps or gas stations constructed after January 28, 2013, or reactivated after one year of discontinuance, not located at the intersection of two arterials, an arterial and a collector or two collectors, according to the Long-Range Transportation Plan, shall require the issuance of a Special Use Permit.” Maps on the following pages show intersections that meet the criteria above and zoning districts for the study area.

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Lamar Corridor Analysis

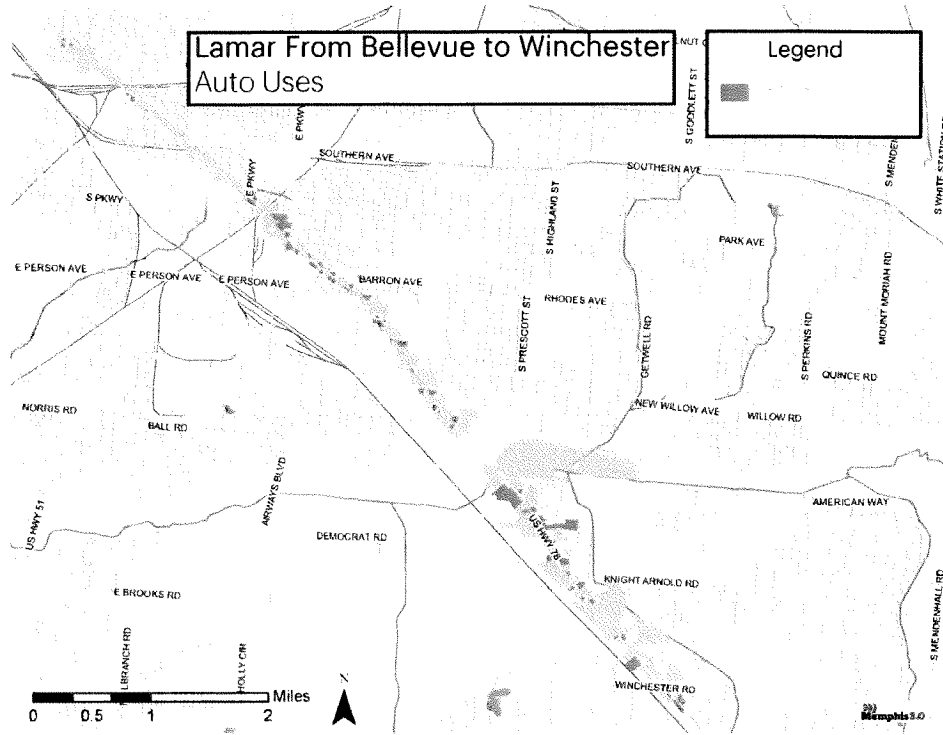
Land Use

The current land use types, as identified from the 2018 Shelby County Assessor Parcel file, provide a better understanding of the auto-related use types that were along the corridor. Looking at the tables below, there was a large variety of auto-related businesses that spanned across the CMU-3 and EMP zoned areas. For instance, convenience stores with gas pumps, vehicle parts and accessories, and all vehicle sales were marked as either CMU-3 or EMP under the UDC. The greatest percentage of auto-related use business types were Service Stations (25%), Auto Repair (23.31%), and Auto Sales Businesses (17%) (see the current land use map on the following page). Other land uses not represented in the following table are Strip Shopping-Centers, Retail Stores, Office Low, Bar/Lounge.

<i>Auto-Use Business Type</i>	<i>No. of Parcels</i>	<i>Percent</i>
<i>Service Stations</i>	138	25%
<i>Auto Repair</i>	129	23.31%
<i>Auto Sales Businesses</i>	94	17%
<i>Tire Repair Shops</i>	90	16.15%
<i>Auto Service</i>	77	14%
<i>Carwash</i>	21	4%
<i>Vacant</i>	3	.54%

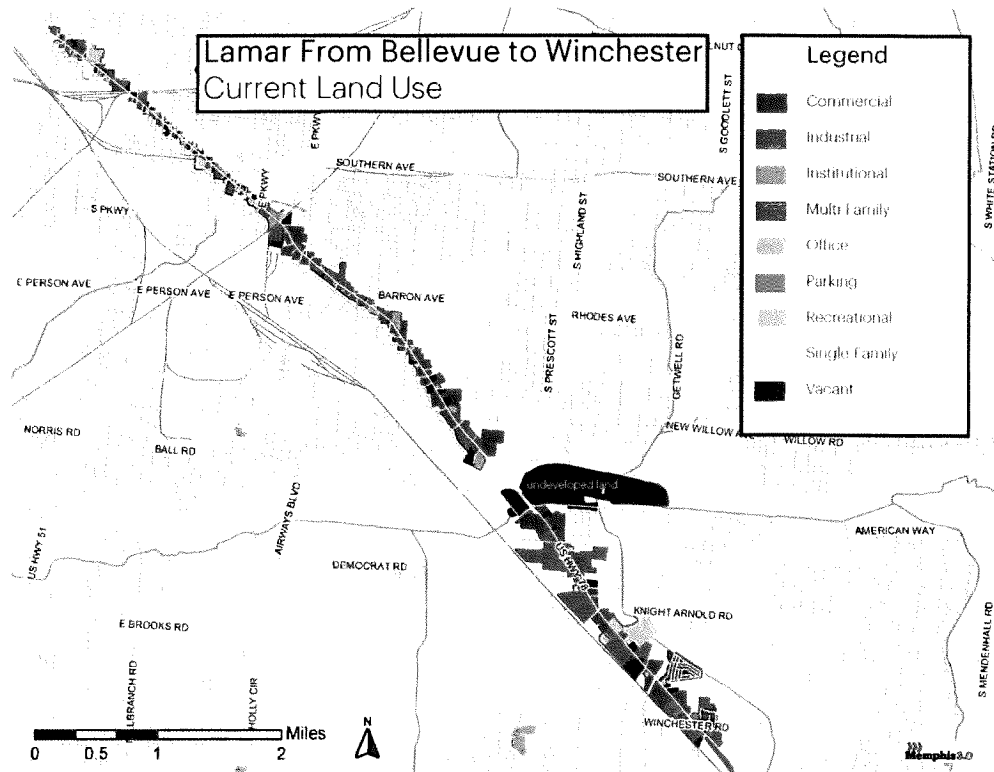
Definitions of Auto-Use Business Type are as follows.

<i>Business Category</i>	
<i>Auto Service</i>	Auto Electric/Parts, Auto Glass/Parts, Auto Parts, Auto Parts/Vacant.
<i>Auto Repair</i>	Auto Body, Auto Repair, Auto Repair/Towing, Auto Repair/Vacant, Auto Repairs, Auto Body Work, Trailer and Truck Maintenance/Auto Repair, Transmissions/Parts, Truck/Auto Parts.
<i>Service Stations</i>	Gas.
<i>Auto Sales Businesses</i>	Auto Sales, Auto Sales/Repair, Auto Rental.
<i>Tire Repair Shops</i>	Tire Shop, Tire.
<i>Carwash</i>	Car Wash, Truck Wash.



Lamar Corridor Analysis

Office of Comprehensive Planning
March 2, 2020
Page 8



Lamar Corridor Analysis

Office of Comprehensive Planning
March 2, 2020
Page 10

Current Conditions

In the approval of the Lamar Avenue moratorium, Council members expressed concern for the quality of life along the corridor, much of which was hampered due to the existing conditions and types of the businesses. When driving along, one will notice clustered areas where the use is entirely auto-related, but the conditions of the sites vary. Some look freshly painted with new signage and fencing, whereas most had locked chain fencing, dilapidated buildings, rusting vehicles, trash and junk piles, and no visible workers. Site surveys were consulted initially to determine qualities to identify through a visual survey of the parcels along the corridor.

Through a visual assessment, existing conditions of businesses along Lamar were examined and divided into three options: Good, Moderate, and Poor. 'Good' condition meant the property was occupied and well maintained, 'Moderate' meant the property was only recently or currently occupied, though maintenance may be substandard, and 'Poor' was marked when the property appeared to be vacant or in disrepair. Site conditions varied along the corridor, but of the 94 CMU-3 businesses, 47% were in Good condition, with another 37% in Moderate condition and 16% in Poor condition.



Image 03: Images show examples of good, moderate, and poor condition of existing businesses along Lamar.

RESEARCH METHODOLOGY

Initial Mapping & Data Acquisition

During the first phases of research, it was imperative to understand what types of businesses comprised the corridor that were related to automotive use in some fashion. After reviewing the Unified Development Code (UDC), all uses that included 'auto' in their name or description were considered as part of the study. These auto-uses guided the visual intake of businesses along the 7.2 mile stretch of Lamar Avenue/US Highway 78, whereby using Google Maps, all auto-oriented businesses were identified. Once all visible businesses were included, they were organized amongst different business uses: sales (used and new), repair, body, rental, parts, wash, filling "gas" stations, service stations, towing, and tire shops. These totals were considered 'rough' estimates until later site surveys could be completed.

Land Use & Zoning Codes Analysis

The existing land uses within the Unified Development Code were analyzed and compared to the future land use that has been designated within the Memphis 3.0 Comprehensive Plan. Of the parcels, the majority of the Shelby County Zoning Atlas showed that the properties along Lamar Avenue were mostly zoned Commercial (CMU-3) with some Employment District (EMP) interspersed. The parcels were then examined for the land use codes and thereby what types of businesses to expect on the lots. This table can be seen in the above Background section 'Land Use,' where the team saw that most of the properties seemed to be of the service garage or convenient store use.

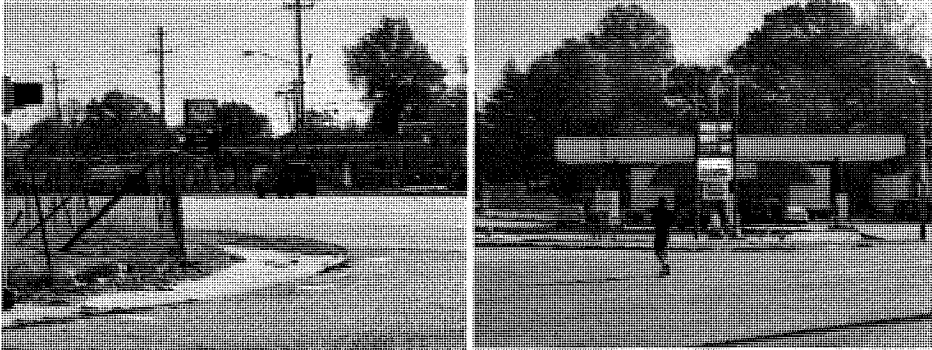


Image 04: Images show most of the existing properties are either services stations or convenient stores.

Street Typology

Along with land use and zoning, the street typology is a mix between parkway and industrial freight, with the targeted speed recommended at 35 MPH. The future land use designates the street as a high intensity commercial services corridor, which tend to be similar to low intensity areas in that they both attract residents near and far for various commercial businesses and can serve greater than a 3-mile radius. These areas are auto-oriented and located outside of anchors. Building sizes can vary in height, but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area.

Site Survey & Mapping/Data Revisions

After an initial digital review of the corridor, the inventory needed to be checked for accuracy through a corridor site survey. This was beneficial as it allowed for corrections of geographical points originally identified via Google Maps, and provided clearer understanding of how the land was being utilized in real-time. The team accurately assessed the condition of the properties and type of auto-related businesses. After the visual assessment, the team updated the map data with correct business names and re-calculated totals of business types and their conditions, despite their land use designation. After the site review, more auto-oriented businesses

were found along the Lamar corridor than were originally estimated. All geographical points were updated in ArcGIS to overlay with parcel, current and future land use data.

Comparison with other Memphis Major Corridors

Lamar Ave is one of many heavily-used corridors that travels East to West throughout the city. When totals were established for the number of auto businesses along Lamar Ave, the team determined a comparison with other corridors was necessary to determine if street character was similar or different. While Lamar Ave has the highest total (30%) of auto businesses among 6 streets analyzed (78 businesses), Germantown follows close behind with 26% of its businesses (67), then Park (15%) with 38 businesses being auto-oriented. Across those streets, Service Stations was represented the most amongst business type at 25%, followed by Auto Repair (23.31%), Auto Sales (17%), and Tire Repair Shops (16.15%) The following table (which is not exhaustive) shows the types and number of auto businesses on Lamar, along with five other East-West streets that receive high traffic.

