



# MEMPHIS CITY COUNCIL

## Planning and Zoning Documents

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PLANNING AND ZONING COMMITTEE AND REGULAR MEETING 1-97

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This case will be heard as Item 1 in Planning and Zoning Committee and Items 1 on Regular Agenda

1. PD 20-17      BHW Estates Planned Development – 3681 Hawkins Mill Road 1-97

PLANNING AND DEVELOPMENT ITEMS

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NONE

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

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 02/02/2021**

*DATE*

**PUBLIC SESSION: 02/02/2021**

*DATE*

**ITEM (CHECK ONE)**

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

**ITEM DESCRIPTION:** A resolution approving a multi-use veteran's facility providing multifamily dwelling units with supportive programs and services including an on-site private community center planned development

**CASE NUMBER:** PD 20-17

**DEVELOPMENT:** BHW Estates Planned Development

**LOCATION:** 3681 Hawkins Mill Road

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

**OWNER/APPLICANT:** Paul O. Brantley Sr. / Debra Hogue Brantley

**REPRESENTATIVE:** Delinor Smith, Smith Building Design & Associates, Inc.

**EXISTING ZONING:** Residential Single-Family – 6 (R-6)

**REQUEST:** Multi-use veteran's facility providing multifamily dwelling units with supportive programs and services including an on-site private community center planned development

**AREA:** +/-12.95 acres

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

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Required**  
Set public hearing date for – February 2, 2021

**PRIOR ACTION ON ITEM:**

<u>(1)</u>	APPROVAL - (1) APPROVED (2) DENIED
<u>01/14/2021</u>	DATE
<u>(1) Land Use Control Board</u>	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

<u>(2)</u>	REQUIRES CITY EXPENDITURE - (1) YES (2) NO
<u>\$</u>	AMOUNT OF EXPENDITURE
<u>\$</u>	REVENUE TO BE RECEIVED

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

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



## Memphis City Council Summary Sheet

### ***PD 20-17 – BHW Estates Planned Development***

Resolution requesting a multi-use veteran's facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center planned development at 3681 Hawkins Mill Road:

- This item is a resolution with conditions for a planned development to allow the above; and
- The Division of Planning & Development at the request of the Owner: Paul O. Brantley Sr.; Applicant: Debra Hogue Brantley; and Representative: Delinor Smith, Smith Building Design & Associates, Inc.; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

**RESOLUTION APPROVING THE BHW ESTATES PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 3681 HAWKINS MILL ROAD, KNOWN AS CASE NUMBER PD 20-17.**

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**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**, Debra Hogue Brantley filed an application with the Memphis and Shelby County Office of Planning and Development to allow a multi-use veteran's facility providing multifamily dwelling units with supportive programs and services including an on-site private community center 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 Memphis and Shelby County Land Use Control Board; and

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on January 14, 2021, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

**WHEREAS**, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the 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: Division of Planning and Development**  
**– Land Use and Development Services**  
**– Office of Construction Code Enforcement**

## OUTLINE PLAN CONDITIONS

### I. PERMITTED USES

- A. Multi-use veteran's facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center.

### II. BULK REGULATIONS

- A. The bulk regulations shall be in conformance with the Residential Urban District – 3 (RU-3) District.
- B. The building elevations, design, setback, placement, and orientation shall be illustrated on the final site plan, subject to administrative review and approval by Land Use and Development Services (LUDS).

### III. CIRCULATION, ACCESS AND PARKING

- A. Shared Parking shall be approved for all permitted uses.
- B. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.
- C. The Developer shall dedicate and improve 34 feet from the centerline of Hawkins Mill Road with curb, gutter, and sidewalk.
- D. The Developer shall be responsible for the installation, repair and/or replacement of all existing curb and gutter along the frontages of this site as necessary.
- E. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk as identified during the plan review process.
- F. The City Engineer or County Engineer shall approve the design, number, and location of curb cuts.
- G. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
- H. Dedicate and improve a cul-de-sac at the end of Russelwood Drive or design and construct an equivalent connection suitable to the Fire Department.

### IV. LANDSCAPING

- A. Streetscape shall be in accordance with the Memphis-Shelby County Unified Development Code or an equivalent alternative as approved by LUDS.
- B. Parking lot landscaping shall be in accordance with the Memphis-Shelby County Unified

Development Code or an equivalent streetscape as approved by LUDS.

- C. All landscaping shall be located on the property such that it shall not interfere with any utility easements.

#### V. DRAINAGE AND SEWERS

- A. A grading and drainage plan for the site shall be submitted for review and approval prior to recording of the final plat.
- B. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.
- C. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
- D. The developer should be aware of their 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.

#### VI. SIGNS

- A. Signage shall be in conformance with regulations established for Residential Urban Districts as defined in Section 4.9.
- B. Location and design of signs shall be shown on the Final Plat.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Zoning Administrator of the Land Use Development Services, to have such action reviewed by the appropriate Governing Body.

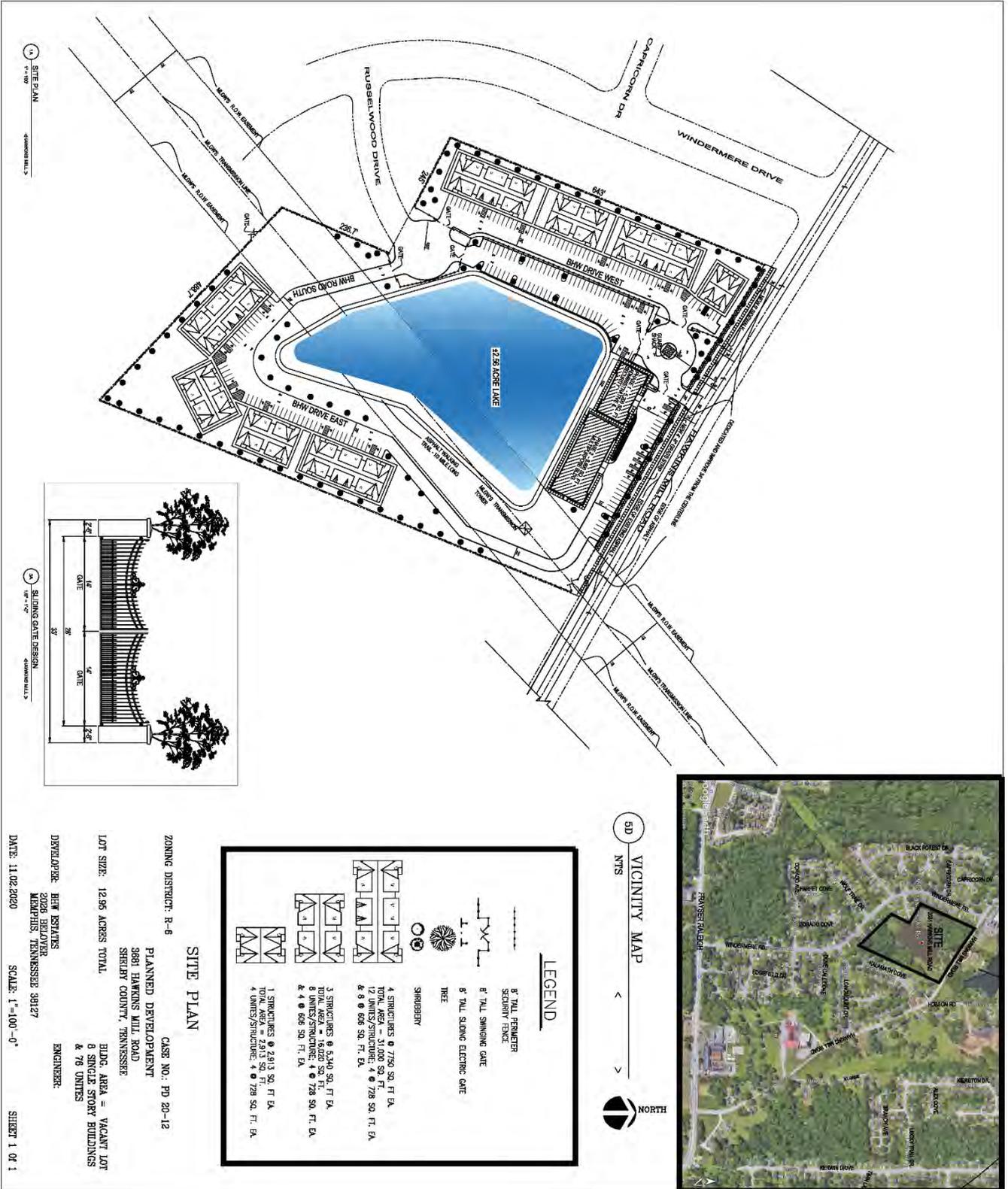
VIII. A final plan shall be filed within five (5) years of the date of approval of the outline plan by the Governing Body. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan is subject to the administrative approval of Land Use and Development Services and shall include the following:

- A. The outline plan conditions.
- B. The location and dimensions, including height of all buildings or buildable areas, pedestrian and utility easements, service drives, parking areas, trash receptacles, loading facilities, and required landscaping and screening areas.

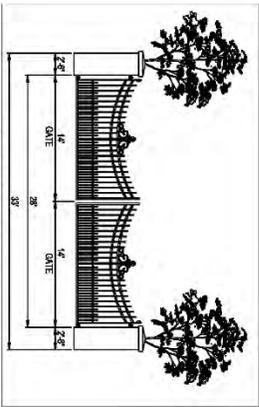
- D. The location and ownership, whether public or privates of any easement.
- E. The location and dimensions of all buildings, buildable areas, signs, parking areas, and dumpster location.
- F. Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
- G. Illustrations/elevations of the design and materials of any proposed buildings and signs.
- H. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
- I. The following note shall be placed on the final plat of any development requiring on-site water detention facilities: The areas denote by "Reserved for Storm Water Detention" shall not be used as a building site or filed without first obtaining written permission from the City or County Engineer. The storm water detention systems located at these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or a homeowners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approval plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

# CONCEPT PLAN



1 SITE PLAN  
1" = 100'

2 SLIDING GATE DESIGN  
1/2" = 1'-0"



3D VICINITY MAP  
NTS



**LEGEND**

- 8" TALL PERIMETER SECURITY FENCE
- 8" TALL SLIDING GATE
- 8" TALL SLIDING ELECTRIC GATE
- TREE
- SHROUBERY

**1. STRUCTURES** ● 5,340 SQ. FT. EA.  
 TOTAL AREA = 16,020 SQ. FT.  
 8 UNITS/STRUCTURE, 4 ● 728 SQ. FT. EA.  
 & 4 ● 868 SQ. FT. EA.

**2. STRUCTURES** ● 7,750 SQ. FT. EA.  
 TOTAL AREA = 31,000 SQ. FT.  
 12 UNITS/STRUCTURE, 4 ● 728 SQ. FT. EA.  
 & 8 ● 868 SQ. FT. EA.

**3. STRUCTURES** ● 2,913 SQ. FT. EA.  
 TOTAL AREA = 23,713 SQ. FT. EA.  
 4 UNITS/STRUCTURE, 4 ● 728 SQ. FT. EA.  
 & 4 ● 868 SQ. FT. EA.

## SITE PLAN

ZONING DISTRICT: R-6  
 CASE NO.: PD 20-12  
 PLANNED DEVELOPMENT  
 3881 HAWKINS MILL ROAD  
 SHERLEY COUNTY, TENNESSEE

LOT SIZE: 12.95 ACRES TOTAL  
 BLDG. AREA = VACANT LOT  
 8 SINGLE STORY BUILDINGS  
 & 76 UNITS

DEVELOPER: BHW ASSOCIATES  
 2026 BELVOIER  
 MEMPHIS, TENNESSEE 38127

ENGINEER:

DATE: 11.02.2020  
 SCALE: 1" = 100'-0"  
 SHEET 1 OF 1

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, January 14, 2021**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** PD 20-17

**DEVELOPMENT:** BHW Estates Planned Development

**LOCATION:** 3681 Hawkins Mill Road

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

**OWNER/APPLICANT:** Paul O. Brantley Sr. / Debra Hogue Brantley

**REPRESENTATIVE:** Delinor Smith, Smith Building Design & Associates, Inc.

**REQUEST:** Multi-use veteran’s facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center

**EXISTING ZONING:** Residential Single-Family – 6 (R-6)

**AREA:** +/-12.95 acres

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**The following spoke in support of the application:** Delinor Smith, Debra Hogue, Evelyn Young, Derrick Joyce, and Sharon Gartrell

**The following spoke in opposition the application:** Helen Mottley

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

**The motion passed by a unanimous vote of 10-0 on the regular agenda.**

Respectfully,



Jeffrey Penzes  
Principal Planner  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**PD 20-17**

**Outline Plan Conditions**

**I. PERMITTED USES**

- A. Multi-use veteran’s facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center.