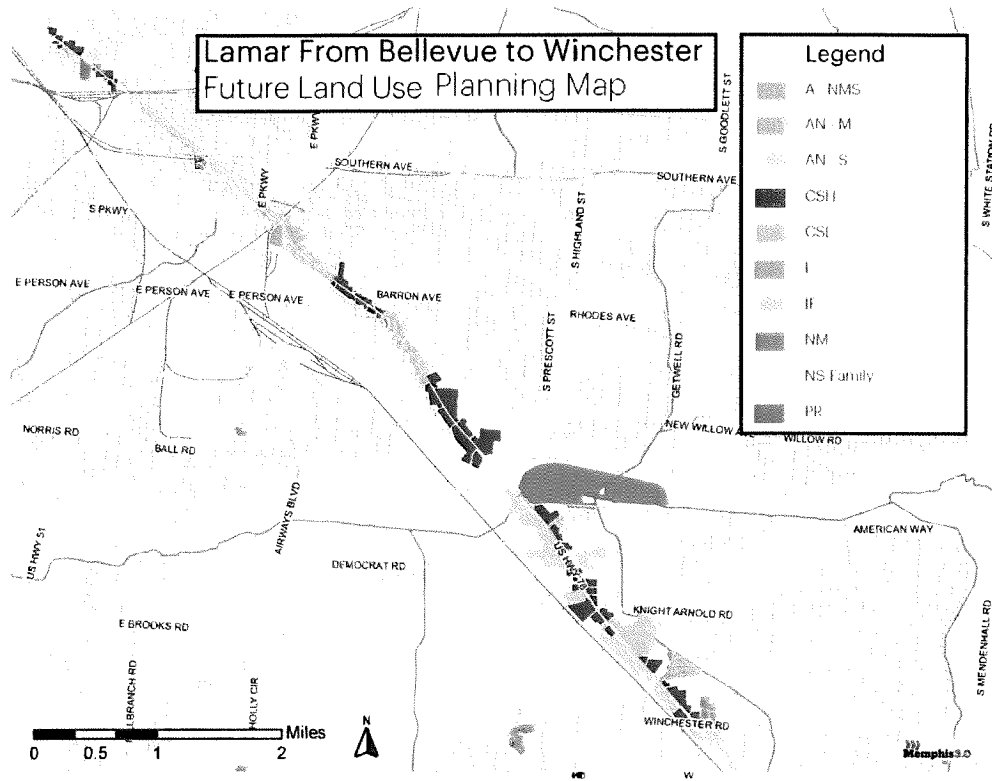
Street	Auto Repair	Auto Sales	Auto Body	Auto Parts	Auto Rental	Car Wash	Gas Station	Tire Shops	Towing	Total
Lamar	21	16	4	4	1	3	16	12	1	78
Germantown	17	17	4	7		3	9	7	3	67
Park	9	8	1	5		2	5	7	1	38
Summer	5	4		3	1	2	12	2		29
Chelsea	6	1	2	3			7	6	1	26
Jackson	4	1	1	1		1	8	2		18

FINDINGS

Inconsistent Current Corridor Character with Proposed, Future Character

The Memphis 3.0 Comprehensive Plan lists three anchors along the Lamar Avenue corridor as the map on the following page illustrates. All three anchors have been determined as Neighborhood Main Street (A-NMS) anchors, with various zoning allowances at each of the anchors. The first anchor, Lamar at McLean is mostly zoned CMU-1 and CMU-3, thus a mix of commercial mixed uses. The second anchor is at the Lamar and Kimball intersection also contains parcels that are mostly zoned CMU-3. The final anchor is at Lamar and Airways which contains parcels that are zoned CMU-3, IH, and EMP. Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along a street and may span several adjacent blocks. These areas tend to provide retail and services and can be bikeable or walkable destinations, and when thriving, can serve to enliven a neighborhood. Neighborhood Main Street anchors are noted as generally compatible with CMU-1 and CMU-2 zoning, but not CMU-3.

Continuing south from the extent of the Lamar and Kimball anchor and anchor neighborhood, the Memphis 3.0 Future Land Use Planning Map includes High Intensity Commercial Services areas, which generally comply with CMU-3 zones. The dividing line between the anchor neighborhood and High Intensity Commercial Services deserves some consideration given the desire to reduce impact on surrounding neighborhoods. Continuing further south, the Future Land Use Map includes a mix of commercial services and Industrial Flex land use south of the interstate.



Land Use Findings

The saturation of automobile businesses on Lamar Avenue create a situation that complicates traffic patterns and adds to the visual clutter along the corridor. Among the non-auto-related businesses are “quick stop” places such as convenience stores and fast-food chains, which reinforce the drive-through habits along the corridor. This presents a challenge to existing car sales and repair businesses as it may incidentally create an economy that relies on short-lived investments from business entrepreneurs that may not thrive over time. An interesting find is that service stations were the majority of the land use types (25%), and most contained at least one gas pump. Because these businesses had two types of uses, it is possible the number of gas stations that were perceived by the team was higher than what is originally designated via the Zoning Atlas records. This implies that for some, the true use of the business may have changed overtime and the current character no longer complies with the original use. Also, it was common to see numerous inoperable vehicles on site, taking up much of the parcel which would indicate that the true use of the property was no longer strictly a ‘service station.’



Image 05: Most of the land use types are service garages, shown by the images.

Furthermore, the land use designated by the Memphis 3.0 Comprehensive Plan determines that the three anchors along the corridor are ‘Neighborhood Main Street’ or A-NMS. These anchor

types are intended to promote human-scale travel modes. For the City to foster greater investment in and around these three A-NMS anchors, the character of the corridor will need to change so that investment is more likely and the land uses will match the ideal within Memphis 3.0.

Inconsistent Maintenance & Compliance

According to the Unified Development Code, there are numerous businesses that may not comply with site current maintenance and land use codes, including outdoor storage of inoperable vehicles or supplies/parts. Other improper maintenance issues could include unsatisfactory screening or walls including chain link fences when there should be a built wall or wooden fence, and vehicles being repaired outside of the building for more than 14 days (4.8.3 of the UDC). In addition it is important to follow new 2013 commercial use standards that specify all new gas stations, car washes, and other select auto uses must be built at a major intersection (as noted previously on p5 of this report and in section 2.6.3J(1)(f) and 2.6.3T of the UDC).

RECOMMENDATIONS

1. Comprehensive Zoning Change

Pursuant to Section 9.5.12 of the Memphis and Shelby County Unified Development Code (UDC), the City may “rezone areas in conformance with the principles of comprehensive land use planning...as reflected by established public plans and policies...” The City’s Council’s adoption by ordinance of Memphis 3.0, the city’s first comprehensive land use plan since 1981 sets the foundation for this portion of the UDC to be unlocked for possible use. Further, “only the

legislative bod[y] may initiate a comprehensive rezoning...” so action by the Memphis City Council is required.

Through a comprehensive zoning change, “consideration will be given to the character of the areas, suitability of particular uses, ... and conserving the value of buildings and communities and encouraging the most appropriate use of land throughout the City and County.” As established by this report, the degree to which auto-oriented uses have saturated the Lamar Corridor has reached a point such that a more nuanced approach to land use regulation along the corridor, in accordance with the adopted Comprehensive Plan, is desirable. In order to propose the most appropriate comprehensive zoning change, this report recommends the following values be established for consideration: (1) prioritize downzoning of CMU-3 areas, per the moratorium adopted by the Memphis City Council; (2) focus on areas affecting communities and exercise caution near or within industrial zones, along railroads, and at interstate interchanges where higher intensity commercial uses may be more compatible with surrounding areas; (3) address other use categories as appropriate.

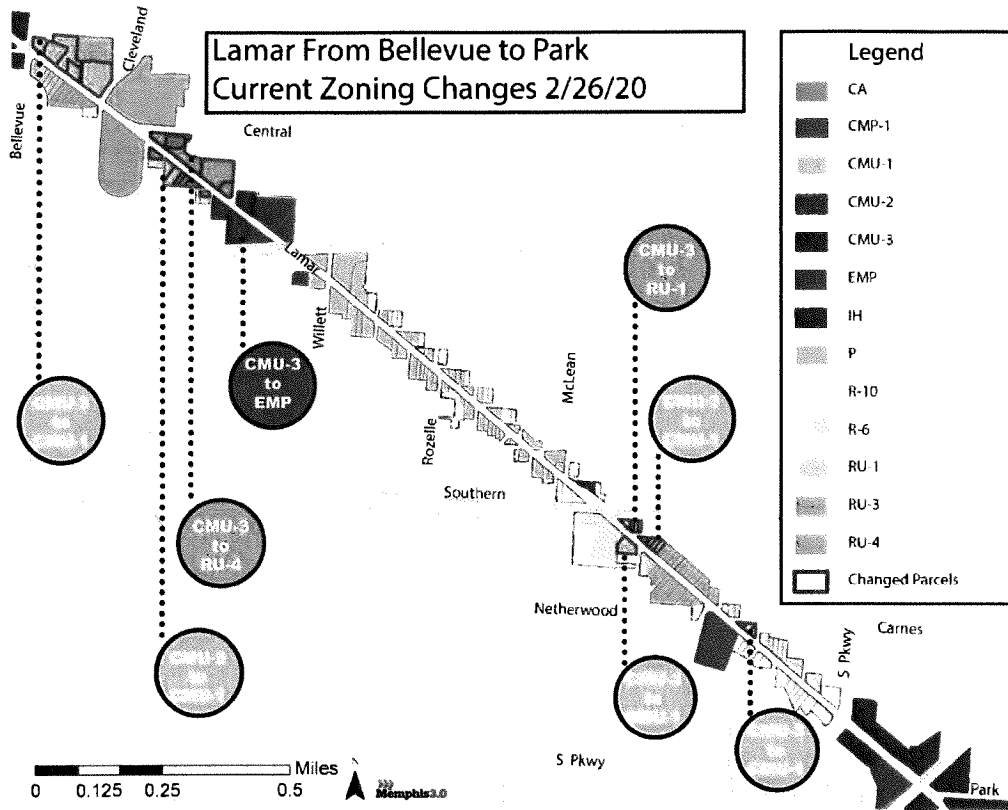
Maps of the recommended zoning changes can be found on the following pages. Generally, the Division of Planning and Development recommends: (1) downzoning from CMU-3 to CMU-1 between Bellevue and Park with some additional zoning clean-up along the corridor where residential or EMP zones are appropriate; (2) downzoning from CMU-3 to CMU-1 between Park and Prescott in order to better reflect the recommended land use and character described by the Memphis 3.0 plan; and (3) no change to the zoning from Prescott to Winchester to respect the character of employment and high intensity auto uses surrounding the interstate. This is further supported by the pending expansion of Lamar Avenue from Getwell to the State Line to connect into Interstate 22.

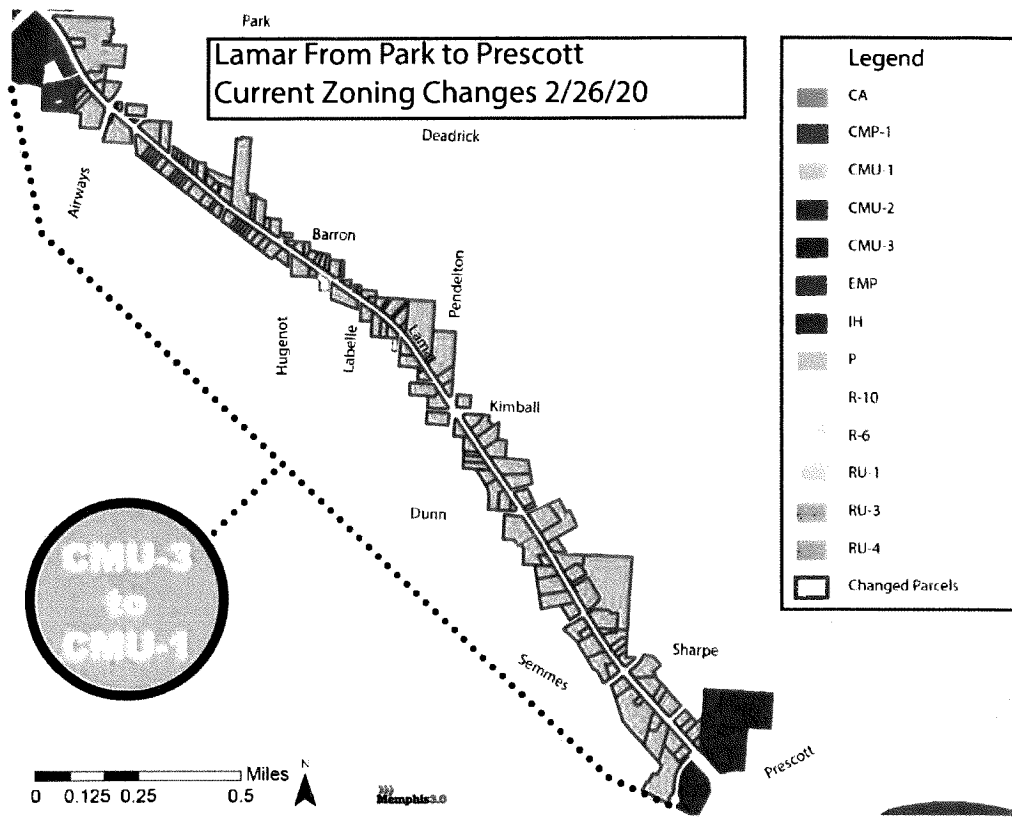
Downzoning all CMU-3 to CMU-1 is a possibility to decrease the auto uses along this corridor. The most substantial change related to auto use will be that vehicle repair will now require a special use permit instead of being by right. Such an action addresses nearly one-fourth of the auto uses along the corridor in effort to curb the promulgation of more vehicle repair establishments. Despite down zoning from CMU-3 to CMU-1 some auto-related uses are still permitted, including vehicle service and gas stations. Recommendation #2 below addresses a proposed step to address more vehicle service establishments.