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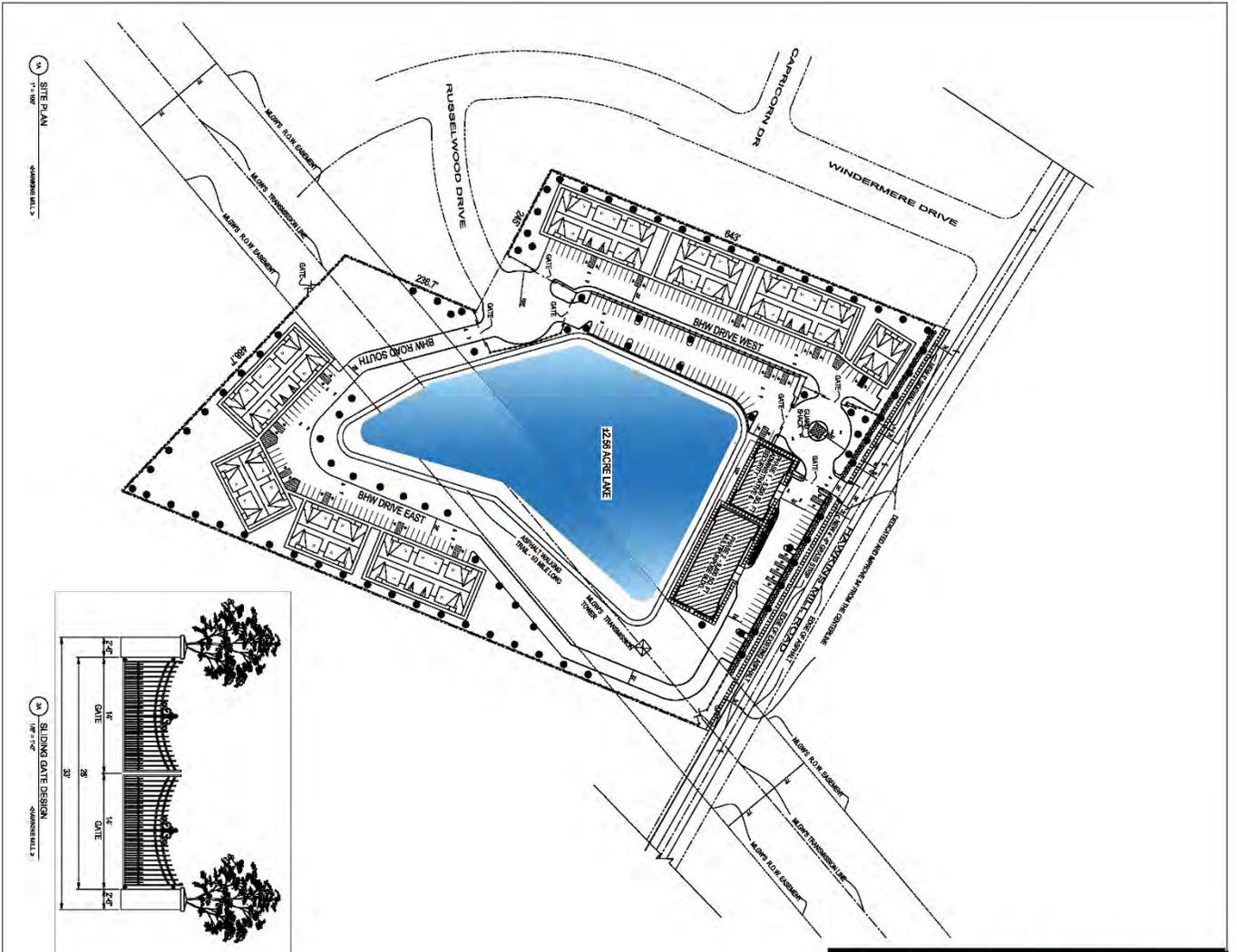
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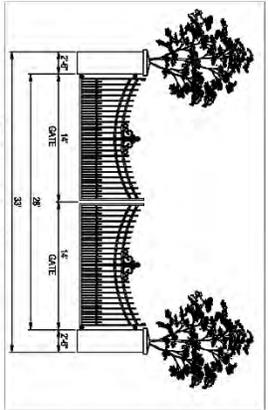
required landscaping and screening areas.

- D. The location and ownership, whether public or private of any easement.
- E. The location and dimensions of all buildings, buildable areas, signs, parking areas, and dumpster location.
- F. Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
- G. Illustrations/elevations of the design and materials of any proposed buildings and signs.
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# CONCEPT PLAN



54 SITE PLAN  
1" = 100'



54 SLIDING GATE DESIGN  
1/8" = 1'-0"



50 VICINITY MAP

NTS



### LEGEND

- 8' TALL PERIMETER SECURITY FENCE
- 8' TALL SLIDING GATE
- 8' TALL SLIDING ELECTRIC GATE
- TREE
- SHRUBBERY

<p>1. STRUCTURES @ 2,913 SQ. FT. EA. TOTALS/STRUCTURES: 4 @ 728 SQ. FT. EA.</p>	<p>2. STRUCTURES @ 5,340 SQ. FT. EA. TOTALS/STRUCTURES: 8 @ 728 SQ. FT. EA.</p>	<p>3. STRUCTURES @ 7,720 SQ. FT. EA. TOTALS/STRUCTURES: 12 @ 728 SQ. FT. EA.</p>	<p>4. STRUCTURES @ 7,720 SQ. FT. EA. TOTALS/STRUCTURES: 12 @ 728 SQ. FT. EA.</p>
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## SITE PLAN

ZONING DISTRICT: R-6  
CASE NO.: PD 20-12  
PLANNED DEVELOPMENT  
3681 HAWKINS MILL ROAD  
SHERLEY COUNTY, TENNESSEE

LOT SIZE: 12.96 ACRES TOTAL  
BLDG. AREA = VACANT LOT  
8 SINGLE STORY BUILDINGS  
& 76 UNITS

DEVELOPER: BHW ESTATES  
2026 BELVOYE  
MEMPHIS, TENNESSEE 38127

ENGINEER:

DATE: 11.02.2020  
SCALE: 1"=100'-0"  
SHEET 1 OF 1

**AGENDA ITEM:** 3

**CASE NUMBER:** PD 20-17 **L.U.C.B. MEETING:** January 14, 2021

**DEVELOPMENT:** BHW Estates Planned Development

**LOCATION:** 3681 Hawkins Mill Road

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

**OWNER/APPLICANT:** Paul O. Brantley Sr. / Debra Hogue Brantley

**REPRESENTATIVE:** Smith Building Design & Associates, Inc. – Delinor Smith

**REQUEST:** Multi-use veteran’s facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center

**AREA:** +/-12.95 acres

**EXISTING ZONING:** Residential Single-Family – 6 (R-6)

## CONCLUSIONS

1. The applicant is requesting a multi-use veteran’s facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center.
2. The applicant proposes to develop a gated community for independent veterans. As designed, the development includes 7 apartment buildings and 1 quadplex providing a total of 76 dwelling units, an administrative/security building, and an on-site private community center.
3. 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.
4. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses.

## CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 21-23 of this report.

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

**Street Frontage:** North Second Street +/-711.10 linear feet  
**Zoning Atlas Page:** 1740  
**Parcel ID:** 090071 00002  
**Existing Zoning:** Residential Single-Family – 6 (R-6)

**NEIGHBORHOOD MEETING**

The meeting was held at 5:00 PM on Monday, December 21, 2020, at Zoom.com.

**PUBLIC NOTICE**

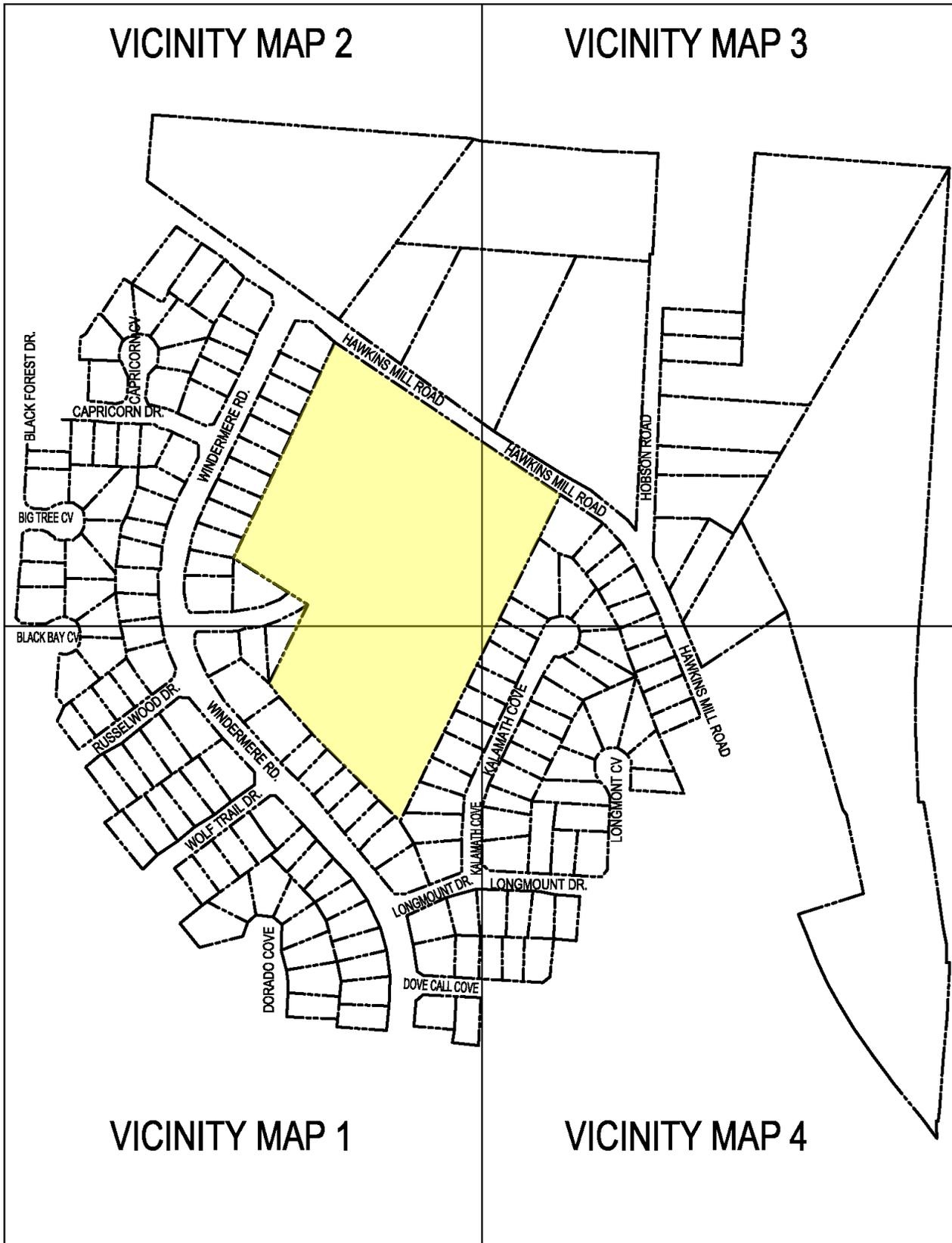
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 177 notices were mailed on November 24, 2020, and a total of 2 signs were posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located within the pink circle, Raleigh neighborhood

**VICINITY MAP**



Subject property highlighted in yellow

**ZONING MAP**



Subject property outlined in yellow

**Existing Zoning:** Residential Single-Family – 6 (R-6)

**Surrounding Zoning**

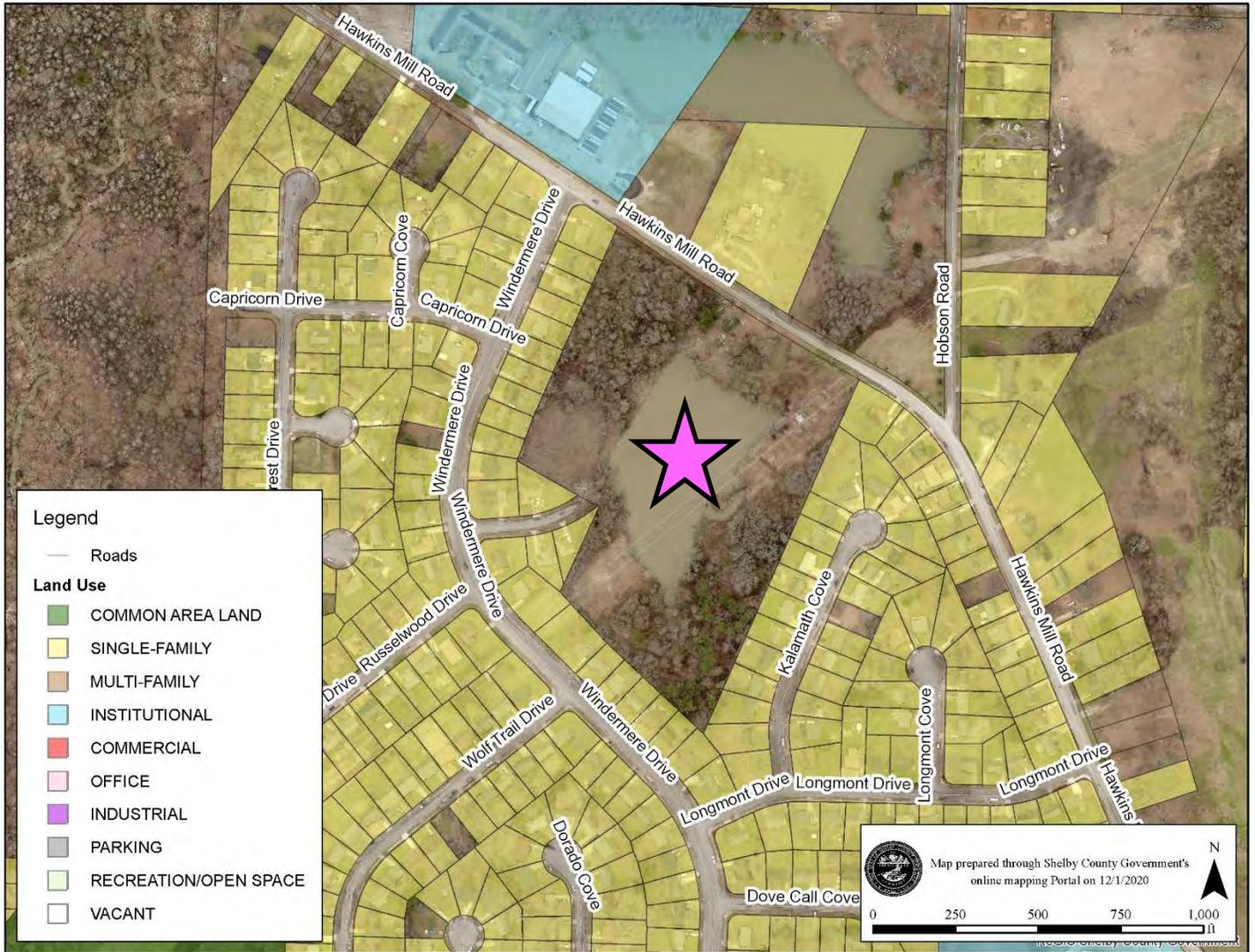
**North:** Residential Single-Family – 6 (R-6)

**East:** Residential Single-Family – 6 (R-6)

**South:** Residential Single-Family – 6 (R-6)

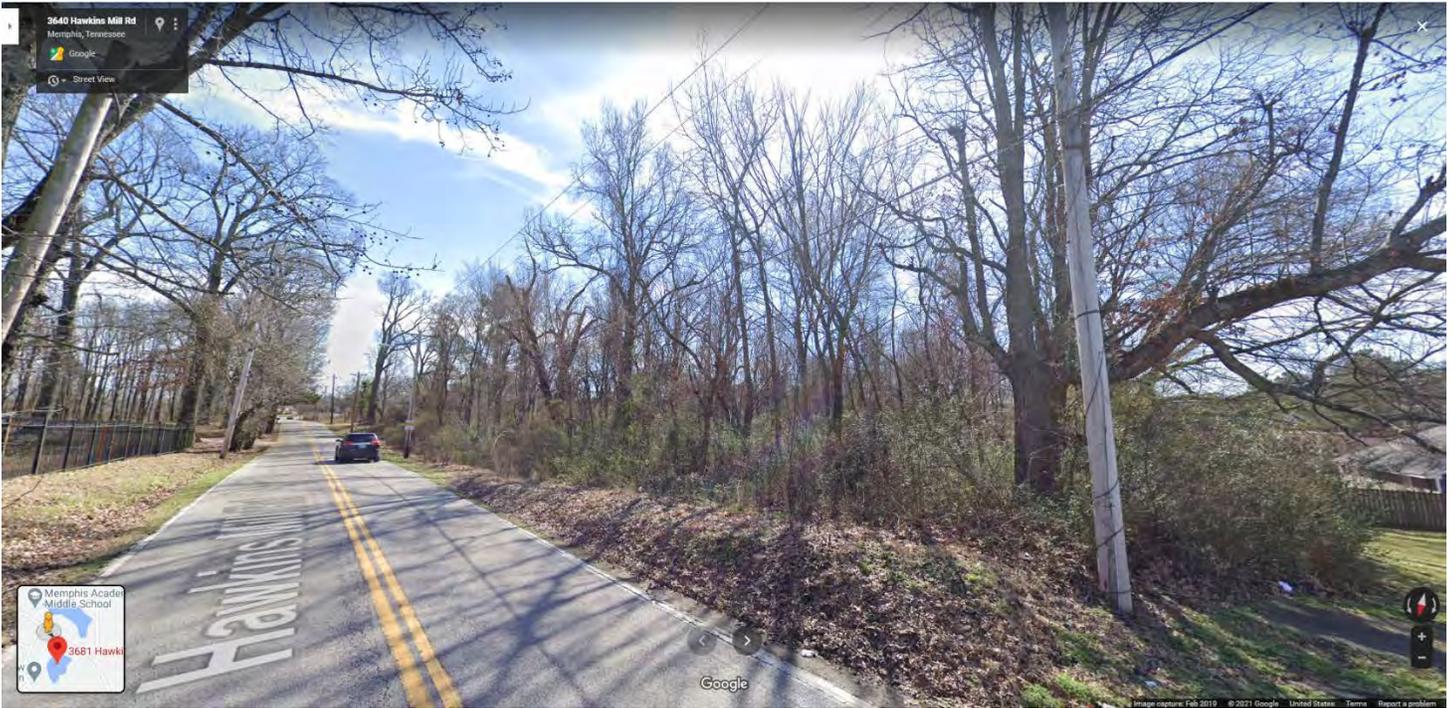
**West:** Residential Single-Family – 6 (R-6)

LAND USE MAP



Subject property indicated by a pink star

**SITE PHOTOS**

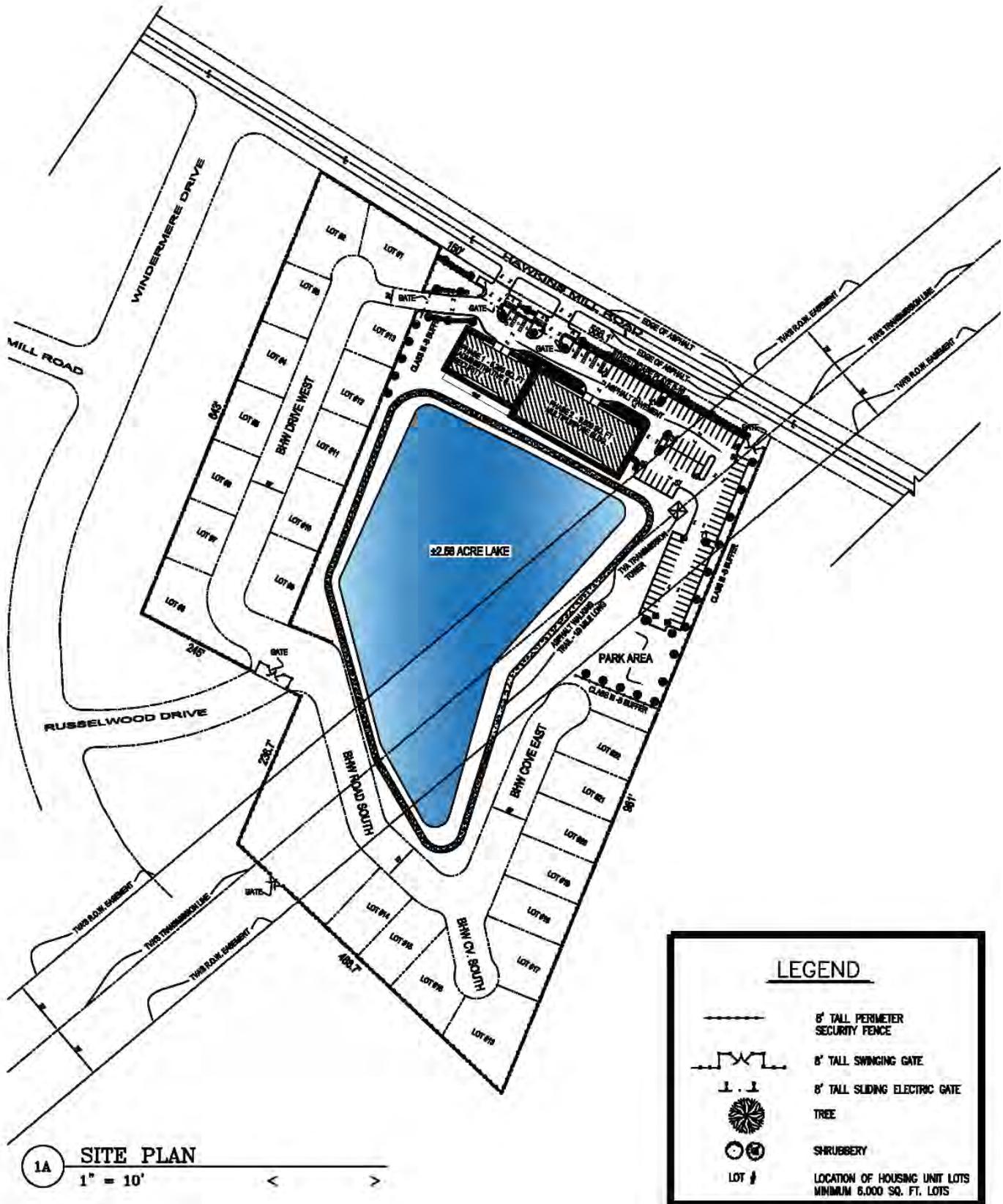


View of subject property from Hawkins Mill Road looking southeast



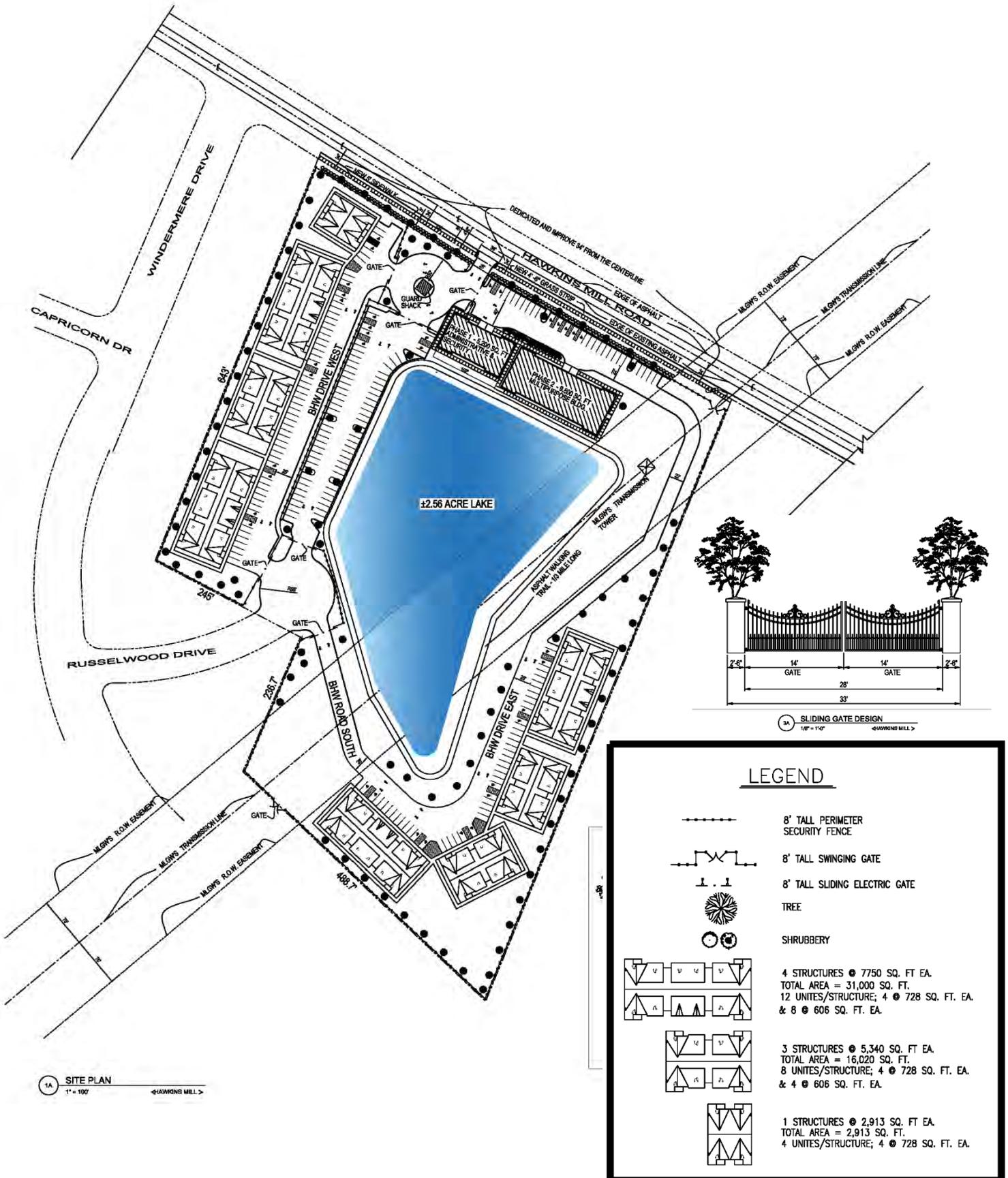
View of subject property from Hawkins Mill Road looking southwest