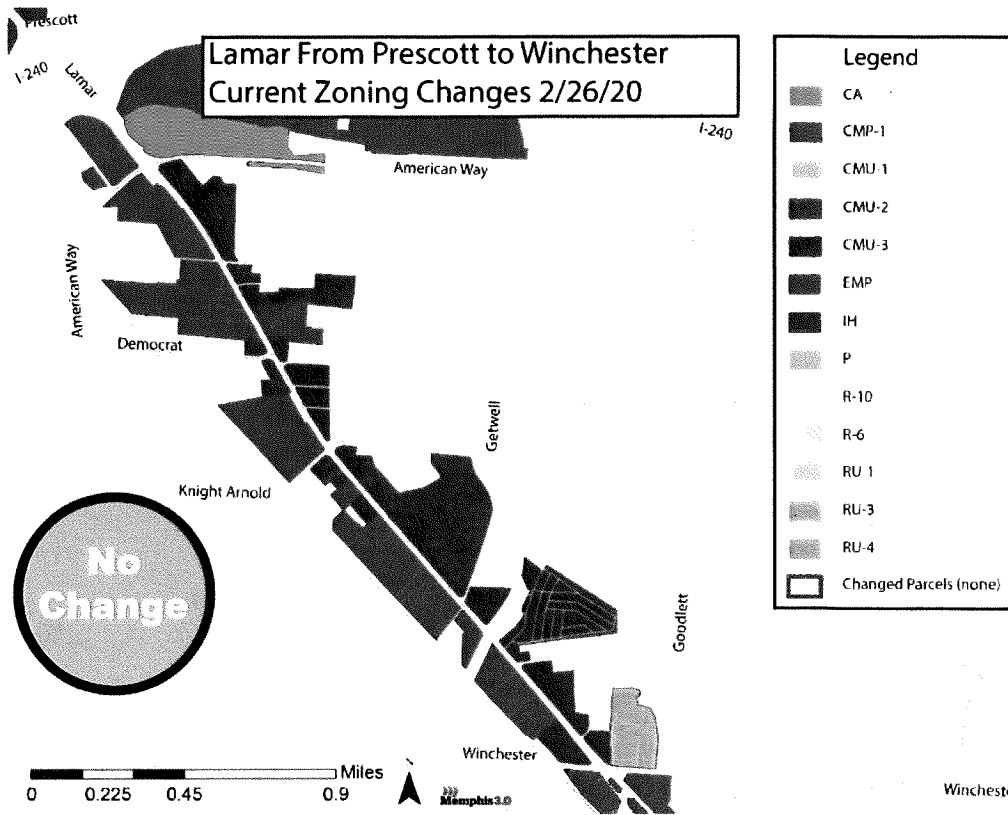
The downzoning will affect many land uses beyond auto oriented uses. In many non-auto use instances downzoning either increases the restrictions or takes away the ability to develop uses completely. New restrictions of note would include hospitals, nursing homes, hotels, and commercial parking. For a comprehensive view of changes auto related and otherwise as a result of downzoning from CMU-3 to CMU-1 see Appendix B.

In order to approve the comprehensive zoning change, a resolution of the Memphis City Council initiating the change is required, followed by a filing and hearing by the Memphis and Shelby County Land Use Control Board, and three readings of an ordinance by the Memphis City Council.

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2. Zoning Text Amendment

According to the Commercial Use Categories of Section 2.9.4 of the UDC, tire sales and mounting is considered vehicle service, rather than repair. It is recommended that the UDC make a more nuanced distinction between *new* and *used* tire shops, pursuant to concerns expressed by members of the Memphis City Council on past cases. This would also address much of the 16% of the auto-oriented uses along the corridor that are tire shops. The proposed distinction would be to classify through Zoning Text Amendment used tire sales and mounting as vehicle repair. In doing so, these uses would only be allowed by special use permit in the CMU-1 zone.

3. Code Enforcement Review

The Zoning Enforcement section of the Division of Planning and Development conducted a review of the corridor for possible zoning infractions in November 2019. Several citations for zoning violations were made as a result. It is recommended that Zoning Enforcement make a second review in tandem with the commercial anti-neglect inspectors of the Division of Public Works. The two departments should work with property owners found in violation of codes to come into compliance or cite violations to Environmental Court.

4. Educational Campaign

It is important to consider that many of the property owners may not be aware of certain land use requirements for the maintenance and compliance of their property. Some owners may simply follow the examples that surround their immediate property, and if those owners are non-compliant, the problem continues to expand. To ensure that all property owners are treated equally

in the review of property code compliance, it would be beneficial to provide education of applicable codes to auto-oriented businesses along the Lamar Corridor.

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The following aggregate information was sourced from Social Explorer Tables: ACS 2018 (5-Year Estimates) (SE), ACS 2018 (5-Year Estimates), Social Explorer; U.S. Census Bureau.

*Individual tract information available upon request.

Age	
Total Population:	
Under 5 Years	8.1%
5 to 9 Years	6.0%
10 to 14 Years	7.2%
15 to 17 Years	4.3%
18 to 24 Years	9.8%
25 to 34 Years	16.2%
35 to 44 Years	12.0%
45 to 54 Years	12.4%
55 to 64 Years	11.1%
65 to 74 Years	7.5%
75 to 84 Years	4.2%
85 Years and Over	1.2%

Educational Attainment for Population 25 Years and Over	
Population 25 Years and Over:	
Less than High School	19.1%
High School Graduate (Includes Equivalency)	35.4%
Some College	26.5%
Bachelor's Degree	11.7%
Master's Degree	4.6%
Professional School Degree	1.5%
Doctorate Degree	1.1%

Household Income (In 2018 Inflation Adjusted Dollars)	
Households:	
Less than \$10,000	14.9%
\$10,000 to \$14,999	9.0%
\$15,000 to \$19,999	11.7%
\$20,000 to \$24,999	7.9%
\$25,000 to \$29,999	6.7%
\$30,000 to \$34,999	5.6%
\$35,000 to \$39,999	6.5%
\$40,000 to \$44,999	4.6%
\$45,000 to \$49,999	4.2%
\$50,000 to \$59,999	6.7%
\$60,000 to \$74,999	6.1%
\$75,000 to \$99,999	5.6%
\$100,000 to \$124,999	3.6%
\$125,000 to \$149,999	1.7%
\$150,000 to \$199,999	2.8%
\$200,000 or More	2.5%

Poverty Status in of Families by Family Type by Presence of Children Under 18 Years	
Families:	
Income Below Poverty Level:	29.5%

Average Commute to Work (In Min)	
Average Commute to Work (In Min)	21

Housing Units by Families and with no children present	
Occupied Housing Units:	
No Own Children of the Householder Under 18	4.7%
No Related Children of the Householder Under 18	70.8%

Means of Transportation to Work for Workers 16 Years and Over	
Workers 16 Years and Over:	
Car, Truck, or Van	87.4%
Drove Alone	74.9%
Carpooled	12.5%
Public Transportation (Includes Taxicab)	4.1%
Motorcycle	0.1%
Bicycle	0.5%
Walked	2.1%
Other Means	2.7%
Worked At Home	3.1%

Appendix B – RESOLUTIONS APPROVED BY MEMPHIS CITY COUNCIL

Resolution imposing moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard

WHEREAS, the Memphis and Shelby County Uniform Development Code allows for Commercial Mixed Use – 3 (CMU-3) in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, there are currently six car washes, eleven tire repair shops, eighteen auto sales businesses, three auto repair shops and twelve service stations on Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, the high volume of automotive related businesses within congested traffic areas has led to increased accidents and presents a public safety issue; and

WHEREAS, permits and development authorizations are overseen by the Memphis and Shelby County Office of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does hereby impose a moratorium on the issuance of project authorizations and application approvals related to automotive sales, automotive repair, tire repair shops, convenience stores, and convenience stores with gas stations in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard for 120 days.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does request new traffic studies for any pending applications or the sale of City Owned Property related to automotive sales, automotive repair, tire repair shops, convenience stores, and convenience stores with gas pumps in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard.

SPONSOR:
Jamita E. Swearengen
Martavius Jones
Patrice Robinson
Joe Brown

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

Date AUG 28 2018
Valerie C. Sipes
City Clerk

DPD
REAL ESTATE

#104

Resolution extending the moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 90 days.

WHEREAS, on August 28, 2018, the Memphis City Council approved a moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 120 days; and

WHEREAS, the Memphis and Shelby County Uniform Development Code allows for Commercial Mixed Use – 3 (CMU-3) in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, there are currently six car washes, eleven tire repair shops, eighteen auto sales businesses, three auto repair shops and twelve service stations on Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, the high volume of automotive related businesses within congested traffic areas has led to increased accidents and presents a public safety issue; and

WHEREAS, permits and development authorizations are overseen by the Memphis and Shelby County Office of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does hereby extend the moratorium on the issuance of project authorizations and application approvals related to automotive sales, automotive repair, tire repair shops, convenience stores, and convenience stores with gas stations in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard for an additional 120 days.

SPONSOR:
Jamita E. Swearngen

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

Date JAN 08 2019

Valerie C. Sripis
Deputy Comptroller-Council Records

OPD
Code Conf.
#32

Resolution extending the moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 120 days.

WHEREAS, on January 8, 2019, the Memphis City Council approved a moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 120 days; and

WHEREAS, the Memphis and Shelby County Uniform Development Code allows for Commercial Mixed Use – 3 (CMU-3) in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, there are currently six car washes, eleven tire repair shops, eighteen auto sales businesses, three auto repair shops and twelve service stations on Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, the high volume of automotive related businesses within congested traffic areas has led to increased accidents and presents a public safety issue; and

WHEREAS, additional community input is being gathered concerning economic growth in the area; and

WHEREAS, permits and development authorizations are overseen by the Memphis and Shelby County Office of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does hereby extend the moratorium on the issuance or project authorizations and application approvals related to automotive sales, automotive repair, tire repair shops, convenience stores, and convenience stores with gas stations in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard for an additional 120 days excluding existing and currently operational properties seeking minor renovations to an existing structure with approval by the Council.

SPONSOR:
Jamita E. Swearengen

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

Date MAY 07 2019
Valerie C. Sypis
Deputy Comptroller-Council Records

Code Conf.
DPO

#39

Resolution extending the moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 180 days.

WHEREAS, on May 7, 2019, the Memphis City Council approved a moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 120 days; and

WHEREAS, the Memphis and Shelby County Uniform Development Code allows for Commercial Mixed Use – 3 (CMU-3) in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, there are currently six car washes, eleven tire repair shops, eighteen auto sales businesses, three auto repair shops and twelve service stations on Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, the high volume of automotive related businesses within congested traffic areas has led to increased accidents and presents a public safety issue; and

WHEREAS, additional community input is being gathered concerning economic growth in the area; and

WHEREAS, permits and development authorizations are overseen by the Memphis and Shelby County Office of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does hereby extend the moratorium on the issuance of project authorizations and application approvals related to automotive sales, automotive repair, tire repair shops, convenience stores, and convenience stores with gas stations in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard for an additional 180 days excluding existing and currently operational properties seeking minor renovations to an existing structure with approval by the Council.

SPONSOR:

Jamita E. Swearengen

September 3, 2019

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

Date SEP 03 2019

Valerie C. Sripes
Deputy Comptroller-Council Records

Jeddy
OPD

#25

Resolution extending the moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 180 days.

WHEREAS, on September 3, 2019, the Memphis City Council approved a moratorium on the issuance of certain project authorizations on Lamar Avenue between Winchester Road and Bellevue Boulevard for 180 days; and

WHEREAS, the Memphis and Shelby County Uniform Development Code allows for Commercial Mixed Use – 3 (CMU-3) in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, there are currently six car washes, eleven tire repair shops, eighteen auto sales businesses, three auto repair shops and twelve service stations on Lamar Avenue between Winchester Road and Bellevue Boulevard; and

WHEREAS, the high volume of automotive related businesses within congested traffic areas has led to increased accidents and presents a public safety issue; and

WHEREAS, the Council and Administration are working together towards a proposed solution concerning economic growth in the area; and

WHEREAS, permits and development authorizations are overseen by the Memphis and Shelby County Office of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does hereby extend the moratorium on the issuance of project authorizations and application approvals related to automotive sales, automotive repair, tire repair shops, convenience stores, and convenience stores with gas stations in the areas of Lamar Avenue between Winchester Road and Bellevue Boulevard for an additional 180 days excluding existing and currently operational properties seeking minor renovations to an existing structure with approval by the Council.

SPONSOR:
Jamita E. Swearingen

February 18, 2020

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

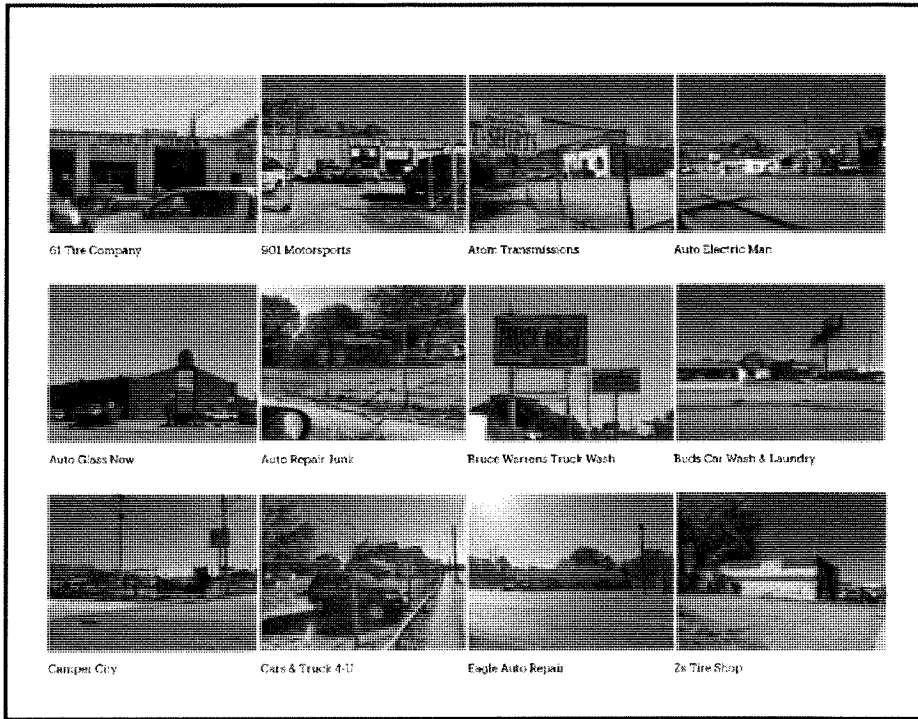
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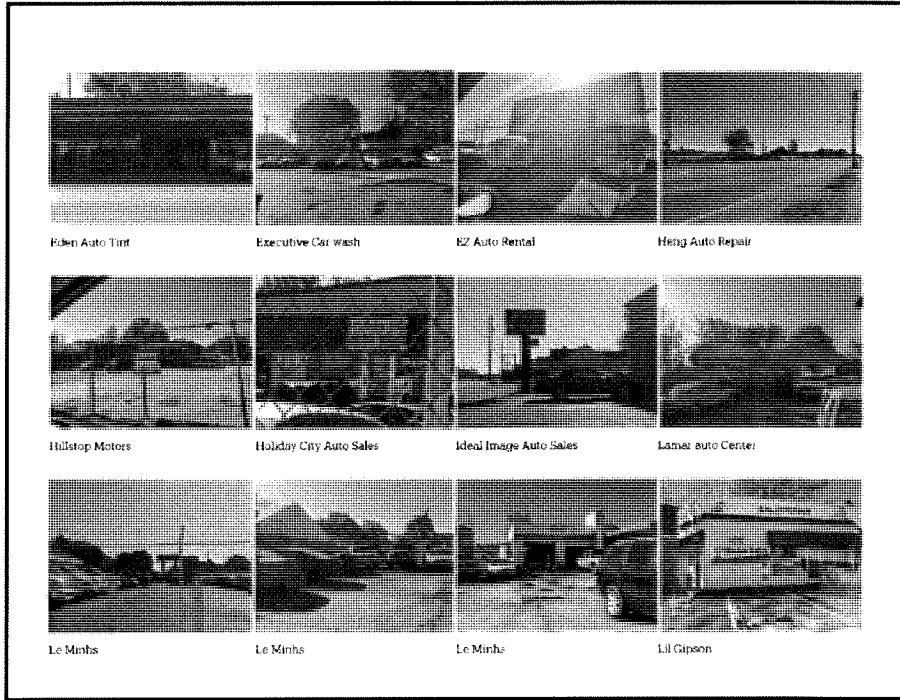
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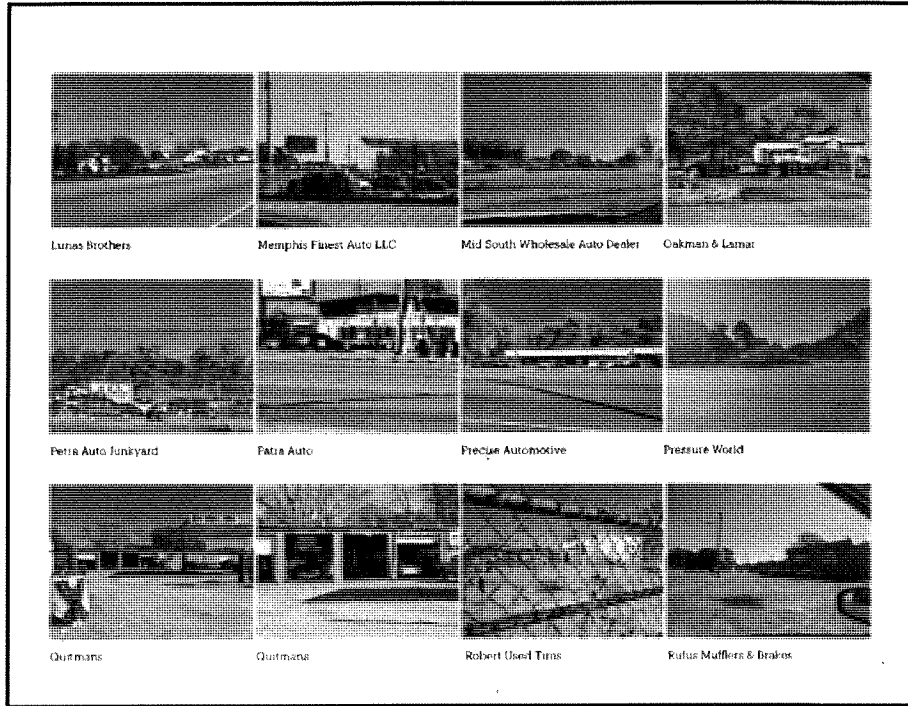
Valerie C. Szymes
Deputy Comptroller-Council Records

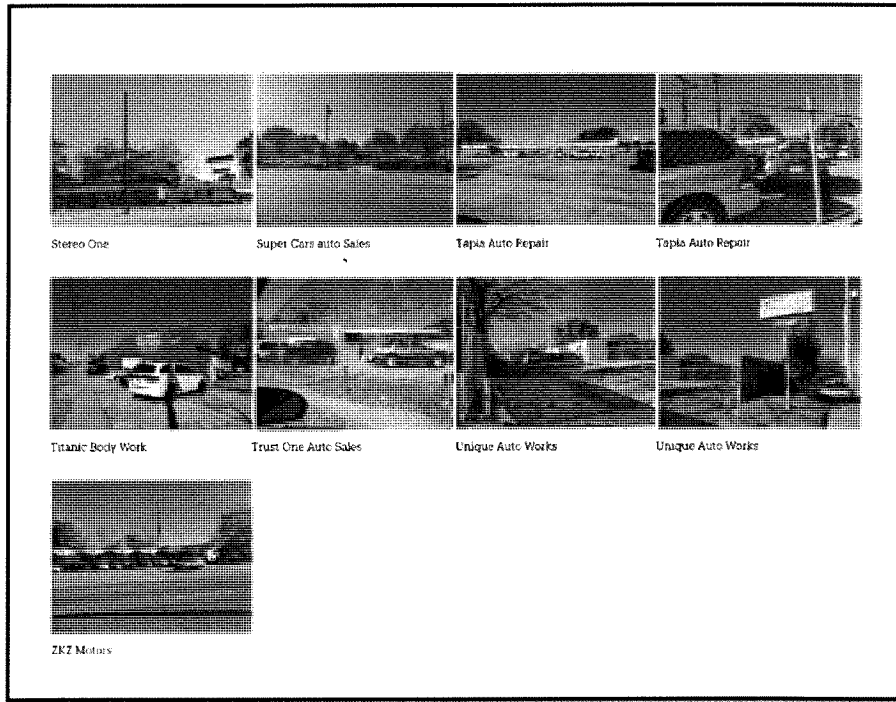
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COUNCIL
#34

APPENDIX C – SITE PHOTOS
LAMAR CORRIDOR – BELLEVUE TO WINCHESTER (11/20/2019)









Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval C = Conditional Use Permit ◆ = Significant Neighborhood Structure Conditional Use Permit																															
USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU1	RU2	RU3	RU4	RU5	R-W	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
RESIDENTIAL																															
Household Living <i>(see 2.9.2A)</i>	Single-Family Detached Conventional				■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1A	
	Side Yard House Cottage																														
	Single-Family Attached Semi-attached																														
	Two-Family Townhouse																														
	Multifamily																														
	Large Home																														
	Stacked Townhouse																														
	Apartment																														
	Upper-Story Residential																														
	Live-Work																														
	Manufactured, Modular Home					■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1B
	Mobile Home					■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1C
	Container Home					■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1D
	Manufactured Home Park					■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1E
Group Living <i>(see 2.9.2B)</i>	Boarding House, Single Room Occupancy																														
	Rooming House																														
	Fraternity, Sorority, Dormitory																														
	Monastery, Convent																														
	Nursing Home, Full-time Convalescent																														
	Hospice, Assisted Living Facility, Residential Home for the Elderly, Independent Living Facility																														
	Personal Care Home for the Elderly																														
	Supportive Living Facility																														
	CIVIC																														
	Community Service <i>(see 2.9.3A)</i>	Police, Fire, EMS Substation	■																												2.6.2A
Neighborhood Arts Center or Similar Community Facility (public)		■																													
Philanthropic Institution Museum, Library		■																													
All other City- or County-owned facilities not included in this Use Table		■	■																												
Day Care <i>(see 2.9.3B)</i>	A full day-care program																														
	Group Day Care Home (5 to 12 persons)																													2.6.2B	
	Child Care Center (13+ persons)																													2.6.2B	
	Drop-in Child Care Center (15+ persons)																													2.6.2B	
Education Facility <i>(see 2.9.3C)</i>	Nursery School, Preschool																													2.6.2B	
	Academy (special training)																														
	College, Community College, University																														
	Seminary																													2.6.2C	

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

USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	RMP	RE	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	RW	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard
Education Facility (see 2.9.3C)	School, Public or Private (K-12)																													2.6.2C
	School, Trade, Vocational, Business Dormitory housing for students or faculty accessory to educational facilities not classified as colleges, community colleges or universities																													
Medical Facility (see 2.9.3D)	Blood Plasma Donation Center																													
	Medical or Dental Laboratory Pharmacy Hospital Medical, Dental or Chiropractic Clinic/Office, massage therapy, or outpatient surgery center																													
Park/Open Area (see 2.9.3E)	All parks and open areas, except as listed below																													
	Cemetery, Mausoleum, Columbarium, Memorial Park																													
	Game Preserve, Wildlife Management Area, Refuge, Animal Sanctuary Recreation Field, without lights																													
Passenger Terminal (see 2.9.3F)	Recreation Field, with lights																													
	Reservoir, Control Structure, Water Supply, Water Well Airport, Heliport, Airline Terminal																													
Place of Worship (see 2.9.3G)	All places of worship																													
	Off-site parking for places of worship																													
Social Service Institution (see 2.9.3H)	All social service institutions																													
	All minor utilities																													
Utilities (see 2.9.3I)	All major utilities																													
	Amateur Radio Operator Tower (55 or less)																													
	Communication towers CMCS tower and facilities																													
COMMERCIAL	Wind farm																													
	Solar farm																													
Funeral Services (see 2.9.4L)	Funeral establishment, funeral merchandise, funeral directing, crematorium and pet crematorium																													
Indoor Recreation (see 2.9.4A)	All indoor recreation, except as listed below. Adult-oriented establishment																													

		Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval C = Conditional Use Permit + = Significant Neighborhood Structure Conditional Use Permit																													
USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CV	R-1MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
Indoor Recreation (see 2.9.4A)	Athletic, tennis, swim or health club																													2.6.3B	
	Bar, Tavern, Cocktail Lounge, Nightclub																														
	Convention Center																														
Office (see 2.9.4B)	Lodge, Private Club																														
	Indoor Shooting Range																														
Overnight Lodging (see 2.9.4C)	All offices, except as listed below																														
	Radio, TV, or Recording Studio																														
Hotel or Motel	Bed and Breakfast																														
	Youth Hostel																														
Outdoor Recreation (see 2.9.4D)	All outdoor recreation, except as listed below																														
	Golf Course, Country Club, Clubhouse																														
Permanent Off-Premise Advertising Sign (Signs in CBD are only permitted outside of the CBD)	Horse Stables, Riding Academy, Equestrian Center																														
	Riding Academy and Equestrian Center with Outdoor Lighting																														
Parking, Commercial (see 2.9.4F)	Outdoor Shooting Range																														
	Stadium or Arena, Commercial Amphitheater																														
Restaurant (see 2.9.4G)	Permanent Off-Premise Advertising Sign																														
	All restaurants, except as listed below																														
Retail Sales & Service (see 2.9.4H)	Restaurant with sale of alcoholic beverages, Brew Pub																														
	Restaurant, Drive-in																														
Farmers Market	All retail sales and service, except as listed below																														
	Animal Hospital, Veterinary Clinic, Pet Clinic																														
Convenience store without gas pumps	Animal Boarding, Animal Shelter, Kennel, Doggy Day Care																														
	Doggy Day Care																														
Catering establishment, small-scale	Art or photo studio, gallery																														
	Bakery, retail																														
Farmers Market	Hair, nail, tanning, massage therapy and personal care service, barber shop or beauty salon																														
	Convenience store without gas pumps																														
Farmers Market	Convenience store without gas pumps																														
	Catering establishment, small-scale																														
Farmers Market	Farmers Market																														
	Farmers Market																														