CONCEPT PLAN – ORIGINAL

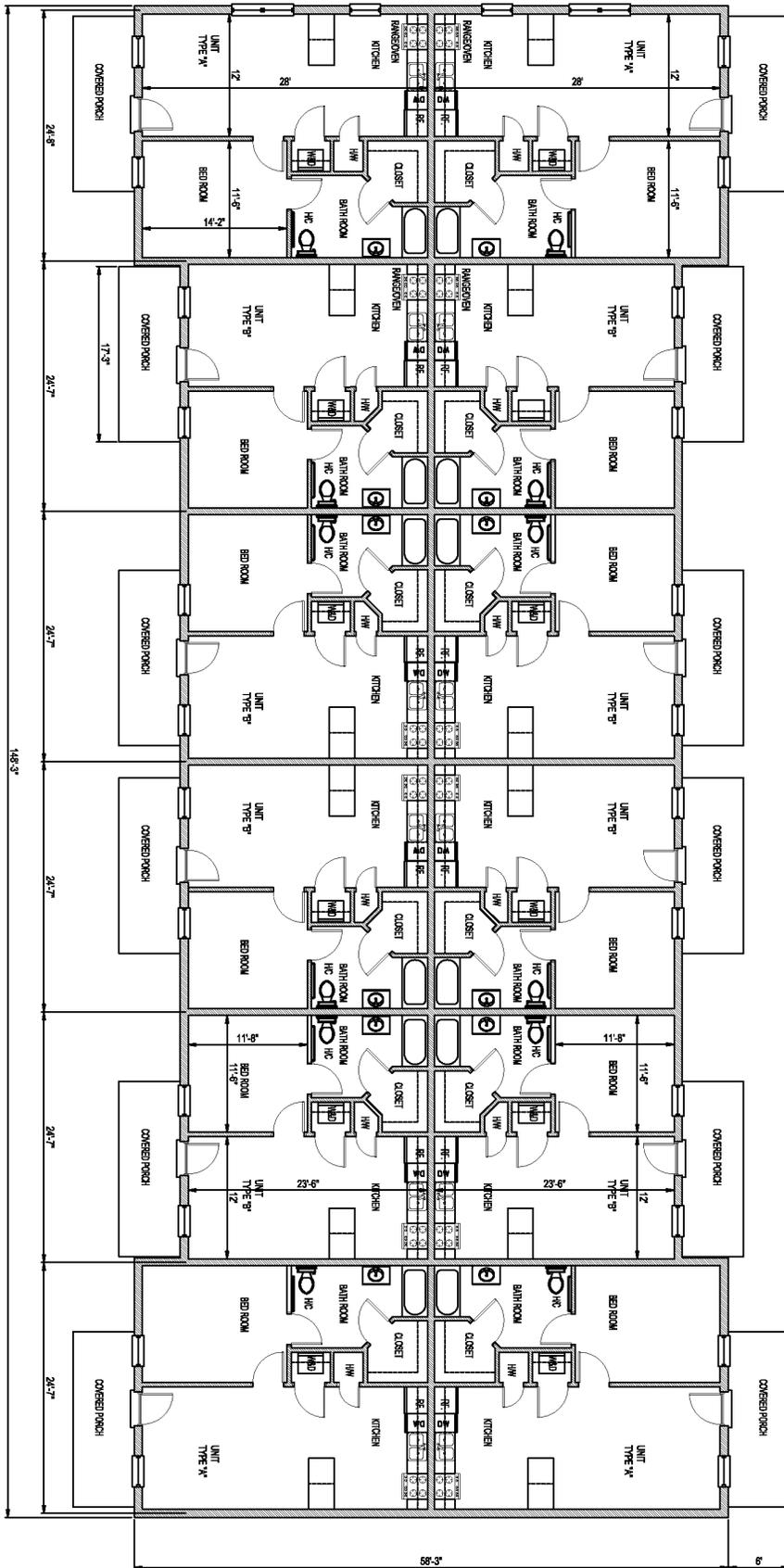




**CONCEPT PLAN – REVISED (ZOOMED)**



CONCEPTUAL FLOOR PLAN



## **STAFF ANALYSIS**

### **Request**

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

The request is for a multi-use veteran's facility providing a total of 76 multifamily dwelling units with supportive programs and services including an on-site private community center

### **Applicability**

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

#### *4.10.2 Applicability*

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

- A. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.*
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.*
- C. Functional and beneficial uses of open space areas.*
- D. Preservation of natural features of a development site.*
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
- F. Rational and economic development in relation to public services.*
- G. Efficient and effective traffic circulation, both within and adjacent to the development site, that supports or enhances the approved transportation network.*
- H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
- I. Revitalization of established commercial centers of integrated design 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 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.*

### **Residential Criteria**

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

#### **4.10.4 Planned Residential Developments**

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

- A. **Formal Open Space**  
*A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.*
- B. **Accessibility of Site**  
*All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.*
- C. **Off-Street Parking**  
*Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.*
- D. **Pedestrian Circulation**  
*The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.*
- E. **Privacy**  
*The planned residential development shall provide reasonable visual and acoustical privacy for*

*dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.*

**F. Distance Requirements**

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

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

- A. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*
- B. The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*
- D. The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*
- G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to 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 property is +/-12.95 acres located at 3681 Hawkins Mill Road. The site is zoned Residential Single-Family – 6 (R-6) and is vacant land. The site is primarily forested land with a larger pond in the middle of the site. Additionally, along the northern boundary of the site adjacent to Hawkins Mill Road are utility poles and cutting diagonally through the eastern half of the property are double circuit lattice transmission towers.

**Conclusions**

The applicant is requesting a multi-use veteran’s facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center.

The applicant proposes to develop a gated community for independent veterans. As designed, the development includes 7 apartment buildings and 1 quadplex providing a total of 76 dwelling units, an administrative/security building, and an on-site private community center.

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 location and arrangement of the structures, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses.

**RECOMMENDATION**

Staff recommends approval with outline plan conditions.

**Outline Plan Conditions**

I. PERMITTED USES

- A. Multi-use veteran’s facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center.

II. BULK REGULATIONS

- A. The bulk regulations shall be in conformance with the Residential Urban District – 3 (RU-3) District.
- B. The building elevations, design, setback, placement, and orientation shall be illustrated on the final site plan, subject to administrative review and approval by Land Use and Development Services (LUDS).

III. CIRCULATION, ACCESS AND PARKING

- A. Shared Parking shall be approved for all permitted uses.
- B. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.
- C. The Developer shall dedicate and improve 34 feet from the centerline of Hawkins Mill Road with curb, gutter, and sidewalk.
- D. The Developer shall be responsible for the installation, repair and/or replacement of all existing curb and gutter along the frontages of this site as necessary.

- E. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk as identified during the plan review process.
- F. The City Engineer or County Engineer shall approve the design, number, and location of curb cuts.
- G. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
- H. Dedicate and improve a cul-de-sac at the end of Russelwood Drive or design and construct an equivalent connection suitable to the Fire Department.

#### IV. LANDSCAPING

- A. Streetscape shall be in accordance with the Memphis-Shelby County Unified Development Code or an equivalent alternative as approved by LUDS.
- B. Parking lot landscaping shall be in accordance with the Memphis-Shelby County Unified Development Code or an equivalent streetscape as approved by LUDS.
- C. All landscaping shall be located on the property such that it shall not interfere with any utility easements.

#### V. DRAINAGE AND SEWERS

- A. A grading and drainage plan for the site shall be submitted for review and approval prior to recording of the final plat.
- B. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.
- C. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
- D. The developer should be aware of their 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.

#### VI. SIGNS

- A. Signage shall be in conformance with regulations established for Residential Urban Districts as defined in Section 4.9.
- B. Location and design of signs shall be shown on the Final Plat.

- VII. The Land Use Control Board may modify the bulk, access, parking, landscaping and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Zoning Administrator of the Land Use Development Services, to have such action reviewed by the appropriate Governing Body.
- VIII. A final plan shall be filed within five (5) years of the date of approval of the outline plan by the Governing Body. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan is subject to the administrative approval of Land Use and Development Services and shall include the following:
- A. The outline plan conditions.
  - B. The location and dimensions, including height of all buildings or buildable areas, pedestrian and utility easements, service drives, parking areas, trash receptacles, loading facilities, and required landscaping and screening areas.
  - D. The location and ownership, whether public or privates of any easement.
  - E. The location and dimensions of all buildings, buildable areas, signs, parking areas, and dumpster location.
  - F. Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
  - G. Illustrations/elevations of the design and materials of any proposed buildings and signs.
  - H. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
  - I. The following note shall be placed on the final plat of any development requiring on-site water detention facilities: The areas denote by "Reserved for Storm Water Detention" shall not be used as a building site or filed without first obtaining written permission from the City or County Engineer. The storm water detention systems located at these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or a homeowners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approval plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## 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. City sanitary sewers are available to serve this development.
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.
6. The Developer shall dedicate and improve 34 ft. from the centerline of Hawkins Mill Road with curb, gutter, and sidewalk.
7. Dedicate and improve a cul-de-sac at the end of Russelwood Drive or design and construct an equivalent connection suitable to the Fire Department.
8. Adequate maneuvering area necessary for Fire Department vehicles to navigate the internal private streets shall be provided. The proposed layout does not meet these requirements.
9. The internal street configuration does not meet minimum UDC requirements. Revise to provide adequate circulation.

### Traffic Control Provisions:

10. 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.
11. 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.

12. 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:

13. 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.
14. Access to Hawkins Mill Road from individual lots is prohibited. All access to Hawkins Mill Road will be via internal private streets.

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.

Site Plan Notes:

20. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader. Minimum distance between the gate and ROW line on Hawkins Mill Road is 40 ft.
21. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

22. The proposed gate on BHW Drive needs to have a suitable turn around area in advance of the gate in order to allow vehicles to exit by forward motion.

**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:** No comments received.

**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:

- The subject property is encumbered by an existing utility right of way easement, which may include overhead and underground facilities. MLGW prohibits any development or improvements within the Easement, except as provided by the, MLGW Right of Way Encroachment Policy
- It is the responsibility of the owner/applicant, prior to any development, to contact Keith Ledbury, with MLGW – Property Management @ 901-528-4186 and obtain written approval for any improvements within the Easement.
- It is the responsibility of the owner/applicant to contact Angel Bailey, with MLGW-Property Management, @ 901-528-4186 to request a release of easement for any existing MLGW Easement(s) in conflict with the proposed development.
- 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 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.

- 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.
- 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 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 residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
  - 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 system improvements necessary to serve the proposed development with electric, gas or water utilities.

**Office of Sustainability and Resilience:** No comments received.

**Office of Comprehensive Planning:**

Land Use Designation: Primarily Single-Unit Neighborhood (NS)

Based on the Future Land Use Planning Map, the proposal **IS CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

1. Future Land Use Planning Map



The red box indicates the application sites on the Future Land Use Map.

2. Land use description & applicability:

The site is designated as a Primarily Single-Unit Neighborhood (NS). NS areas are located greater than a half-mile outside of any anchor destination. These neighborhoods contain mostly detached, house scale residences, serving mostly single-family style living. This is considered the typical suburban community that is not as walkable or accessible from an anchor. See graphic portrayal to the right.



“NS” Goals/Objectives:

Preservation/maintenance of existing single-family housing stock and neighborhoods.

“NS” Form & Location Characteristics:

Primarily detached house-scale buildings. Primarily residential, 1-3 stories, and beyond 1/2 mile from a Community Anchor.

*The applicant is seeking Planned Development approval to subdivide vacant land for 22 single-family residences and a community center.*

*The request meets the criteria because detached single-family residences and house-scale buildings are compatible within NS areas.*

3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-Family Residential, Institutional, and Vacant land. The subject site is surrounded by the following zoning districts: 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.

4. Degree of Change Map



There is no degree of change for this site.

5. Degree of Change Descriptions

N/A

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

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: \_\_\_\_\_

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Name of Development: BHW Estates

Property Owner of Record: Paul O. Brantley Sr. Phone #: 901.314.6279

Mailing Address: 2026 Belover City/State: Memphis, TN Zip 38127

Property Owner E-Mail Address: paulb@bhwestate.org

Applicant: Debra Hogue Brantley Phone # 901.288.0787

Mailing Address: 2026 Belover City/State: Memphis, TN Zip 38127

Applicant E-Mail Address: debrab@bhwestates.org

Representative: Debra Hogue Brantley Phone #: 901.288.0787

Mailing Address: 2026 Belover City/State: Memphis, TN Zip 38127

Representative E-Mail Address: debrab@bhwestates.org

Engineer/Surveyor: \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip \_\_\_\_\_

Engineer/Surveyor E-Mail Address: \_\_\_\_\_

Street Address Location: 3681 Hawkins Mill Rd.

Distance to nearest intersecting street: the NW corner is 121.62' SE of the East property line of Windermere Drive

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>12.95 Acres</u>	_____	_____
Existing Zoning:	<u>R-6</u>	_____	_____
Existing Use of Property	<u>Vacant</u>	_____	_____
Requested Use of Property	<u>R-6 &amp; Community Center</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: N/A 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 X

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.  
This project will be compatible with the R-6 surrounding community. The Community Center will provide services and jobs for the residents and public.

- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

The 12.95 acre site has an existing 2.5 acre lake that may allow for an area of natural storm water detention. The sewer, water, electric and gas connection shall be engineered, approved and constructed accordingly.

- 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 required landscape buffers shall be installed and maintained adjacent to the commercial structures and parking areas. All exterior lighting shall be installed based on an approved Photometric study.

- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

The intent of this 12.95 acre development is to provide R-6 zoned residential housing for veterans. The community center and the residential development will providing services and jobs opportunities for the public and the residents.

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

The owner/developer shall manage, supervise and be responsible for maintaining the property.

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

Once the final plan is approved by the Engineering Department the lots shall be recorded.

**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:** 10.16.2020 with Seth Thomas

**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 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.**

Paul D. Blum 11-01-20 Delra Hogue Brantley 11/1/2020  
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**

Letter of Intent

BHW Estate goal is to develop a gated community for Veterans. BHW Estate is designed for shared living among independent veterans to help support each other in everyday living in a safe and clean environment. BHW Estate is looking to build approximately (22) 3 bedroom housing units along with a community center with multi-purpose rooms to hold programs and services for our residents. We are desiring to be a lasting positive pillar in the Raleigh/ Frayser area.

This request is for the approval of a Planned Development Application on a 12.95 acre lot located at 3681 Hawkins Mill Road, Memphis, TN. 38128. This site is located in an R-6 District. The community center element requires the initiation of this Planned Development Application process.

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Paul O. Brantley Sr., being duly sworn, depose and say that at 8:30 am/pm on the 20 day of NOVEMBER, 2020, I posted a Public Notice Sign(s) pertaining to Case No. PD 20-17 at 3681 Hawkins Mill Road (address) 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,        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.