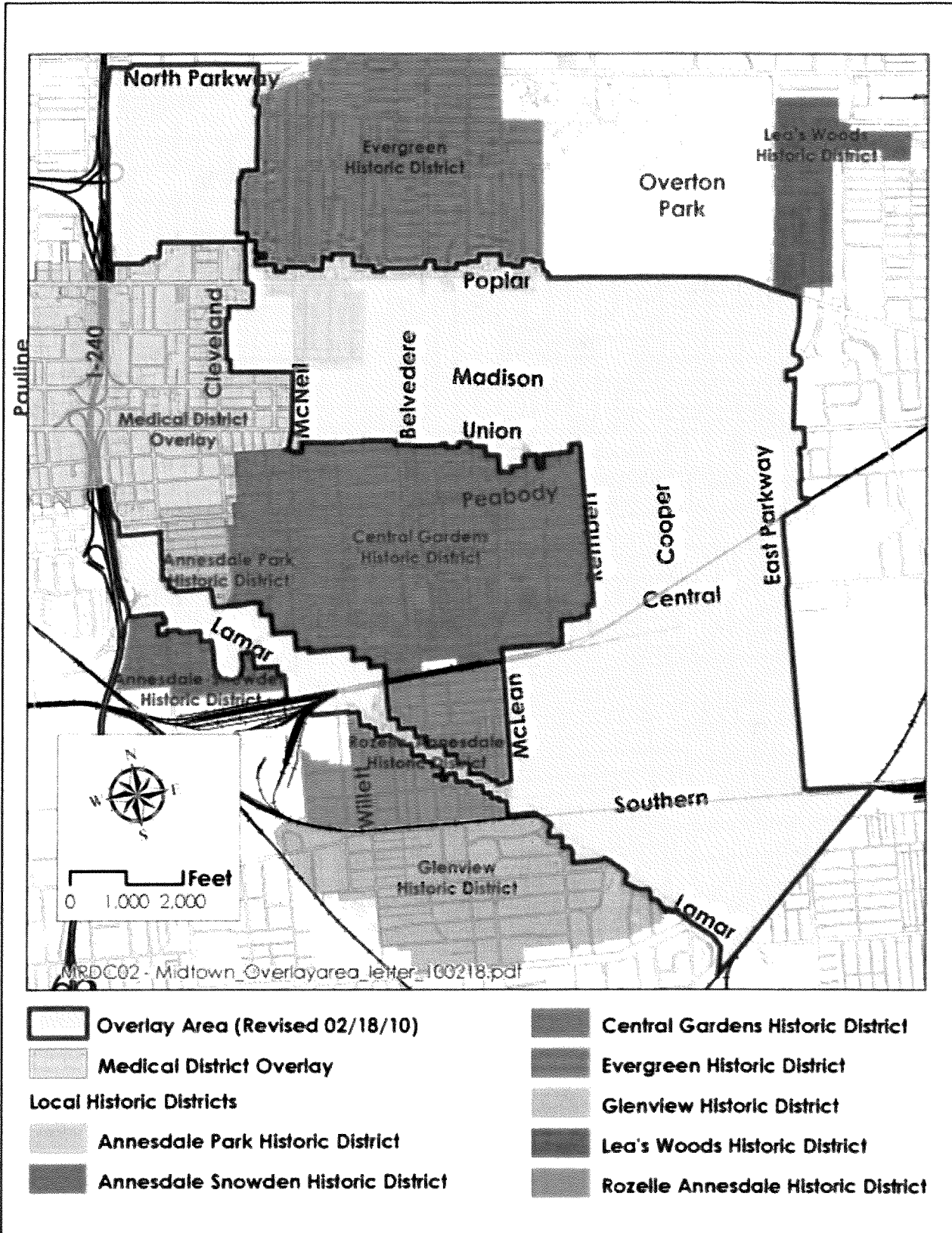
Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval C = Conditional Use Permit ◆ = Significant Neighborhood Structure Conditional Use Permit

USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	RE	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	CMU-1	CMU-2	CMU-3	GBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard				
Retail Sales & Service (see 2.9.4H)	Greenhouse or Nursery, Commercial			□	□				◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	□	□	□	□							2.6.3M			
	Payday loans, title loan and flexible loan plan establishments																				□	□	□	□							2.6.3N			
	Post Office																					□	□	□	□							2.6.3S		
	Pawnshop																					□	□	□	□							2.6.3O		
Self-Service Storage (see 2.9.4I)	Mini-storage																					□	□	□	□							2.6.3P		
	Indoor multi-story																					□	□	□	□							2.6.3Q		
Vehicle Sales Service, & Repair (see 2.9.4J)																						□	□	□	□							2.6.3R		
																						□	□	□	□							2.6.3S		
																						□	□	□	□							2.6.3T		
Water-Oriented (see 2.9.4K)	All water-oriented																					□	□	□	□							2.6.3U		
																						□	□	□	□							2.6.3V		
INDUSTRIAL Wholesale Trade (see 2.9.5A)	All light industrial, except as listed below																					□	□	□	□							2.6.4A		
	Bulk mailing service																						□	□	□	□							2.6.4B	
	Clothing, textile or apparel manufacturing																						□	□	□	□							2.6.4C	
	Container Building																						□	□	□	□							2.6.4D	
	Contractors storage																						□	□	□	□							2.6.4E	
	Detention center, jail, prison																							□	□	□	□							2.6.4F
	Lawn, tree or garden service																						□	□	□	□							2.6.4G	
	Light manufacturing or assembly of equipment, instruments, or goods																						□	□	□	□							2.6.4H	
	Lumberyard and wood products																						□	□	□	□							2.6.4I	
	Microbrewery and microdistillery									◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆												2.6.4J	
	Movie production facility																						□	□	□	□							2.6.4K	
	Photo finishing laboratory																						□	□	□	□							2.6.4L	
	Repair of scientific or professional instruments, electric motors																						□	□	□	□							2.6.4M	
	Research, Testing, and development																						□	□	□	□							2.6.4N	
	Laboratory																						□	□	□	□							2.6.4O	
Soft drink bottling																						□	□	□	□							2.6.4P		
Woodworking, including cabinet makers and furniture manufacturing																						□	□	□	□							2.6.4Q		

		Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval C = Conditional Use Permit * = Significant Neighborhood Structure Conditional Use Permit																															
USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	OIV	R-1MP	R-1E	R-1S	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	CMU-1	CMU-2	CMU-3	GBD	OMP-1	OMP-2	EMP	WD	IH	Use Standard			
Warehouse & Distribution (see 2.9.5C)	All warehouse and distribution																					■	□	□	□	□	□	■	■	■			
	All heavy industrial, except as listed below																																
Heavy Industrial (see 2.9.5D)	Asbestos products																																
	Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products																																
	Explosives, except fireworks																																2.6.4G
	Petroleum, liquefied petroleum gas and coal products includes refining																																
	Radioactive materials/waste																																2.6.4B
Waste-Related Services (see 2.9.5E)	Rubber and plastic products, rubber manufacturing																																
	All waste related services, except as listed below																																
	Recycling Drop-off Facility																																2.6.4D
	Sanitary Landfill and Recycling Facility																																2.6.4D(2)
Waste-Related Services (see 2.9.5E)	Construction Debris Landfill																																
	Solid or Liquid Waste Transfer Station																																2.6.4E
Waste-Related Services (see 2.9.5E)	Waste Incineration																																2.6.4C
	Waste Incineration																																2.6.4C
OPEN																																	
Agriculture (see 2.9.6A)	All agriculture, except as listed below																																
	Neighborhood Garden																																
	Crop, soil preparation, agricultural services large animal and veterinary services																																
	Farm labor and management services																																
	Sale of agriculture products, outdoor																																
Resource Extraction (see 2.9.6B)	Timber Harvesting																																
	Winery																																
	Apitry																																
	All resource extraction, except as listed below																																
Resource Extraction (see 2.9.6B)	Dredging, earth extraction, clearing or grading																																
	Metal, sand, stone, gravel, clay, mining and other related processing																																
PLANNED																																	
Planned Development	All planned developments																																

*Note: Appendix D does not apply to those properties within the Midtown District Overlay (see p. 3).

MAP OF MIDTOWN DISTRICT OVERLAY AND CERTAIN HISTORIC DISTRICTS



SIGN PHOTOGRAPHS









DATA ON EACH AFFECTED PARCEL

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
1	059031 00083	CMU-3	CMU-1	3039 LAMAR AVE	BARRASSO ANTHONY J
2	059031 00084	CMU-3	CMU-1	3061 LAMAR AVE	FLOIED GLENN Z
3	059031 00085	CMU-3	CMU-1	3073 LAMAR	FLOIED GLEN Z
4	059031 00087	CMU-3	CMU-1	3095 LAMAR AVE	DARRAS ABDEL AND ANWER ALMOMAN
6	059031 00104	CMU-3	CMU-1	3075 LAMAR AVE	LIBERTY INN OF MEMPHIS INC
8	059031 00109	CMU-3	CMU-1	3023 LAMAR AVE	S AND T LLC
7	059031 00110	CMU-3	CMU-1	3015 LAMAR AVE	BEST CORNER EXPRESS LLC
8	059031 00111	CMU-3/CMU-3(FP)	CMU-1/CMU-1 (FP)	0 JOHN PAUL DR	L AND W SUPPLY CORP
9	059037 00088	CMU-3	CMU-1	3108 LAMAR AVE	HENG SOPHEAP
10	059037 00090C	CMU-3	CMU-1	3096 LAMAR AVE	RAMERIZ RAPHAEL & ALICIA
11	059037 00092	CMU-3	CMU-1	3050 LAMAR AVE	FLOIED GLENN Z
12	059037 00093	CMU-3	CMU-1	3028 LAMAR AVE	AREC T LLC
13	059037 00125	CMU-3	CMU-1	3080 LAMAR AVE	AL CIELO IGLES A C P
14	059037 00128	CMU-3	CMU-1	3060 LAMAR AVE	FLOIED GLENN
16	059037 00129	CMU-3	CMU-1	3020 LAMAR AVE	AREC T LLC
18	059037 00149	CMU-3	CMU-1	3068 LAMAR AVE	WALKER PHILLIPS P
17	047073 00034	CMU-3	CMU-1	0 LAMAR AVE	DOZIER CARROLL T REV BISHOP
18	047020 00027C	CMU-3	CMU-1	2277 LAMAR AVE	SYKES O T
19	047020 00038C	CMU-3	CMU-1	1469 AIRWAYS BLVD	TOWER VENTURES CRE LLC
20	047020 00121	CMU-3	CMU-1	2279 LAMAR AVE	LAMAR INVESTMENTS LLC
21	047021 00014	CMU-3	CMU-1	2294 LAMAR	ARN KHUN B
22	047021 00015	CMU-3	CMU-1	2284 LAMAR AVE	FIRST NATIONAL BANK OF MEMPHIS
23	047021 00017	CMU-3	CMU-1	2306 LAMAR AVE	LAMAR PETROLEUM INC
24	047021 00018	CMU-3	CMU-1	2244 LAMAR AVE STE 101-102	SEVEN BROTHERS PROPERTIES LLC
25	047021 00019	CMU-3	CMU-1	2246 PARK AVE	SEVEN BROTHERS PROPERTIES LLC
26	047022 00002	CMU-3	CMU-1	2320 LAMAR AVE	ZAM GROUP TN LLC
27	047022 00003	CMU-3	CMU-1	0 LAMAR AVE	MCCRIGHT MALCOLM
28	047023 00001	CMU-3	CMU-1	2315 LAMAR AVE	BURKI TANJID AND HONG STRAW
29	047023 00013C	CMU-3/CMU-2	CMU-1	2300 LAMAR	AUTO SHACK INC
30	047057 00001	CMU-3	CMU-1	0 LAMAR	MONUMENT OF LOVE BAPTIST CH
31	047058 0001C	CMU-3	CMU-1	2567 LAMAR	COTHRAN CHARLIE L
32	047058 00004	CMU-3	CMU-1	2587 LAMAR AVE	COTHRAN CHARLES
33	047059 00001	CMU-3	CMU-1	2471 LAMAR AVE	LE PHUONG
34	047061 00051	CMU-3	CMU-1	2414 LAMAR AVE	COOPERWOOD BEVERLY
35	047061 00053	CMU-3	CMU-1	2402 LAMAR AVE	BASMA BASMAN AND FAHAD SAYANI
36	047061 00054	CMU-3	CMU-1	2398 LAMAR AVE	MOSLEY JOHN D
37	047061 00055	CMU-3	CMU-1	2394 LAMAR AVE	GRAY THURMAN & BONNIE J
38	047061 00056	CMU-3	CMU-1	2390 LAMAR CIR	NEEKINS RICHARD D
39	047058 00041C	CMU-3	CMU-1	2507 LAMAR AVE	LUNA VICTOR AND OLGA LUNA
41	047059 00011	CMU-3	CMU-1	2523 LAMAR AVE	SYKES O T
42	047059 00012C	CMU-3	CMU-1	2531 LAMAR AVE	WELLS AUGUSTA M (ESTATE OF)
43	047059 00038	CMU-3	CMU-1	2549 LAMAR AVE	POWER CLEANING EQUIPMENT LLC
44	047060 00002C	CMU-3	CMU-1	2355 LAMAR AVE	O'REILLY AUTOMOTIVE, INC
45	047060 00003	CMU-3	CMU-1	2367 LAMAR AVE	PATRICK TONY
46	047060 00004	CMU-3	CMU-1	2369 LAMAR AVE	FARRIS TRISH M
47	047060 00005	CMU-3	CMU-1	2373 LAMAR AVE	ALLIED CLINIC LLC
48	047060 00006	CMU-3	CMU-1	2377 LAMAR AVE	AMERICAN PROPERTIES CO GP
49	047060 00007	CMU-3	CMU-1	2383 LAMAR AVE	AMERICAN PROPERTIES CO GP

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
60	047060 00006	CMU-3	CMU-1	2391 LAMAR AVE	AMERICAN PROPERTIES COMPANY LP
61	047060 00009	CMU-3	CMU-1	2399 LAMAR AVE	HOURN HOUN AND VIRAK HEAN
62	047060 00010	CMU-3	CMU-1	2403 LAMAR AVE	HEAN VIRAK AND HOUN HOUN
63	047060 00011	CMU-3	CMU-1	0 LAMAR AVE	MITCHELL RONNIE L
64	047060 00012	CMU-3	CMU-1	2411 LAMAR AVE	MITCHELL RONNIE
65	047060 00013	CMU-3	CMU-1	2417 LAMAR AVE	STEELE-GULTNER INC
66	047060 00014C	CMU-3	CMU-1	2421 LAMAR AVE	MONRO INC NJE
67	047060 00017	CMU-3	CMU-1	2443 LAMAR AVE	TAYLOR DEREK & ZIAN
68	047060 00019	CMU-3	CMU-1	2455 LAMAR AVE	NEW HOPE CHURCH OF GOD IN CHRIST (TR5)
69	047061 0001C	CMU-3	CMU-1	2348 LAMAR AVE	SOUND BEACH POSTAL LLC AND CALVERTON
70	047061 00020	CMU-3	CMU-1	2352 LAMAR AVE	MCKEE CONSTANCE AND ARCHER A COLEMAN
71	047061 00022C	CMU-3	CMU-1	2508 LAMAR AVE	SHELBY COUNTY TAX SALE 16 02
72	047061 00040	CMU-3	CMU-1	2524 LAMAR AVE	HERRERA HUGO AND CAMILA MEDINA AND HUGO A HERRERA MEDINA (RS)
73	047061 00041	CMU-3	CMU-1	2518 LAMAR AVE	2504 LAMAR AVE LAND TRUST
74	047061 00044	CMU-3	CMU-1	2504 LAMAR AVE	CHURCH OF GOD IN CHRIST INC
75	047061 00045	CMU-3	CMU-1	2500 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
76	047061 00046	CMU-3	CMU-1	2466 LAMAR AVE	IVY ALTON
77	047061 00050	CMU-3	CMU-1	2426 LAMAR AVE	CONOVER INN LLC
78	047061 00088	CMU-3	CMU-1	2378 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
79	047061 00089	CMU-3	CMU-1	2448 LAMAR AVE	RAMOS-CRUZ IGNACIO S AND J PROPERTY HOLDINGS LLC
80	047063 00031	CMU-3	CMU-1	1622 HAMILTON ST	CRAINE JERRY
81	047071 00001	CMU-3	CMU-1	2642 LAMAR AVE	FARKER MARIO
82	047071 00018	CMU-3	CMU-1	2618 FIZER RD	CRAINE JERRY
83	047071 00019C	CMU-3	CMU-1	2614 LAMAR AVE	CRAINE JERRY
84	047071 00021	CMU-3	CMU-1	2598 LAMAR AVE	FIELDS BRIAN H
85	047071 00022	CMU-3	CMU-1	2590 LAMAR AVE	MACK-CATRON LUCILLE AND MELANA
86	047071 00023	CMU-3	CMU-1	0 LAMAR AVE	SABEHA KHALED
87	047071 00024	CMU-3	CMU-1	2574 LAMAR AVE	SABEHA KHALED H
88	047071 00025	CMU-3	CMU-1	2560 LAMAR AVE	CITY OF MEMPHIS
89	047071 00026	CMU-3	CMU-1	2566 LAMAR AVE	LAMAR COMMONS LLC
90	047072 00001	CMU-3	CMU-1	0 LAMAR AVE	DAVIS CLEO (DBA) ALL ABOUT US
91	047073 00029	CMU-3	CMU-1	2754 LAMAR AVE	IGF REALTY HOLDINGS LP
92	047073 00030	CMU-3	CMU-1	2764 LAMAR AVE	LAMAR COMMONS LLC
93	047073 00031	CMU-3	CMU-1	2772 LAMAR AVE	DOZIER CARROLL T REV B SHCF
94	047073 00032	CMU-3	CMU-1	2748 LAMAR AVE	CARVER REALTY CO
95	047073 00033	CMU-3	CMU-1	2718 LAMAR AVE	MOORE TENNESSEE INVESTMENT SERVICES TRUST
96	047073 00035	CMU-3	CMU-1	2700 LAMAR AVE	PAYNE DAVID E
97	047073 00039	CMU-3	CMU-1	2656 LAMAR AVE	KIM SANG W & HYUN-JOO
98	047073 00040C	CMU-3	CMU-1	2648 HIGHWAY 78	KIM SANG W & HYUN-JOO
99	047073 00042	CMU-3	CMU-1	2642 LAMAR AVE	ALSHUJAA KAMAL
100	047073 00043	CMU-3	CMU-1	2636 LAMAR AVE	PRICE CATHERINE
101	047073 00044	CMU-3	CMU-1	2624 LAMAR AVE	NATIONAL CITIES CORP
102	047074 0001C	CMU-3	CMU-1	2657 LAMAR AVE	MEMPHIS CITY OF
103	047074 0003C	CMU-3	CMU-1	2669 LAMAR AVE	MEMPHIS CITY OF
104	047074 00005	CMU-3	CMU-1	2689 LAMAR AVE	BROOME OTHA L
105	047074 00006	CMU-3	CMU-1	LAMAR AVE	HILL DARIUS E
106	047074 00006	CMU-3	CMU-1	LAMAR AVE	ALLEN DONALD W
107	047076 00001	CMU-3	CMU-1	2713 LAMAR AVE	
108	047076 00002	CMU-3	CMU-1	2731 LAMAR AVE	
109	047076 00003	CMU-3	CMU-1	2737 LAMAR AVE	

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
110	047076 00004	CMU-3	CMU-1	2739 LAMAR AVE	ELKHAYAT FAYEZ
111	047077 00043	CMU-3/R-6	CMU-1	2759 LAMAR AVE	BLOOMINGDALE INVESTMENTS LLC
112	047077 00044	CMU-3	CMU-1	0 LSWELL AVE	KIM EUGENE J
118	047078 00017C	CMU-3	CMU-1	2757 KIMBALL AVE	PAK YONG T AND HYON K HAN
114	059011 00069	CMU-3	CMU-1	2778 E E-KIMBALL	SKEFOS HARRY J
					FUNDAMENTALS 1ST LEARNING ACADEMY LLC
116	059016 00058	CMU-3	CMU-1	2904 LAMAR AVE	
117	059016 00121	CMU-3	CMU-1	2850 LAMAR AVE	MURSHED MAHMOUD
118	059016 00203	CMU-3	CMU-1	2992 LAMAR AVE	JONES MORRIS G
110	059016 00204	CMU-3	CMU-1	2990 LAMAR AVE	YOUNIS TAREQ
120	059016 00205	CMU-3	CMU-1	2986 LAMAR AVE	SHAH ALI SHAH LLC
121	059016 00206	CMU-3	CMU-1	2972 LAMAR AVE	CONDORI CARLOS
122	059016 00212	CMU-3	CMU-1	3004 LAMAR AVE	PAIK PAUL M & MIJA
					VISTA LAMAR HOSPITALITY LLC
128	059016 00216C	CMU-3	EMF	2876 LAMAR AVE	
124	059016 00220C	CMU-3/RU-1	CMU-1	2896 LAMAR AVE	KUMAR PUNAM
126	059016 A00001	CMU-3	CMU-1	0 LAMAR AVE	BHAKTA MOHANBHAI
					LAMAR CROSSING SHOPPING CENTER
128	059016 A00002	CMU-3	CMU-1	2926 LAMAR AVE	EQUITIES
127	059016 A00003	CMU-3	CMU-1	0 LAMAR AVE	CITY OF MEMPHIS
128	059016 A00004	CMU-3	CMU-1	0 LAMAR AVE	MH STORES INC
					FSC FD MEMPHIS TN LLC
129	059016 A00005	CMU-3	CMU-1	2920 LAMAR AVE	
					YOUNG ACTORS GUILD INC
180	059017 00001	CMU-3	CMU-1	2788 LAMAR AVE	
181	059017 00033C	CMU-3	CMU-1	2836 LAMAR AVE	PRICE WARREN & ELLA
182	059017 00037	CMU-3	CMU-1	2830 LAMAR AVE	PRICE WARREN
188	059017 00038	CMU-3	CMU-1	2824 LAMAR AVE	YI YONG S & BOK H
184	059017 00039	CMU-3	CMU-1	2802 LAMAR AVE	JANET ANTHONY
					UNION PLANTERS NATIONAL BANK
186	059017 00041	CMU-3	CMU-1	2800 LAMAR AVE	
188	059019 00002	CMU-3	CMU-1	2785 LAMAR AVE	MEMPHIS FOODS LLC
					HERRERA MARTIN T & ADA M C ZAMORA
187	059019 00003	CMU-3	CMU-1	2803 LAMAR AVE	
					HERRERA MARTIN T & ADA M C ZAMORA
188	059019 00004	CMU-3	CMU-1	2807 LAMAR AVE	
189	059019 00005	CMU-3	CMU-1	2809 LAMAR AVE	B & W PROPERTIES
140	059019 00006	CMU-3	CMU-1	0 LAMAR AVE	B & W PROPERTIES
141	059019 00008	CMU-3	CMU-1	2861 LAMAR AVE	MOUME ABDI A
142	059019 00009	CMU-3	CMU-1	2865 LAMAR AVE	CHANEY JOSEPHINE M
148	059019 00027	CMU-3	CMU-1	2833 LAMAR AVE	GREER JOE C
144	059019 00028	CMU-3	CMU-1	2829 LAMAR AVE	GREER JOE C
					HOWARD JAMES E & MARTHA L
146	059021 00003	CMU-3	CMU-1	2905 LAMAR AVE	
					COLE SHERMAN E & WILLIE J
148	059021 00004	CMU-3	CMU-1	2915 LAMAR AVE	
					WEDELSTEDT EDWARD J
147	059021 00006C	CMU-3	CMU-1	2947 LAMAR AVE	
148	059021 00049	CMU-3	CMU-1	2877 LAMAR AVE	ALDI INC
149	059021 00051	CMU-3	CMU-1	0 LAMAR AVE	LAMAR INC
					REALTY INCOME PROPERTIES 30 LLC
150	059021 A00001	CMU-3	CMU-1	2939 LAMAR AVE	
					MEMPHIS CITY OF L G & W
151	059021 A00002	CMU-3	CMU-1	2935 LAMAR AVE	
152	059025 00010C	CMU-3	CMU-1	2961 LAMAR AVE	KHWAJA NIHAL
					JOHNSTON WALLACE F JR
158	059025 00002	CMU-3	CMU-1	2975 LAMAR AVE	
154	059025 00007C	CMU-3	CMU-1	3001 LAMAR AVE	LOEB REALTY L P
					AMERICAN PROPERTIES CO L P
156	059025 00008C	CMU-3	CMU-1	2995 LAMAR AVE	
					AMERICAN PROPERTIES CO L P
159	059025 00045	CMU-3	CMU-1	2987 LAMAR AVE	
					MCDONALD'S REAL ESTATE CO
157	061004 00078	CMU-3	CMU-1	1472 S TREZEVANT ST	
					SPENCER REAL ESTATE CO
158	031103 00001	CMU-3 (MDC)	CMU-1 (MDC)	2014 LAMAR AVE	
159	031103 00002	CMU-3 (MDC)	CMU-1 (MDC)	2016 LAMAR AVE	COLE DONOVAN
					SPENCER REAL ESTATE CO
160	031103 00003	CMU-3 (MDC)	RU-1 (MDC)	0 E LAMAR AVE	