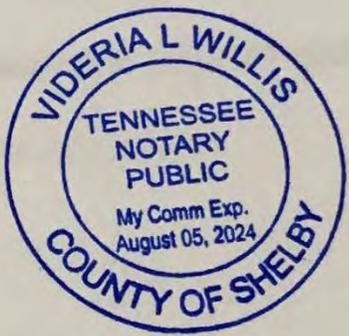
Paul O. Brantley Sr.  
Owner, Applicant or Representative

November 20<sup>th</sup>, 2020  
Date

Subscribed and sworn to before me this 21<sup>st</sup> day of November, 2020.

Videria L. Willis  
Notary Public

My commission expires: August 15, 2024



**LETTERS RECEIVED**

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

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

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

January 14, 2021

Debra Hogue Brantley  
2026 Belover  
Memphis, TN 38127

*Sent via electronic mail to: [debrab@bhwestate.org](mailto:debrab@bhwestate.org)*

BHW Estates Planned Development  
Case Number: PD 20-17  
LUCB Recommendation: Approval with outline plan conditions

Dear applicant,

On Thursday, January 14, 2021, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development application for the BHW Estates Planned Development, subject to the attached outline plan conditions.

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

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

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

If you have questions regarding this matter, please feel free contact me at (901) 636-6619 or via email at [jeffrey.penzes@memphistn.gov](mailto:jeffrey.penzes@memphistn.gov).

Respectfully,



Jeffrey Penzes  
Principal Planner

**Letter to Applicant**  
**PD 20-17**

Land Use and Development Services  
Division of Planning and Development

Cc: Delinor Smith, Smith Building Design & Associates, Inc.  
File

## Letter to Applicant

PD 20-17

### Outline Plan Conditions

#### I. PERMITTED USES

- A. Multi-use veteran's facility providing a maximum of 76 multifamily dwelling units with supportive programs and services including an on-site private community center.

#### II. BULK REGULATIONS

- A. The bulk regulations shall be in conformance with the Residential Urban District – 3 (RU-3) District.
- B. The building elevations, design, setback, placement, and orientation shall be illustrated on the final site plan, subject to administrative review and approval by Land Use and Development Services (LUDS).

#### III. CIRCULATION, ACCESS AND PARKING

- A. Shared Parking shall be approved for all permitted uses.
- B. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.
- C. The Developer shall dedicate and improve 34 feet from the centerline of Hawkins Mill Road with curb, gutter, and sidewalk.
- D. The Developer shall be responsible for the installation, repair and/or replacement of all existing curb and gutter along the frontages of this site as necessary.
- E. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk as identified during the plan review process.
- F. The City Engineer or County Engineer shall approve the design, number, and location of curb cuts.
- G. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
- H. Dedicate and improve a cul-de-sac at the end of Russelwood Drive or design and construct an equivalent connection suitable to the Fire Department.

#### IV. LANDSCAPING

- A. Streetscape shall be in accordance with the Memphis-Shelby County Unified Development Code or an equivalent alternative as approved by LUDS.

## Letter to Applicant

### PD 20-17

- B. Parking lot landscaping shall be in accordance with the Memphis-Shelby County Unified Development Code or an equivalent streetscape as approved by LUDS.
- C. All landscaping shall be located on the property such that it shall not interfere with any utility easements.

#### V. DRAINAGE AND SEWERS

- A. A grading and drainage plan for the site shall be submitted for review and approval prior to recording of the final plat.
- B. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.
- C. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
- D. The developer should be aware of their 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.

#### VI. SIGNS

- A. Signage shall be in conformance with regulations established for Residential Urban Districts as defined in Section 4.9.
- B. Location and design of signs shall be shown on the Final Plat.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Zoning Administrator of the Land Use Development Services, to have such action reviewed by the appropriate Governing Body.

VIII. A final plan shall be filed within five (5) years of the date of approval of the outline plan by the Governing Body. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan is subject to the administrative approval of Land Use and Development Services and shall include the following:

- A. The outline plan conditions.

## Letter to Applicant

### PD 20-17

- B. The location and dimensions, including height of all buildings or buildable areas, pedestrian and utility easements, service drives, parking areas, trash receptacles, loading facilities, and required landscaping and screening areas.
- D. The location and ownership, whether public or private of any easement.
- E. The location and dimensions of all buildings, buildable areas, signs, parking areas, and dumpster location.
- F. Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
- G. Illustrations/elevations of the design and materials of any proposed buildings and signs.
- H. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
- I. The following note shall be placed on the final plat of any development requiring on-site water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filed without first obtaining written permission from the City or County Engineer. The storm water detention systems located at these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or a homeowners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approval plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.



# 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: \_\_\_\_\_

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Name of Development: BHW Estates

Property Owner of Record: Paul O. Brantley Sr. Phone #: 901.314.6279

Mailing Address: 2026 Belover City/State: Memphis, TN Zip 38127

Property Owner E-Mail Address: paulb@bhwestate.org

Applicant: Debra Hogue Brantley Phone # 901.288.0787

Mailing Address: 2026 Belover City/State: Memphis, TN Zip 38127

Applicant E- Mail Address: debrab@bhwestates.org

Representative: Debra Hogue Brantley Phone #: 901.288.0787

Mailing Address: 2026 Belover City/State: Memphis, TN Zip 38127

Representative E-Mail Address: debrab@bhwestates.org

Engineer/Surveyor: \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip \_\_\_\_\_

Engineer/Surveyor E-Mail Address: \_\_\_\_\_

Street Address Location: 3681 Hawkins Mill Rd.

Distance to nearest intersecting street: the NW corner is 121.62' SE of the East property line of Windermere Drive

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>12.95 Acres</u>	_____	_____
Existing Zoning:	<u>R-6</u>	_____	_____
Existing Use of Property	<u>Vacant</u>	_____	_____
Requested Use of Property	<u>R-6 &amp; Community Center</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: N/A 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 X

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.  
This project will be compatible with the R-6 surrounding community. The Community Center will provide services and jobs for the residents and public.
  
- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.  
The 12.95 acre site has an existing 2.5 acre lake that may allow for an area of natural storm water detention. The sewer, water, electric and gas connection shall be engineered, approved and constructed accordingly.
  
- 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 required landscape buffers shall be installed and maintained adjacent to the commercial structures and parking areas. All exterior lighting shall be installed based on an approved Photometric study.
  
- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.  
The intent of this 12.95 acre development is to provide R-6 zoned residential housing for veterans. The community center and the residential development will providing services and jobs opportunities for the public and the residents.
  
- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.  
The owner/developer shall manage, supervise and be responsible for maintaining the property.
  
- Lots of records are created with the recording of a planned development final plan.  
Once the final plan is approved by the Engineering Department the lots shall be recorded.

**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:** 10.16.2020 with Seth Thomas

**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 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.**

Paul D. Blum      11-01-20      Delra Hogue Brantley      11/1/2020  
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

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<sup>5/8</sup>" 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<sup>5/8</sup>") 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**

Return to

Tracey P. Malone  
2850 Bartlett Rd.  
Bartlett, TN 38134

\* re-recorded to correct grantee's name

### WARRANTY DEED

This Instrument was prepared by  
Tracey P. Malone, Attorney  
2850 Bartlett Rd.  
Bartlett, TN 38134

THIS INDENTURE, made and entered into as of the 27<sup>th</sup> day of June, 2018, by and between Sharon E. Bensley, hereinafter referred to as Grantor, and Paul O. Brantley, Jr., married, hereinafter referred to as Grantee.

WITNESS: 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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee.

#### Parcel 1:

BEGINNING at a point in the Hawkins Mill Road at the southeast corner of the land of L. L. Bolton, running thence west 481 feet to a stake; thence south 592 feet to a stake; thence west 1531.5 feet to a stake; thence north 21 degrees 40 minutes east 2192.4 feet to a point in the center of Hawkins Mill Road; thence along the center of said road with the meanders of same, south 60 degrees 20 minutes east 765 feet, south 37 degrees 30 minutes east 100 feet, south 22 degrees 30 minutes east 300 feet, south 36 degrees east 100 feet, south 23 degrees 50 minutes east 684 feet to the beginning, containing 55 acres and being the east 55 acres of the L. L. Bolton tract about 2 miles north of Raleigh and the same conveyed by deed of record in Book 1761, Page 469, in the Register's Office of Shelby County, Tennessee.

LESS AND EXCEPT that part conveyed by Warranty Deed of record in Book 4413, Page 304, in the Register's Office of Shelby County, Tennessee, dated October 31, 1960, by and between E.D. Jamison and wife, Marie L. Jamison, to Nam Ni Estates, Inc.

#### Parcel 2:

BEGINNING at an iron pipe in the south line of Hawkins Mill Road, being the N.E. corner of said Thompson tract; thence along the south line of Hawkins Mill Road north 61 degrees 30 minutes west 175 feet to a stake; thence south 18 degrees 20 minutes west 643 feet to a stake; thence south 66 degrees 15 minutes east 175 feet to a stake; thence north 18 degrees 20 minutes east 620 feet to the point of beginning, containing 2.53 acres, more or less.

Being the same property conveyed to Grantor, by Quit Claim Deed of record at Instrument Number GC1991 and Order Redeeming Exhibit No. 16412 from Tax Sale at Instrument # 06105472, in the Register's Office of Shelby County, Tennessee.



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## ENDORSEMENT

To be attached to and become a part of Policy No. OX12362779 of Old Republic National Title Insurance Company.

Schedule A of the above referenced policy is hereby amended as follows:

1. Name of Insured: **Paul O. Brantley, Sr.**

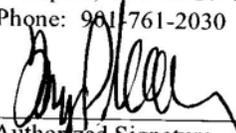
3. Title is vested in: **Paul O. Brantley, Sr.**

4. The instrument(s) creating the estate or the interest in the Land are described as follows:

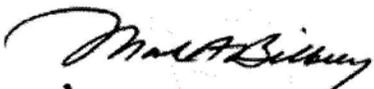
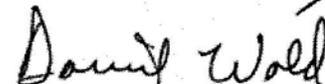
**That certain Warranty Deed dated June 29, 2018, executed by Sharon E. Bensley conveying the property described therein to Paul O. Brantley, Sr., filed for record in the Register's Office of Shelby County, TN on July 6, 2018 at 03:57 PM, and recorded in Instrument Number 18067709 and as re-recorded on September 19, 2018 at 03:46 PM in Instrument Number 18096209.**

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issued through the Office of:  
Old Republic National Title Insurance Company  
5865 Ridgeway Center Parkway, Suite 104  
Memphis, TN 38120-4006  
Phone: 901-761-2030

  
Authorized Signature

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President  
Attest  Secretary

Return to

Tracey P. Malone  
2850 Bartlett Rd.  
Bartlett, TN 38134

\* re-recorded to correct grantee's name

### WARRANTY DEED

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Tracey P. Malone, Attorney  
2850 Bartlett Rd.  
Bartlett, TN 38134

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WITNESS: 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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee.

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Being the same property conveyed to Grantor, by Quit Claim Deed of record at Instrument Number GC1991 and Order Redeeming Exhibit No. 16412 from Tax Sale at Instrument # 06105472, in the Register's Office of Shelby County, Tennessee.

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

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except, any taxes not yet due, but constituting a lien which are assumed by Grantee; subdivision restrictions, building lines and easements of record including Easements at Book 1918, Page 617, Book 2115, Page 336, and Book 4093, Page 155, Page, all in the Register's Office of Shelby County, Tennessee, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all person.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Sharon E. Bensley  
Sharon E. Bensley

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 29<sup>th</sup> day of June 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sharon E. Bensley, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires: 05-01-21  
Michael H. Hamm  
Notary Public  
05-01-21



\*\*\*\*\*

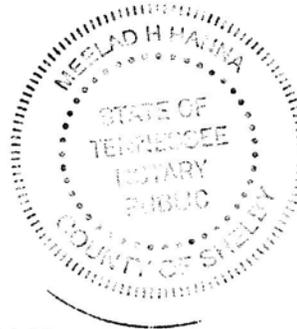
VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$59,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*[Signature]*  
Affiant

Subscribed and sworn to before me this 29<sup>th</sup> day of June, 2018.

*[Signature]*  
Notary Public



Commission Expiration: 05-01-21

Return to:  
Tracey P. Malone  
2850 Bartlett Road  
Bartlett, TN 38134

Send Tax Bills To:  
Paul O. Brantley, Jr. Sr.  
2026 Belover Cv.  
Memphis, TN 38127

Property Address & Owner:  
Paul O. Brantley, Jr. Sr.  
3681 Hawkins Mill Rd.  
Memphis, TN 38128

Parcel No. 090-071-00002



*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.

	
<b>18067709</b>	
<b>07/06/2018 - 03:57 PM</b>	
3 PGS	
KRISTIN	1756442-18067709
VALUE	59900.00
MORTGAGE TAX	0.00
TRANSFER TAX	221.63
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	239.63

**TOM LEATHERWOOD**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



# Shelby County Tennessee

## *Shelandra Y. Ford*

Shelby County Register

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

*Re Recording*

	
<b>18096209</b>	
<b>09/19/2018</b>	<b>03:46 PM</b>
4 PGS	
BRANDON	1785480-18096209
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	22.00
<b>SHELANDRA Y FORD</b>	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

## Letter of Intent

BHW Estate goal is to develop a gated community for Veterans. BHW Estate is designed for shared living among independent veterans to help support each other in everyday living in a safe and clean environment. BHW Estate is looking to build approximately (22) 3 bedroom housing units along with a community center with multi-purpose rooms to hold programs and services for our residents. We are desiring to be a lasting positive pillar in the Raleigh/ Frayser area.

This request is for the approval of a Planned Development Application on a 12.95 acre lot located at 3681 Hawkins Mill Road, Memphis, TN. 38128. This site is located in an R-6 District. The community center element requires the initiation of this Planned Development Application process.



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## ENDORSEMENT

To be attached to and become a part of Policy No. OX12362779 of Old Republic National Title Insurance Company.

Schedule A of the above referenced policy is hereby amended as follows:

1. Name of Insured: **Paul O. Brantley, Sr.**

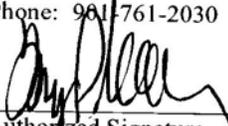
3. Title is vested in: **Paul O. Brantley, Sr.**

4. The instrument(s) creating the estate or the interest in the Land are described as follows:

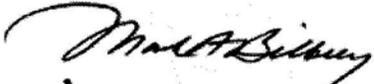
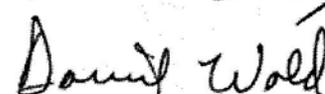
**That certain Warranty Deed dated June 29, 2018, executed by Sharon E. Bensley conveying the property described therein to Paul O. Brantley, Sr., filed for record in the Register's Office of Shelby County, TN on July 6, 2018 at 03:57 PM, and recorded in Instrument Number 18067709 and as re-recorded on September 19, 2018 at 03:46 PM in Instrument Number 18096209.**

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issued through the Office of:  
Old Republic National Title Insurance Company  
5865 Ridgeway Center Parkway, Suite 104  
Memphis, TN 38120-4006  
Phone: 901-761-2030

  
Authorized Signature

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President  
Attest  Secretary

Return to

Tracey P. Malone  
2850 Bartlett Rd.  
Bartlett, TN 38134

\* re-recorded to correct grantee's name

### WARRANTY DEED

This Instrument was prepared by  
Tracey P. Malone, Attorney  
2850 Bartlett Rd.  
Bartlett, TN 38134

THIS INDENTURE, made and entered into as of the 27<sup>th</sup> day of June, 2018, by and between Sharon E. Bensley, hereinafter referred to as Grantor, and Paul O. Brantley, Jr., married, hereinafter referred to as Grantee.

WITNESS: 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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee.

Parcel 1:

BEGINNING at a point in the Hawkins Mill Road at the southeast corner of the land of L. L. Bolton, running thence west 481 feet to a stake; thence south 592 feet to a stake; thence west 1531.5 feet to a stake; thence north 21 degrees 40 minutes east 2192.4 feet to a point in the center of Hawkins Mill Road; thence along the center of said road with the meanders of same, south 60 degrees 20 minutes east 765 feet, south 37 degrees 30 minutes east 100 feet, south 22 degrees 30 minutes east 300 feet, south 36 degrees east 100 feet, south 23 degrees 50 minutes east 684 feet to the beginning, containing 55 acres and being the east 55 acres of the L. L. Bolton tract about 2 miles north of Raleigh and the same conveyed by deed of record in Book 1761, Page 469, in the Register's Office of Shelby County, Tennessee.

LESS AND EXCEPT that part conveyed by Warranty Deed of record in Book 4413, Page 304, in the Register's Office of Shelby County, Tennessee, dated October 31, 1960, by and between E.D. Jamison and wife, Marie L. Jamison, to Nam Ni Estates, Inc.

Parcel 2:

BEGINNING at an iron pipe in the south line of Hawkins Mill Road, being the N.E. corner of said Thompson tract; thence along the south line of Hawkins Mill Road north 61 degrees 30 minutes west 175 feet to a stake; thence south 18 degrees 20 minutes west 643 feet to a stake; thence south 66 degrees 15 minutes east 175 feet to a stake; thence north 18 degrees 20 minutes east 620 feet to the point of beginning, containing 2.53 acres, more or less.

Being the same property conveyed to Grantor, by Quit Claim Deed of record at Instrument Number GC1991 and Order Redeeming Exhibit No. 16412 from Tax Sale at Instrument # 06105472, in the Register's Office of Shelby County, Tennessee.

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

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except, any taxes not yet due, but constituting a lien which are assumed by Grantee; subdivision restrictions, building lines and easements of record including Easements at Book 1918, Page 617, Book 2115, Page 336, and Book 4093, Page 155, Page, all in the Register's Office of Shelby County, Tennessee, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all person.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Sharon E. Bensley  
Sharon E. Bensley

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 29<sup>th</sup> day of June 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sharon E. Bensley, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires: 05-01-21  
Michelle A. Hamm  
Notary Public  
05-01-21



\*\*\*\*\*

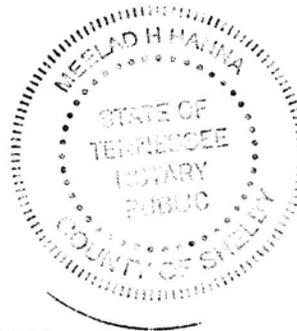
VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$59,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*[Signature]*  
Affiant

Subscribed and sworn to before me this 29<sup>th</sup> day of June, 2018.

*[Signature]*  
Notary Public



Commission Expiration: 05-01-21

Return to:  
Tracey P. Malone  
2850 Bartlett Road  
Bartlett, TN 38134

Send Tax Bills To:  
Paul O. Brantley, *Jr.* Sr.  
2026 Belover Cv.  
Memphis, TN 38127

Property Address & Owner:  
Paul O. Brantley, *Jr.* Sr.  
3681 Hawkins Mill Rd.  
Memphis, TN 38128

Parcel No. 090-071-00002



*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.

	
<b>18067709</b>	
<b>07/06/2018 - 03:57 PM</b>	
3 PGS	
KRISTIN	1756442-18067709
VALUE	59900.00
MORTGAGE TAX	0.00
TRANSFER TAX	221.63
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	239.63

**TOM LEATHERWOOD**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



# Shelby County Tennessee

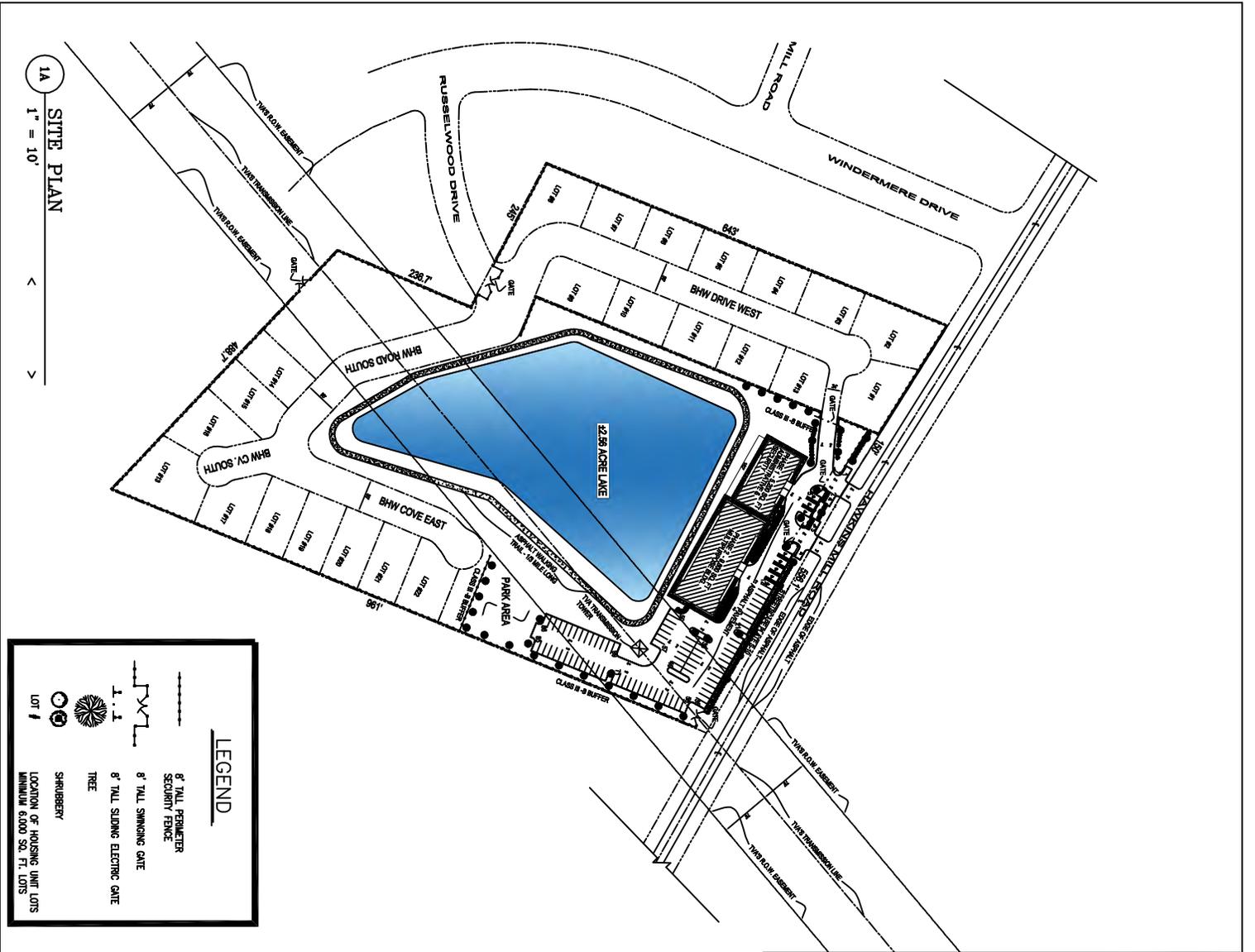
## *Shelandra Y. Ford*

Shelby County Register

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

*Re Recording*

	
<b>18096209</b>	
<b>09/19/2018</b>	<b>03:46 PM</b>
4 PGS	
BRANDON	1785480-18096209
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	22.00
<b>SHELANDRA Y FORD</b>	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

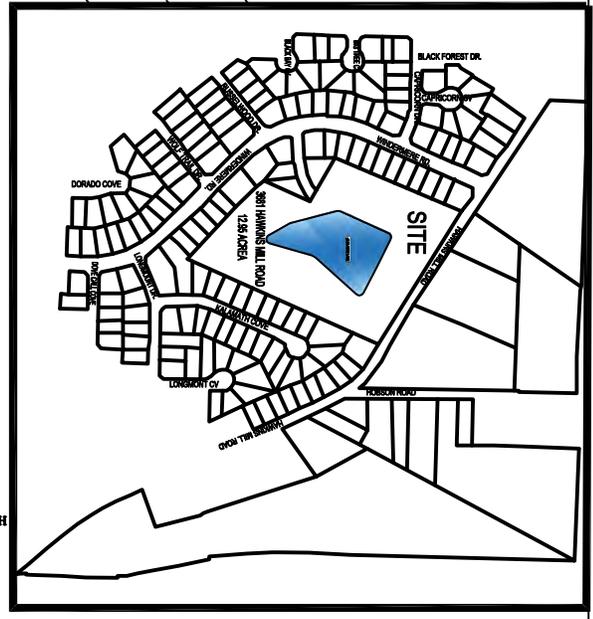


1A

SITE PLAN  
1" = 10'

**LEGEND**

- 8' TALL PERIMETER SECURITY FENCE
- 8' TALL SWINGING GATE
- 8' TALL SLIDING ELECTRIC GATE
- TREE
- SHRUBBERY
- LOCATION OF HOUSING UNIT LOTS MINIMUM 6,000 SQ. FT. LOTS



5D  
NTS  
VICINITY MAP



**SITE PLAN**

ZONING DISTRICT: R-6  
CASE NO.:  
PLANNED DEVELOPMENT  
3661 HAWKINS MILL ROAD  
SHELBY COUNTY, TENNESSEE

LOT SIZE: 12.96 ACRES TOTAL  
PROPOSED LOT SIZE: 122 R-6 LOTS  
BLDG AREA = VACANT LOT

DEVELOPER: BHW REALTY  
2028 BELOVER  
MEMPHIS, TENNESSEE 38127  
ENGINEER:

DATE: 11.02.2020  
SCALE: 1"=100'-0"  
SHEET 1 OF 1



MEMPHIS ACADEMY OF HEALTH SCIENCES HIGH  
3925 CHELSEA AVE EXT  
MEMPHIS TN 38108

JONES MARILYN J  
6122 TRAIL CREEK LN  
MEMPHIS TN 38135

RANDALL LAURENCE II  
19 SAINT PIERRE CT  
SAN RAMON CA 94583

HAWKINS RODNEY  
1619 OLD HICKORY RD  
MEMPHIS TN 38116

TIDWELL PATRICIA A  
3878 WINDERMERE RD  
MEMPHIS TN 38128

EDINGBOURGH BRUCE E  
PO BOX 772  
MILLINGTON TN 38083

HARRIS MARQUETTE  
6752 CAMP JOHN RD  
MILLINGTON TN 38053

WILLIAMS MICHELLE V N  
3597 HOBSON RD  
MEMPHIS TN 38127

NEAL TAMARA  
3874 HOBSON RD  
MEMPHIS TN 38128

MEMPHIS ACADEMY OF HEALTH SCIENCES HIGH  
3925 CHELSEA AVE EXT  
MEMPHIS TN 38108

PHAM TAI  
3232 ROCKY MOUNTAIN DR  
SAN JOSE CA 95127

STEVENS PAUL A & AUDREA C  
3583 CAPRICORN DR  
MEMPHIS TN 38128

ALSOBROOK CHRIS  
4827 AVI DR  
ARLINGTON TN 38002

MARSHALL SCOTT  
2282 WHITTEN RD  
MEMPHIS TN 38133

FUNEZ CARLOS R A & MELISSA G R  
3589 CAPRICORN DR  
MEMPHIS TN 38128

TUCKER SHYAMALA  
3668 HAWKINS MILL RD  
MEMPHIS TN 38128

BRANTLEY PAUL O SR  
2026 BELOVER CV  
MEMPHIS TN 38127

HOWZE WILLIE B B  
3597 CAPRICORN  
MEMPHIS TN 38128

KENT ALVIN & BOBBIE T  
3700 MILL LN  
MEMPHIS TN 38128

BROOKS SHELLYE  
1996 WOODCHASE CV  
CORDOVA TN 38016

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

WU KIN W  
3700 S PLAZA DR #J211  
SANTA ANA CA 92704

THOMPSON WILLIE E  
3861 WINDERMERE RD  
MEMPHIS TN 38128

MORRIS REGINALD  
PO BOX 753193  
MEMPHIS TN 38175

LYONS JENOSHA R  
3879 WINDERMERE RD  
MEMPHIS TN 38128

COX DORIS J  
3861 CAPRICORN CV  
MEMPHIS TN 38128

THOMAS MARY E  
3864 HOBSON RD  
MEMPHIS TN 38128

EDINGBOURGH ERROL  
3878 CAPRICORN CV  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