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Reasoning	Property Address	Owner Name
161	031105 00003	CMU-3 (H) (MDO)	CMU-1 (H) (MDO)	1883 E LAMAR AVE	GGIENT LLC SERIES 1883 LAMAR
162	031105 00030	CMU-3/RU-3 (MDO)	CMU-1 (MDO)	1916 LAMAR AVE	MILLAR DOUGLAS D
163	031105 00031	CMU-3 (MDO)	CMU-1 (MDO)	1912 LAMAR AVE	MILLARD DOUGLAD D
164	031105 00032	CMU-3 (MDO)	CMU-1 (MDO)	1915 E MCLEMORE AVE	MONTOYA IVAN
165	031105 00033	CMU-3 (MDO)	CMU-1 (MDO)	1904 LAMAR	HESTER SONJA R
166	031105 00034	CMU-3 (MDO)	CMU-1 (MDO)	1900 LAMAR	ASFAW SEBLE W
167	031114 00001C	CMU-3 (MDO)	RU-1 (MDO)	1886 LAMAR	URBAN FAMILY MINISTRIES
168	031114 00003	CMU-3 (MDO)	RU-1 (MDO)	1890 E MCLEMORE AVE	ASKEW EDMOND
169	031114 00004	CMU-3 (MDO)	RU-1 (MDO)	1894 E MCLEMORE AVE	SHAW JOHN E & LINDA
170	031114 00005	CMU-3 (MDO)	RU-1 (MDO)	1895 E MCLEMORE AVE	SHAW JOHN E & LINDA
171	015006 00004	CMU-3 (MDO)	RU-4 (MDO)	775 MELROSE ST	MELROSE MIDTOWN LLC
172	015006 00005	CMU-3 (MDO)	RU-4 (MDO)	1442 LAMAR AVE	MELROSE MIDTOWN LLC
173	015008 00001C	CMU-3/RU-4 (RC) (MDO)	RU-4 (RC) (MDO)	1387 CENTRAL AVE	VENUE APARTMENTS LLC
174	015009 00001	CMU-3 (MDO)	RU-4 (MDO)	0 LAMAR AVE	LIPINSKI MARTIN E & LINDA F
176	015009 00002	CMU-3 (MDO)	CMU-1 (MDO)	1377 LAMAR AVE	ALFUNDON INC
176	015009 00003C	CMU-3 (MDO)	CMU-1 (MDO)	1385 LAMAR AVE	BREATH OF LIFE SEVENTH DAY ADVENTIST CHU
177	015009 00005	CMU-3 (MDO)	RU-4 (MDO)	0 LAMAR AVE	BREATH OF LIFE SEVENTH DAY ADVENTIST CHU
178	015009 00006	CMU-3 (MDO)	RU-4 (MDO)	1403 LAMAR AVE	SCHUERMAN JOHN
179	015009 00007	CMU-3 (MDO)	RU-4 (MDO)	1407 LAMAR AVE	HAILE TSEGAYE
180	015009 00008	CMU-3 (MDO)	RU-4 (MDO)	1421 LAMAR AVE	DELIMITROS MARY
181	015015 00011	CMU-3/EMF (MDO)	EMF (MDO)	1449 LAMAR AVE	DACUS JAMES T & JEFFIE M
182	015015 00026	CMU-3 (MDO)	EMF (MDO)	1443 LAMAR AVE	DACUS JAMES T JR AND EDWARD T DACUS
183	015029 00022	CMU-3 (MDO)	EMF (MDO)	1458 LAMAR AVE	MELROSE MIDTOWN LLC
184	015001 00073	CMU-3 (MDO)	CMU-1 (MDO)	1290 LAMAR AVE	DEVMAR PARTNERS LLC
185	015001 00074	CMU-3 (MDO)	CMU-1 (MDO)	1270 LAMAR AVE	SPIRIT MASTER FUNDING X LLC
186	015001 00076	CMU-3 (MDO)	CMU-1 (MDO)	1234 LAMAR AVE	EASTVIEW PROPERTIES LLC
187	015001 00080	CMU-3 (MDO)	CMU-1 (MDO)	1246 LAMAR AVE	PEKIN PROPERTIES LLC
188	015001 00081	CMU-3 (MDO)	CMU-1 (MDO)	0 LAMAR AVE	BAUMAN S RICHARD REVOCABLE TRUST
26a	047061 00090	CMU-3	CMU-1	2444 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
27a	047061 00049	CMU-3	CMU-1	2434 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
34a	047061 00052	CMU-3	CMU-1	2408 LAMAR AVE	BASMA BASMAN AND FAHAD SAYANI
34b	047059 00002	CMU-3	CMU-1	2479 LAMAR AVE	LE PHUONG
35a	047059 00003	CMU-3	CMU-1	0 LAMAR AVE	MADE WILLIAM H JR & MARGARET A
36a	047055 00004	CMU-3	CMU-1	2491 LAMAR AVE	SMITH BRIAN A AND RANDALL T SM TH
37a	047059 00005	CMU-3	CMU-1	2495 LAMAR AVE	MADE WILLIAM H JR & MARGARET A
38a	047059 00006	CMU-3	CMU-1	2499 LAMAR AVE	TAYLOR DEREK & ZIAN
51a	047060 00018	CMU-3	CMU-1	2455 LAMAR AVE	NEW HOPE CHURCH OF GOD IN CHRIST (TRS)
52a	055016 00120	CMU-3	CMU-1	0 LAMAR AVE	LAMAR INC
56a	047073 00045	CMU-3	CMU-1	2658 LAMAR AVE	LESTER DARRYL
57a	047073 00046	CMU-3	CMU-1	2656 LAMAR AVE	LESTER DARRYL
57b	047073 00036	CMU-3	CMU-1	2658 LAMAR AVE	AFFANEH JAMAL D

LETTERS RECEIVED

Two letters of support were received at the time of publication of this report and were subsequently attached.

May 5, 2020

Mr. Brett Davis
Office of Planning and Development
125 North Main Street, Suite 476
Memphis, TN 38103

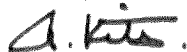
Re: Support of Re-zoning Proposal Z 20-04 along Lamar Avenue

Mr Davis,
MidtownMemphis.ORG **supports the Re-zoning Proposal Z 20-04** along this portion of the Lamar Avenue corridor. We feel that the proposed re-zoning is much more compatible with the existing land use patterns.

The proposed zoning changes from Commercial Mixed-Use 3 (CMU-3) to CMU-1 along with the various residential zone updates will benefit the surrounding neighborhoods and attract uses that support the existing residents.

We are excited by these changes and hope the LUCB and City Council will approve this proposal. We look forward and support similar efforts to change inappropriate CMU-3 ("Highway Commercial") zoning along other neighborhood corridors in Midtown Memphis.

Sincerely,



Andy Kitsinger
MidtownMemphis.ORG, Board President

Cc: Glenview-Edgewood Manor Area Neighborhood Association,
Earlice Taylor, Emily Bishop, John Zeanah, Josh Whitehead



EXECUTIVE COMMITTEE

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Mark Fleischer

Andy Kitsinger

Gayle Moore

Porsche Stevens

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66 S. Cooper St., Ste. 506
Memphis, TN 38104

info@midtownmemphis.org

MidtownMemphis.org

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Memphis MMDC/

May 5 2020

Mr. Brett Davis
Office of Planning and Development
125 North Main Street, Suite 476
Memphis, TN 38103

Re: Support of Re-zoning Proposal Z 20-04 along Lamar Avenue

Glenview-Edgewood Manor Area Neighborhood Association supports the re-zoning Proposal Z 20-04 along this portion of the Lamar Avenue corridor. We feel that the proposed re-zoning is much more compatible with the existing land use patterns.

The proposed zoning changes from Commercial Mixed-Use 3 (CMU-3) to CMU-1 along with the various residential zone updates will benefit the surrounding neighborhoods and attract uses that support the existing residents.

We are excited by these changes and hope the LUCB and City Council will approve this proposal. We look forward and support similar efforts to change inappropriate CMU-3 ("Highway Commercial") zoning along other neighborhood corridors in Midtown Memphis.

Sincerely,



Earlice Taylor

Cc MidtownMemphis.ORG, Board President Emily Bishop, John Zeanah, Josh Whitehead, Andy Kitsing