GREENE GWENDOLYN T  
3588 BIG TREE CV  
MEMPHIS TN 38128

FELIX IMOGENE  
3833 WINDERMERE RD  
MEMPHIS TN 38128

HOME SFR BORROWER IV LLC  
3505 KOGER BLVD #400  
DULUTH GA 30096

BLEVINS MATTIE  
3805 WINDERMERE RD  
MEMPHIS TN 38128

PBT JUNE PROPERTY TRUST  
11781 MAGNOLIA PARK CT  
LAS VEGAS NV 89141

WADE JESSIE M  
3815 WINDERMERE RD  
MEMPHIS TN 38128

RAGSDALE WILLIE B  
3705 HAWKINS MILL RD  
MEMPHIS TN 38128

FERGUSON WILLIE B  
PO BOX 751944  
MEMPHIS TN 38175

DAVIS MARY L  
3803 KALAMATH CV  
MEMPHIS TN 38128

JUSTICE TIJUANA S AND RICKEY CHAMBERS  
3799 KALAMATH CV  
MEMPHIS TN 38128

LUNDGREN KENNETH M  
19598 JURUPA AVE  
BLOOMINGTON CA 92316

POPE BETTY J  
3816 WINDERMERE RD  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

DEARAUJO CLAUDIO P  
135 E MAIN ST #L5  
WESTBOROUGH MA 1581

STANTON INVESTMENT USA LLC

PARKER THERESA  
3799 WINDERMERE RD  
MEMPHIS TN 38128

PLEASANT ROYAL HOMES LLC  
7105 TAGEN DR  
MEMPHIS TN 38133

ATWATER DENNIS E  
757 SPRING ST  
MEMPHIS TN 38112

HARRIS ELIZABETH & WILLIE & LENA HARRIS  
3793 KALAMATH CV  
MEMPHIS TN 38128

P FIN I LLC  
3525 PIEDMONT RD NE #5, STE 410  
ATLANTA GA 30305

MC2012 PROPERTIES MEMPHIS LLC  
6262 POPLAR AVE #201  
MEMPHIS TN 38119

WILLIAMS REALTY AND INVESTMENT LLC  
941 E RAINES RD #R2  
MEMPHIS TN 38116

HILL ROBERT (1/2) & BELVER J (1/2)  
3911 FERDIE CV  
MEMPHIS TN 38127

GREEN LEMONTVE  
116 SCOTTLAND DR  
JACKSON TN 38301

DOCKERY DIANE  
3792 WINDERMERE RD  
MEMPHIS TN 38128

HARRIS MELVN C AND FORREST E HARRIS SR  
6752 CAMP JOHN RD  
MILLINGTON TN 38053

BARNES MARY A  
3810 KALAMATH CV  
MEMPHIS TN 38128

CRUTCHFIELD DARYL M  
2000 HIGHWAY 196 S  
COLLIERVILLE TN 38017

HOUSTON HOSEA AND ARTHUR HOUSTON (RS)  
5594 RAMSEY RD  
MEMPHIS TN 38127

VINSON JIMMIE JR & VIOLA R  
3592 BLACK BAY CV  
MEMPHIS TN 38128

GRIFFITH LOLA J  
3591 BLACK BAY CV  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

JAMERSON JAMES E  
3721 HAWKINS MILL RD  
MEMPHIS TN 38128

SMITH REGINALD K & DOROTHY J  
3601 RUSSELWOOD DR  
MEMPHIS TN 38128

SHARP EDWARD L & HELEN M  
3789 KALAMATH CV  
MEMPHIS TN 38128

SRMZ 1 LLC  
5001 PLAZA ON THE LAKE #200  
AUSTIN TX 78746

JOHNSON MARGARET D  
330 ROSSVILLE RD  
HOLLY SPRINGS MS 38635

MIDSOUTH INVESTMENT HOLDINGS  
92 MARY'S CREEK CV  
EADS TN 38028

ATWATER CARL R & LINDA F  
3598 RUSSELWOOD DR  
MEMPHIS TN 38128

MEYERS DEAN  
135 CHARLES ST #5D  
NEW YORK NY 10014

THOMAS NATASHA  
3587 BLACK BAY CV  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

SMITH CLEO R & MATTIE J  
3717 HAWKINS MILL RD  
MEMPHIS TN 38128

CHAMBERS FRANK J & JOANNE  
3771 LONGMONT CV  
MEMPHIS TN 38128

COLLIER ROSIE L B  
3772 KALAMATH CV  
MEMPHIS TN 38128

REVE LLC  
PO BOX 1161  
HALEIWA HI 96712

FLEMING LESTER W  
9436 OAK LEAF DR  
CHATSWORTH CA 91311

ARGUETA DUNIA E  
3765 LONGMONT CV  
MEMPHIS TN 38128

JONES CHARLES R  
3608 RUSSELWOOD DR  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

WILEY LINDA G & JEFFREY A NIELSEN  
43 WILSON RD  
NEWPORT KY 41071

TUCKER LOUISE AND CYNTHIA J BROWN AND  
3783 KALAMATH CV  
MEMPHIS TN 38128

FARMER TAMARA D AND DONALD C FARMER  
2042 WASKOM DR  
MEMPHIS TN 38116

SURRATT SARAH B  
7978 WINDING CREEK  
GERMANTOWN TN 38138

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

MCGRONE RICKEY R  
3761 KALAMATH CV  
MEMPHIS TN 38128

PARSON TOMMY L & DOROTHY J  
3788 KALAMATH CV  
MEMPHIS TN 38128

WARD LAURA L R  
3778 KALAMATH CV  
MEMPHIS TN 38128

FILSINGER ROLAND  
3248 AIRLINE RD  
EADS TN 38028

RUBICON INVESTMENTS-TN LLC  
263 FRIDAY CREEK RD  
BELLINGHAM WA 98229

TOLBERT CLAUDIE M  
3747 WINDERMERE RD  
MEMPHIS TN 38128

ASL INVESTMENT LLC

SCOTT ALEX SR & HELEN O  
3764 LONGMONT DR  
MEMPHIS TN 38128

MOORE ALBERT L  
3750 WOLF TRAIL DR  
MEMPHIS TN 38128

VDV MEMPHIS CORP  
310 GERMANTOWN BEND CV #101  
CORDOVA TN 38018

WILLIAMSON FELTON R JR & JEWEL  
3743 WOLF TRAIL DR  
MEMPHIS TN 38128

GARTRELL SHARON M  
3381 PRYOR ST  
MEMPHIS TN 38127

CSMA BLT LLC  
1850 PARKWAY PL #900  
MARIETTA GA 30067

GILLIAMS SHEILA  
3748 KALAMATH CV  
MEMPHIS TN 38128

FIELDS WILMA  
3739 KALAMATH CV  
MEMPHIS TN 38128

GREEN ALISHIA L  
3681 LONGMONT DR  
MEMPHIS TN 38128

TAYLOR CORNELL & RUBY AND LULA M GRAHAM  
3739 WOLF TRAIL DR  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

GENTLE WINDS INVESTMENTS LLC  
31730 NE 139TH ST  
DUVALL WA 98019

NEELY KAELA  
PO BOX 34277  
MEMPHIS TN 38184

GARCIA VICTOR H & ADA RAMOS  
3730 WINDERMERE RD  
MEMPHIS TN 38128

FOLSON MARIA  
3721 DORADO CV  
MEMPHIS TN 38128

PIGGIE ROBERT L & MARVA E  
3710 LONGMONT DR  
MEMPHIS TN 38128

RAYMOND PROPERTIES LLC  
5701 W SLAUGHTER LN #A130-256  
AUSTIN TX 78749

BRAXTON JANICE L  
3716 DORADO CV  
MEMPHIS TN 38128

JAMISON LORI  
11859 EVERGOLD ST  
SAN DIEGO CA 92131

VDV MEMPHIS CORP  
1308 CRANE CT  
MCDONOUGH GA 30252

SY TRAINING CENTER INC AND CALIFORNIA  
765 THE CITY DR #300  
ORANGE CA 92868

YOSEF SIVAL & TUVYA

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

KLUG ALFRED E III & MALISA L  
365 FLORENCEWOOD DR  
COLLIERVILLE TN 38017

CLANAT SCULLARK AND VERNITA COX  
1531 ASH ST  
MEMPHIS TN 38108

MILLICAN AGNES M  
3725 DORADO CV  
MEMPHIS TN 38128

MOUNTAIN WEST IRA INC FBO JASON D MAUGHA  
10096 W FAIRVIEW AVE #160  
BOISE ID 83704

MIRELES MARCO A  
2776 WELCHLAWN CV  
MEMPHIS TN 38134

SORRELLS G W JR & CARYL S  
PO BOX 624  
WEST MEMPHIS AR 72303

BARIO MARCO AND CHELSEA CANNING (RS)  
15030 VENTURA BLVD #305  
SHERMAN OAKS CA 91403

SPRINGHILL MISSIONARY BAPTIST CHURCH  
3815 HAWKINS MILL RD  
MEMPHIS TN 38128

KING HOLDINGS USA 2012 LLC

PARKER ELIZABETH A  
3697 HAWKINS MILL RD  
MEMPHIS TN 38128

JACKSON MARY A  
3706 DORADO CV  
MEMPHIS TN 38128

PRASADAM INC  
1671 JOSEPH CT  
BUFFALO GROVE IL 60089

BAILEY SAMMIE B & ALINE  
3809 KALAMATH CV  
MEMPHIS TN 38128

BAKER ANGELITA D  
600 16TH ST  
ALAMOGORDO NM 88310

JOHNSON MARY LEE  
3601 CAPRICORN DR  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