BARRASSO ANTHONY J
756 RIDGE LAKE BLVD, STE 212
MEMPHIS, TN 38120

FLOIED GLENN Z
3050 LAMAR AVE
MEMPHIS, TN 38114

FLOIED GLEN Z
3050 LAMAR AVE
MEMPHIS, TN 38114

DARRAS ABDEL AND ANWER
ALMOMANI
4233 LEXIE DR
OLIVE BRANCH, MS 38654-6153

LIBERTY INN OF MEMPHIS INC
3075 LAMAR AVE
MEMPHIS, TN 38114

S AND T LLC
8760 BRUNSWICK FOREST CIR
BARTLETT, TN 38133-2147

BEST CORNER EXPRESS LLC
3015 LAMAR AVE
MEMPHIS, TN 38114-6404

ANDERSON STEPHEN W
740 S WHITE STATION RD
MEMPHIS, TN 38117-4387

HENG SOPHEAP
3801 MIAMI AVE
MEMPHIS, TN 38111

RAMERIZ RAPHAEL & ALICIA
3096 LAMAR AVE
MEMPHIS, TN 38114-6439

FLOIED GLENN Z
3050 LAMAR AVE
MEMPHIS, TN 38114

AREC 7 LLC
P.O. BOX 29046
PHOENIX, AZ 85038-9046

RENASANT BANK
9135 CAROTHERS PKWY, STE 105
FRANKLIN, TN 37067-6329

FLOIED GLENN
3050 LAMAR AVE
MEMPHIS, TN 38114-6405

AREC 7 LLC
P.O. BOX 29046
PHOENIX, AZ 85038-9046

WALKER PHILLIPS P
4608 VERNE RD
MEMPHIS, TN 38117-6545

DOZIER CARROLL T REV BISHOP
1325 JEFFERSON AVE
MEMPHIS, TN 38104-2013

SYKES O T
1234 MINOR ST
MEMPHIS, TN 38111-5531

OWNER
1489 AIRWAYS BLVD
MEMPHIS, TN 38114

LAMAR INVESTMENTS LLC
6363 S KYRENE RD
TEMPE, AZ 85283

AHN KHUN B
1490 DINWOOD ST
MEMPHIS, TN 38134

FIRST NATIONAL BANK OF MEMPHIS
1755 LYNNFIELD RD, BLDG D
MEMPHIS, TN 38119-7243

LAMAR PETROLEUM INC
632 HAWKS PEAK RD
COLLIERVILLE, TN 38017

SEVEN BROTHERS PROPERTIES LLC
6929 E SHELBY DR
MEMPHIS TN 38141

SEVEN BROTHERS PROPERTIES LLC
6929 E SHELBY DR
MEMPHIS TN 38141

ZAM GROUP TN LLC
12501 REED RD, STE A
SUGAR LAND, TX 77478-1410

DIAMOND INVESTMENTS AND
MANAGEMENT INC
1140 BELLEWOOD CV
COLLIERVILLE, TN 38017

OWNER
2983 APPLING WAY
MEMPHIS, TN 38128

DIAMOND INVESTMENTS AND
MANAGEMENT INC
1140 BELLEWOOD CV
COLLIERVILLE, TN 38017

STRAW HONG
4374 MILTON ST
SAN DIEGO, CA 92110-3413

AUTO SHACK INC
PO BOX 2198
MEMPHIS, TN 38101-2198

PEKIN PROPERTIES LLC
456 FULTON ST STE 123
PEORIA IL 61602- 1249

OWNER
2628 ARLINGTON AVE
MEMPHIS, TN 38114-4309

COTHRAN CHARLIE L
695 PROVINE
MEMPHIS, TN 38126-4811

COTHRAN CHARLES
695 PROVINE
MEMPHIS, TN 38126

LE PHUONG
453 N WHITE STATION RD
MEMPHIS, TN 38117

LE PHUONG
2479 LAMOR AVE
MEMPHIS, TN 38114

BASMA BASMAN AND FAHAD SAYANI
9172 RANDLE VALLEY DR
CORDOVA, TN 38018

LE PHUONG
2479 LAMOR AVE
MEMPHIS, TN 38114

MACE WILLIAM H JR & MARGARET A
8393 CONERLY DR E
SOUTHAVEN, MS 38671

MACE WILLIAM H JR & MARGARET A
8393 CONERLY DR E
SOUTHAVEN, MS 38671

SMITH BRIAN A AND RANDALL T SMITH
1544 EASTLAWN ST
MEMPHIS, TN 38111-3710

SMITH BRIAN A AND RANDALL T SMITH
1544 EASTLAWN ST
MEMPHIS, TN 38111-3710

MACE WILLIAM H JR & MARGARET A
8393 CONERLY DR E
SOUTHAVEN, MS 38671

MACE WILLIAM H JR & MARGARET A
8393 CONERLY DR E
SOUTHAVEN, MS 38671

TAYLOR DEREK & ZIAN
941 NEWINGTON ST
COLLIERVILLE TN 38017

GRAY LEANN
5840 RIVER POINTE DR
SOUTHAVEN, MS 38672-6708

LUNA VICTOR AND OLGA LUNA
2507 LAMAR AVE
MEMPHIS, TN 38114-4348

LUNA VICTOR AND OLGA LUNA
2511 LAMAR AVE
MEMPHIS, TN 38114-4348

OWNER
2523 LAMAR AVENUE
MEMPHIS, TN 38114

WELLS AUGUSTA M (ESTATE OF)
871 BLUEBIRD RD
MEMPHIS, TN 38116-4001

POWER CLEANING EQUIPMENT LLC
2549 LAMAR AVE
MEMPHIS, TN 38114-4334

O'REILLY AUTOMOTIVE, INC
PO BOX 9167
SPRINGFIELD MO 65801- 9167

PATRICK TONY
2367 LAMAR AVE
MEMPHIS, TN 38114-3709

FARRIS TRISH M
PO BOX 17152
MEMPHIS, TN 38187-0152

ALLIED CLINIC LLC
2373 LAMAR AVE
MEMPHIS, TN 38114-3709

AMERICAN PROPERTIES CO G P
5720 STAGE RD, STE E
BARTLETT, TN 38134-4569

AMERICAN PROPERTIES CO GP
5720 STAGE RD, STE E
BARTLETT, TN 38134-4569

AMERICAN PROPERTIES COMPANY LP
5720 STAGE RD, STE E
BARTLETT TN 38134-4569

HOURN HOUN AND VIRAK HEAN
9046 RED TULIP CV
CORDOVA, TN 38018-2957

NEW HOPE CHURCH OF GOD IN CHRIST
(TRS)
2455 LAMAR AVE
MEMPHIS, TN 38114

OWNER
2403 LAMAR AVE
MEMPHIS, TN 38114-3712

MITCHELL RONNIE L
PO BOX 140117
MEMPHIS, TN 38111-0117

MITCHELL RONNIE
PO BOX 140117
MEMPHIS, TN 38111-0117

OWNER
2417 LAMAR AVENUE
MEMPHIS, TN 38114

OWNER
2417 LAMAR AVENUE
MEMPHIS, TN 38114

TAYLOR DEREK & ZIAN
2443 LAMAR AVE
MEMPHIS, TN 38114-3712

NEW HOPE CHURCH OF GOD IN CHRIST
(TRS)
2455 LAMAR AVE
MEMPHIS, TN 38114-3712

NEW HOPE CHURCH OF GOD IN CHRIST
(TRS)
2455 LAMAR AVE
MEMPHIS, TN 38114-3712

SOUND BEACH POSTAL LLC AND
CALVERTON
532 BROADHOLLOW RD, STE 109
MELVILLE, NY 11747-3609

MCKEE CONSTANCE AND ARCHER A
COLEMAN
650 WHITE OAK ST
SOUTHAVEN, MS 38671-9259

WILKERSON JACK L
2114 ELZEY AVE
MEMPHIS, TN 38104

HERRERA HUGO AND CAMILA MEDINA
AND HUGO A HERRERA MEDINA (RS)
3157 BRENMARDA LN
MEMPHIS TN 38116

BROWN TYRUS
2504 LAMAR AVE
MEMPHIS, TN 38114-4347

CHURCH OF GOD IN CHRIST INC
938 MASON ST
MEMPHIS, TN 38126

DIAMOND INVESTMENTS AND
MANAGEMENT INC
1140 BELLEWOOD CV
COLLIERVILLE, TN 38017-3259

DIAMOND INVESTMENTS AND
MANAGEMENT INC
1140 BELLEWOOD CV
COLLIERVILLE, TN 38017-3259

IVY ALTON
2426 LAMAR AVE
MEMPHIS, TN 38114

OWNER
2414 LAMAR AVENUE
MEMPHIS, TN 38114

BASMA BASMAN AND FAHAD SAYANI
9172 RANDLE VALLEY DR
CORDOVA, TN 38018-7710

BASMA BASMAN AND FAHAD SAYANI
9172 RANDLE VALLEY DR
CORDOVA, TN 38018-7710

MOSLEY JOHN D
2398 LAMAR AVE
MEMPHIS, TN 38114-3711

GRAY THURMAN & BONNIE J
2394 LAMAR AVE
MEMPHIS, TN 38114-3711

MEEKINS RICHARD D
2390 LAMAR AVE
MEMPHIS, TN 38114-3711

CONOVER INN LLC
PO BOX 2629
ADDISON, TX 75001-2629

DIAMOND INVESTMENTS AND
MANAGEMENT INC
1140 BELLEWOOD CV
COLLIERVILLE, TN 38017-3259

DIAMOND INVESTMENTS AND
MANAGEMENT INC
1140 BELLEWOOD CV
COLLIERVILLE, TN 38017-3259

RAMOS-CRUZ IGNACIO
1883 WENDY DR
MEMPHIS, TN 38114-5854

MCKEE CONSTANCE AND ARCHER A
COLEMAN
650 WHITE OAK ST
SOUTHAVEN, MS 38671-9259

CRAINE JERRY
2618 FIZER
MEMPHIS, TN 38114-3811

COLEMAN ARCHER S
5555 ELVIS PRESLEY BLVD
MEMPHIS, TN 38116-8231

CRAINE JERRY
2590 LAMAR ST
MEMPHIS, TN 38114-4335

CRAINE JERRY
2590 LAMAR ST
MEMPHIS, TN 38114-4335

OWNER
5690 N ANGELA RD
MEMPHIS, TN 38120

MACK-CATRON LUCILLE AND MELANA
979 GRAND ST
MEMPHIS, TN 38114-6621

SABEHA KHALED
2560 LAMAR AVE
MEMPHIS, TN 38114

TAYLOR CHARLES R JR
6756 MARTHA'S PT
MEMPHIS, TN 38141

CITY OF MEMPHIS
GENERAL DELIVERY
MEMPHIS, TN 38101-9999

LAMAR COMMONS LLC
PO BOX 1509
COLLIERVILLE, TN 38027

DAVIS CLEO (DBA) ALL ABOUT US
2488 MANCHESTER RD
MEMPHIS, TN 38114-5730

CIRCLE K STORES INC
PO BOX 52085
TEMPE, AZ 85072-2085

LAMAR COMMONS LLC
PO BOX 1509
COLLIERVILLE, TN 38027

DOZIER CARROLL T REV BISHOP
1325 JEFFERSON AVE
MEMPHIS, TN 38104-2013

CARVER REALTY CO
756 RIDGE LAKE BLVD, STE 212
MEMPHIS, TN 38120

AFFANEH JAMAL D
1203 ESHOM RD
CENTRALIA, WA 98531-1608

HAYS MARY
2656 LAMAR AVE
MEMPHIS, TN 38114-4351

LESTER DARRYL
3017 CASTLEMAN ST
MEMPHIS, TN 38118

PAYNE DAVID E
5154 BERTA RD
MEMPHIS, TN 38109-7355

LESTER DARRYL
3017 CASTLEMAN ST
MEMPHIS, TN 38118

AFFANEH JAMAL D
1203 ESHOM RD
CENTRALIA, WA 98531

LEE KYE S AND HEUNG H LEE
2642 LAMAR AVE
MEMPHIS, TN 38114

LEE KYE S AND HEUNG H LEE
2642 LAMAR AVE
MEMPHIS, TN 38114

ALSHUJAA KAMAL
4562 VIOLET AVE
MEMPHIS, TN 38122-2759

LESTER DARRYL
3017 CASTLEMAN ST
MEMPHIS, TN 38118

LESTER DARRYL
3017 CASTLEMAN ST
MEMPHIS, TN 38118

PRICE CATHERINE
PO BOX 41454
MEMPHIS, TN 38174

NATIONAL CITIES CORP
2641 UNION AVE EXT
MEMPHIS, TN 38112-4401

MEMPHIS CITY OF
125 N MAIN ST, STE 568
MEMPHIS, TN 38013

MEMPHIS CITY OF
125 N MAIN ST
MEMPHIS, TN 38103-2026

BROOME OTHA L
4596 SUNVALLEY DR
MEMPHIS, TN 38109-4884

OWNER
2731 LAMAR AVENUE
MEMPHIS, TN 38114

CARTER PATRICIA A AND PEGGY M
ALLEN AND
1882 WOODCHASE GLEN DR
CORDOVA, TN 38016-2600

ELKHAYYAT FAYEZ
2739 LAMAR AVE
MEMPHIS, TN 38114

BLOOMINGDALE INVESTMENTS LLC
2759 LAMAR AVE
MEMPHIS, TN 38114

KIM OK
2747 LOWELL AVE
MEMPHIS, TN 38114

PAK YONG T AND HYON K HAN
6382 SHENANDOAH
OLIVE BRANCH, MS 38654

SKEFOS HARRY J
3981 WALNUT GROVE RD
MEMPHIS, TN 38111

COUCH JAMESE H
2904 LAMAR AVE
MEMPHIS, TN 38106-5020

LAMAR INC
5645 MURRAY RD
MEMPHIS, TN 38119-3831

MURSHED MAHMOUD
4549 DURBIN AVE
MEMPHIS, TN 38122-5458

JONES MORRIS G
2992 LAMAR AVE
MEMPHIS, TN 38114-5609

YOUNIS TAREQ
6110 WILD OAKS DR
MEMPHIS, TN 38120-2551

OWNER
2986 LAMAR AVENUE
MEMPHIS, TN 38114

CONDORI CARLOS
3506 HWY 78
MEMPHIS, TN 38118-1659

PAIK PAUL M & MIJA
1655 SEMMES AVE
MEMPHIS, TN 38114

VISTA LAMAR HOSPITALITY LLC
3067 WINDSTONE WAY
GERMANTOWN, TN 38138-7383

KUMAR PUNAM
2240 DEADRICK AVE
MEMPHIS, TN 38114

MH STORES INC
4650 SUMMER AVE
MEMPHIS TN 38122- 4756

LAMAR CROSSING SHOPPING CENTER
EQUITIES
55 FIFTH AVE, FLOOR 15
NEW YORK, NY 10003-4301

CITY OF MEMPHIS
125 N MAIN, RM 568
MEMPHIS, TN 38103

BHAKTA MOHANBHAI
340 ILLINOIS AVE
MEMPHIS TN 38106- 1566

FSC FD MEMPHIS TN LLC
1901 MAIN ST
BELMAR, NJ 7719

CITY OF MEMPHIS
GENERAL DELIVERY
MEMPHIS, TN 38101-9999

PRICE WARREN & ELLA
2836 LAMAR AVE
MEMPHIS, TN 38114-5015

PRICE WARREN
2836 LAMAR AVE
MEMPHIS, TN 38114-5015

OWNER
2824 LAMAR AVENUE
MEMPHIS, TN 38114

JANET ANTHONY
2802 LAMAR AVE
MEMPHIS, TN 38114-5015

UNION PLANTERS NATIONAL BANK
250 RIVERCHASE PKWY, FLOOR 6
BIRMINGHAM, AL 35244

MEMPHIS FOODS LLC
139 SOUTHWEST DR
JONESBORO, AR 72401-5828

HERRERA MARTIN T & ADA M C
ZAMORA
2803 LAMAR AVE
MEMPHIS, TN 38114-5016

HERRERA MARTIN T & ADA M C
ZAMORA
2803 LAMAR AVE
MEMPHIS, TN 38114-5016

B & W PROPERTIES
6148 CHAPELLE CIR W
MEMPHIS, TN 38120

B & W PROPERTIES
6148 CHAPELLE CIR W
MEMPHIS, TN 38120

MOUME ABDI A
2861 LAMAR AVE
MEMPHIS, TN 38114

CHANEY JOSEPHINE M
8071 ELMWOOD DR
OLIVE BRANCH, MS 38654

GREER JOE C
2829 LAMAR AVE
MEMPHIS, TN 38114-5016

GREER JOE C
2829 LAMAR AVE
MEMPHIS, TN 38114

HOWARD JAMES E & MARTHA L
2905 LAMAR AVE
MEMPHIS, TN 38114-5019

COLE SHERMAN E & WILLIE J
4252 LONG CREEK RD
MEMPHIS, TN 38125-3087

WEDELSTEDT EDWARD J
12740 E CONTROL TOWER RD, J 8
ENGLEWOOD, CO 80112-4140

ALDI INC
PO BOX 100
GLADEVILLE, TN 37071-0100

COLE SHERMAN AND THOMAS L COLE
4252 LONG CREEK RD
MEMPHIS, TN 38125-3087

REALTY INCOME PROPERTIES 30 LLC
11995 EL CAMINO REAL
SAN DIEGO CA, 92130-2539

MEMPHIS CITY OF L G & W
220 S MAIN ST
MEMPHIS, TN 38103-3917

KHWAJA NIHAL
533 GREYWOOD LN
CORDOVA TN 38018- 7006

OWNER
2975 LAMAR AVENUE
MEMPHIS, TN 38114

LOEB REALTY L P
PO BOX 171247
MEMPHIS, TN 38187-1247

AMERICAN PROPERTIES CO L P
5720 STAGE RD, STE E
BARTLETT, TN 38134-4569

AMERICAN PROPERTIES CO L P
5720 STAGE RD, STE E
BARTLETT, TN 38134-4569

MCDONALD'S REAL ESTATE CO
5645 MURRAY AVE
MEMPHIS, TN 38119-3831

SPENCER REAL ESTATE CO
2471 LAKELAND DR
GRAND PRAIRIE, TX 75054-6812

BECK STANDEFFER SUSAN S
240 METRO RD
EADS, TN 38028-3118

SPENCER REAL ESTATE CO
2471 LAKELAND DR
GRAND PRAIRIE, TX 75054-6812

OWNER
1883 LAMAR AVE
MEMPHIS, TN 38114-1930

MILLAR DOUGLAS D
915 N 75 E
OREM, UT 84057-3247

MILLARD DOUGLAD D
915 N 75 E
OREM, UT 84057-3247

ROBTAN LLC
1268 LAPALOMA ST
MEMPHIS, TN 38114

SHELBY COUNTY TAX SALE 16.03
PO BOX 2751
MEMPHIS, TN 38101

GEORGE CAROL K
1916 LAMAR AVE
MEMPHIS, TN 38114

LINDER JAMES S
6310 MASSEY WOODS CV
MEMPHIS, TN 38120

BREATH OF LIFE SEVENTH DAY
ADVENTIST CHU
1385 LAMAR AVE
MEMPHIS, TN 38104-4841

DEVMAR PARTNERS LLC
2005 STRADELLA RD
LOS ANGELES, CA 90077- 2632

IMO US SOUTH LLC
8110 INDUSTRIAL DR
OLIVE BRANCH, MS 38654-1911

EASTVIEW PROPERTIES LLC
384 DISTRIBUTION PKWY
COLLIERVILLE, TN 38017

BAUMAN S RICHARD REVOCABLE
TRUST
6551 ESPALIER CIR
MEMPHIS, TN 38119

BAUMAN S RICHARD REVOCABLE
TRUST
6551 ESPALIER CIR
MEMPHIS, TN 38119

DACUS JAMES T & JEFFIE M
1449 LAMAR AVE
MEMPHIS, TN 38104

DACUS JAMES T JR AND EDWARD T
DACUS
1431 HEISTAN PL
MEMPHIS, TN 38104

MELROSE MIDTOWN LLC
775 MELROSE ST
MEMPHIS, TN 38104-4804

URBAN FAMILY MINISTRIES
2174 LAMAR AVE
MEMPHIS, TN 38114

ASKEW EDMOND
3000 S 3RD ST
MEMPHIS, TN 38109-2954

SHAW JOHN E & LINDA
9445 NEW BETHEL RD
MILLINGTON, TN 38053-8807

SHAW JOHN E & LINDA
9445 NEW BETHEL RD
MILLINGTON, TN 38053-8807

MELROSE MIDTOWN LLC
1422 LAMAR AVE
MEMPHIS, TN 38104-4800

AMERICAS BEST FURNITURE
4522 SUMMER AVE, STE 1
MEMPHIS TN 38122-4121

VENUE APARTMENTS LLC
1387 CENTRAL AVE
MEMPHIS, TN 38104-4889

LIPINISKI MARTIN E & LINDA F
774 E SNOWDEN CIR
MEMPHIS, TN 38104-4711

SCHUERMAN JOHN
4705 TOPEKA CT
DENVER, CO 80239

BREATH OF LIFE SEVENTH DAY
ADVENTIST CHU
1385 LAMAR AVE
MEMPHIS, TN 38104-4841

DELIMITROS MARY
1414 AGNES PL
MEMPHIS, TN 38104-4726

OWNER
1407 LAMAR AVE
MEMPHIS, TN 38104-4841