CHAFFIN JESSIE L & GLORIA J  
3700 WINDEMERE DR  
MEMPHIS TN 38128

KING SADIE M  
3617 CAPRICORN DR  
MEMPHIS TN 38128

WRIGHT MILDRED L  
3701 HAWKINS MILL RD  
MEMPHIS TN 38128

HARDING KEVIN A  
1356 HIGDON RD  
HOLLY SPRINGS MS 38635

CLEAR THE WAY SUPPORTIVE HOUSING CORP  
5018 EXPRESSWAY DR S #204  
RONKONKOMA NY 11779

MIMS HATTIE D  
PO BOX 281101  
MEMPHIS TN 38168

JACKSON VIRGIE L AND AUDREY R JOHNSON (R)  
4689 NORTHWOOD HILLS DR  
MEMPHIS TN 38128

SAMSAMI FERESHTEH  
38727 GREENWICH CIR  
FREMONT CA 94536

CALLICUTT DENNIS & BERTHA L  
3709 HAWKINS MILL RD  
MEMPHIS TN 38128

JAQUES JOE  
3630 E 3892 N  
KIMBERLY ID 83341

RILEY CAROLYN AND TYANA RILEY (RS)  
3592 BIG TREE CV  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

ROBINSON WILLIE F & ODESSA  
3874 CAPRICORN CV  
MEMPHIS TN 38128

TAGGART LESTER JR  
3834 WINDERMERE RD  
MEMPHIS TN 38128

HOPKINS ROBERT  
8872 TOTH CV  
CORDOVA TN 38106

ROBINSON ROOSEVELT JR AND ANNA THOMPSON  
3886 HOBSON RD  
MEMPHIS TN 38128

STEVENS BRENDA A  
5339 AUGUST MOON LN  
BARTLETT TN 38135

SCOTT ZELDA R  
9218 AFTON GROVE RD  
CORDOVA TN 38018

KO HAO HSIEN  
472 KAHLO ST  
MOUNTAIN VIEW CA 94041

DAVIDSON JERRY T & NINA C  
PO BOX 69  
MILLINGTON TN 38083

JUSTICE VERESTINE  
3704 DOVE CALL CV  
MEMPHIS TN 38128

AC BROTHERS LLC  
4118 148TH ST #H3  
LYNNWOOD WA 98087

TAYLOR SHARION  
3748 KALAMATH CV  
MEMPHIS TN 38128

GWYNN ANTWONE AND FATIMA HALL (RS)  
9712 TRIBUTARY CV  
ARLINGTON TN 38002

NUVIEW IRA INC FBO DEBRA PORIES IRA #  
436 CENTRAL AVE  
OAK HILL WV 25901

BOGGS ADAM C AND JOHN E DONELSON  
924 7TH ST #3  
SANTA MONICA CA 90403

PARKER DWAYNE  
1677 WINSTON DR  
MEMPHIS TN 38127

BROWN VELMA AND THELMA BROWN AND  
3767 KALAMATH CV  
MEMPHIS TN 38128

STOLTZFUS JOHN M  
178 MEADOWCREEK RD  
NEW HOLLAND PA 17557

WESBY JESSIE L & QUEEN C  
3711 LONGMONT DR  
MEMPHIS TN 38128

LEWIS JAMES D & PHILLIPPA  
3757 WOLF TRAIL DR  
MEMPHIS TN 38128

RNT LLC  
PO BOX 18393  
DENVER CO 80218

HARRIS MELVN C AND FORREST E HARRIS SR  
6752 CAMP JOHN RD  
MILLINGTON TN 38053

SHARABI AMIR & MAYA A  
2748 WYTHAM CV  
MEMPHIS TN 38119

DURON JORGE AND ESPERANZA CHAVEZ  
3719 WINDERMERE RD  
MEMPHIS TN 38128

DIVERSIFI LLC  
2225 7th PKWY #25  
OAKLAND CA 94606

TAYLOR JOYCE M  
3766 KALAMATH CV  
MEMPHIS TN 38128

EARLE MARIAH K  
1050 SE 15TH AVE  
FORT LAUDERDALE FL 33316

THIRTY-SEVEN FIFTY-SEVEN LONGMONT TRUST  
7940 OWENSMOUTH AVE  
CANOGA PARK CA 91304

MAYHORN JOHNNIE L  
3747 KALAMATH CV  
MEMPHIS TN 38128

ANDERSON ROSIE E  
3755 KALAMATH CV  
MEMPHIS TN 38128

WESTBROOK EDDIE & ELOISE  
P O BOX 280926  
MEMPHIS TN 38168

WEDDLE JAMES I & MATTIE C  
3746 WINDERMERE RD  
MEMPHIS TN 38128

BINION INETA  
3699 LONGMONT DR  
MEMPHIS TN 38128

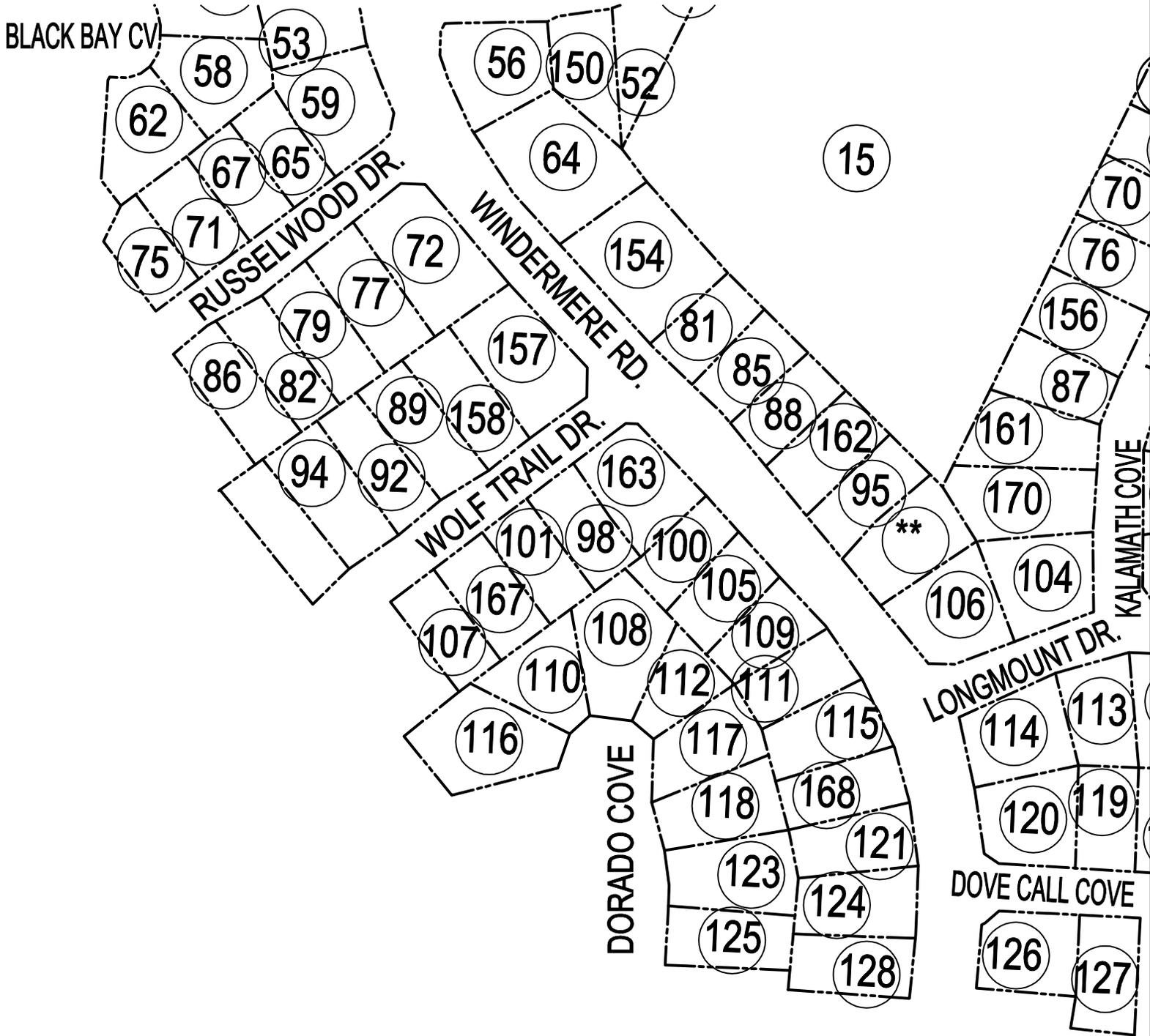
# VICINITY MAP 2

# VICINITY MAP 3



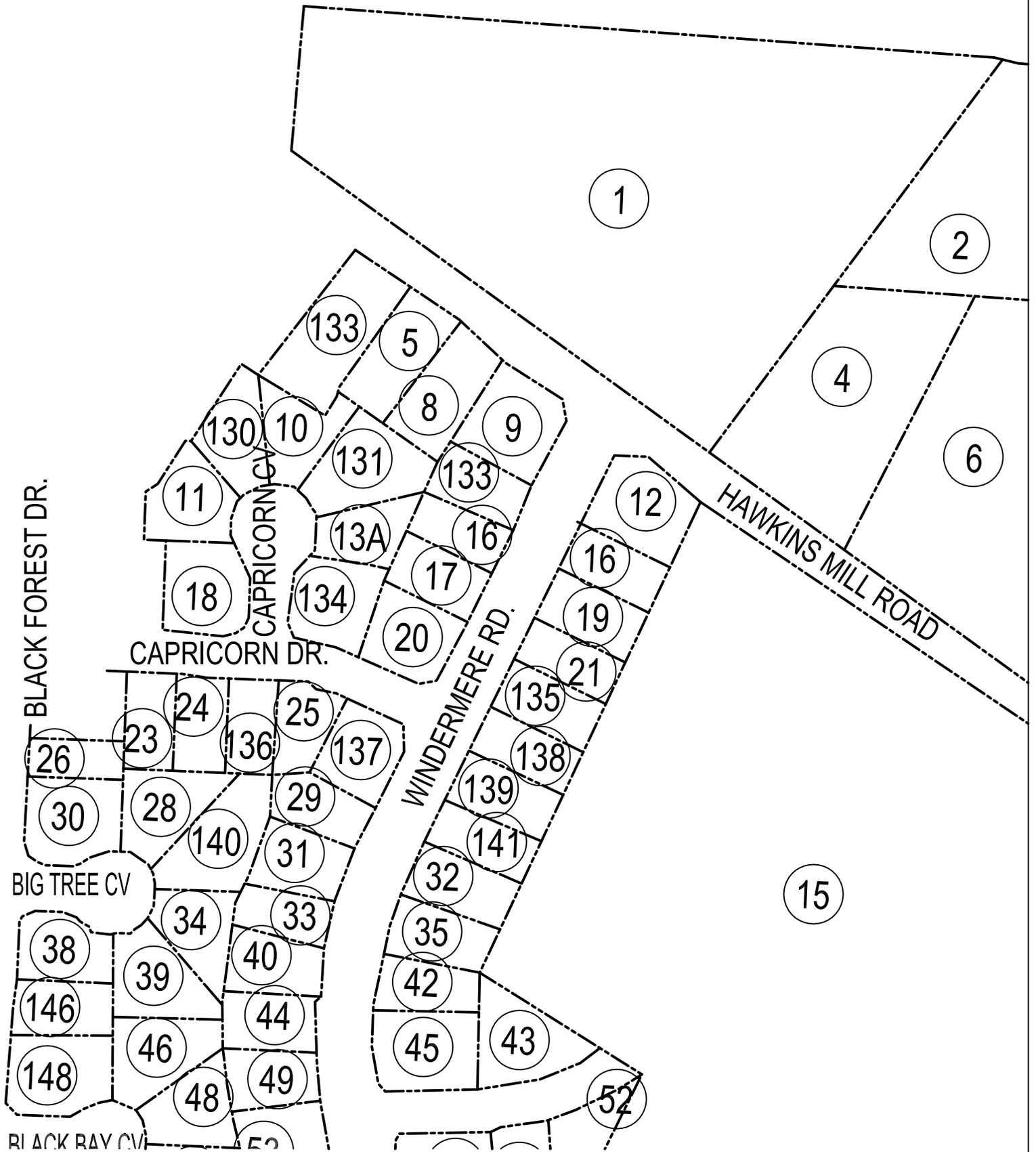
# VICINITY MAP 1

# VICINITY MAP 4



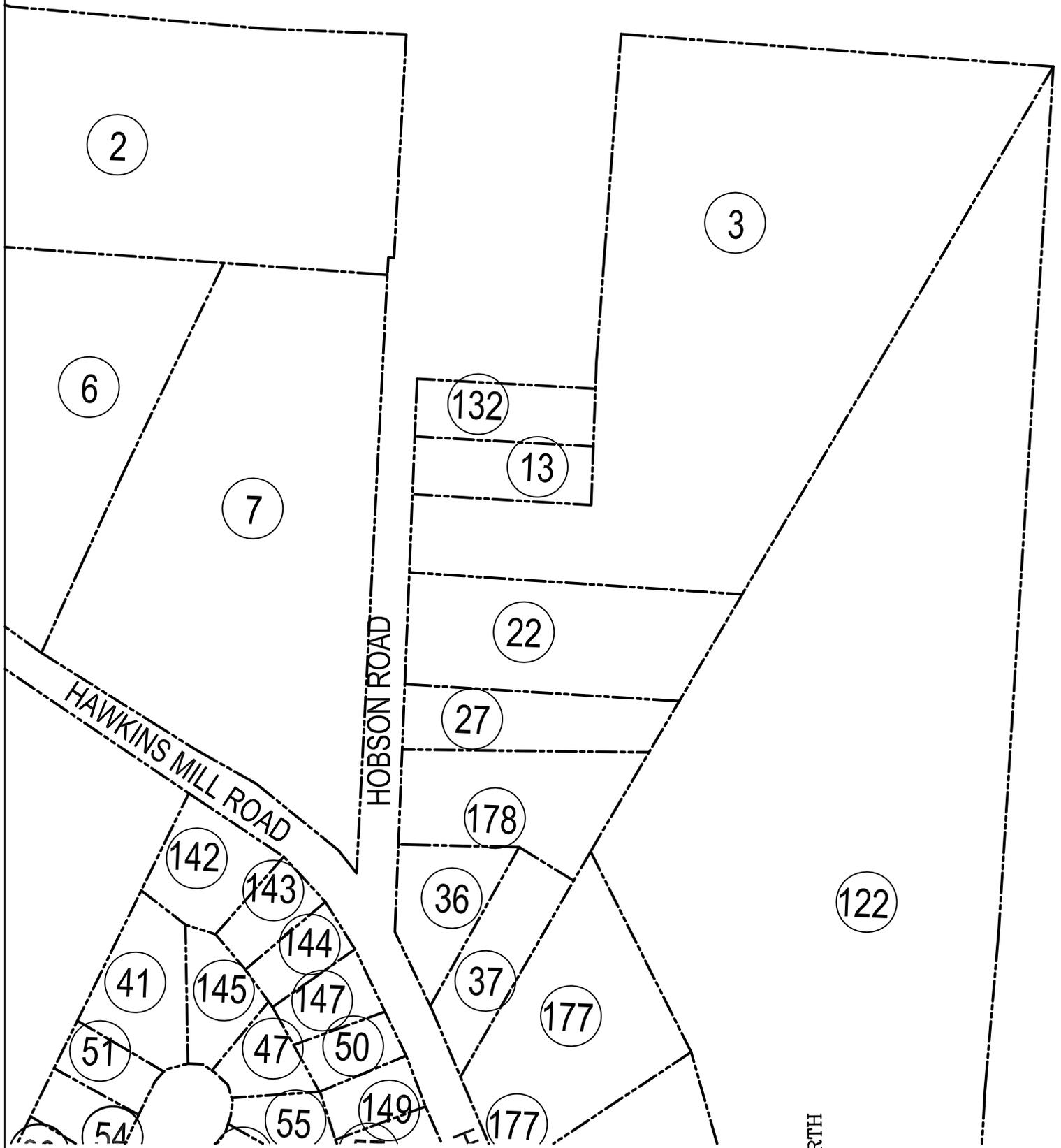
VICINITY MAP 1  
WITH NAMES





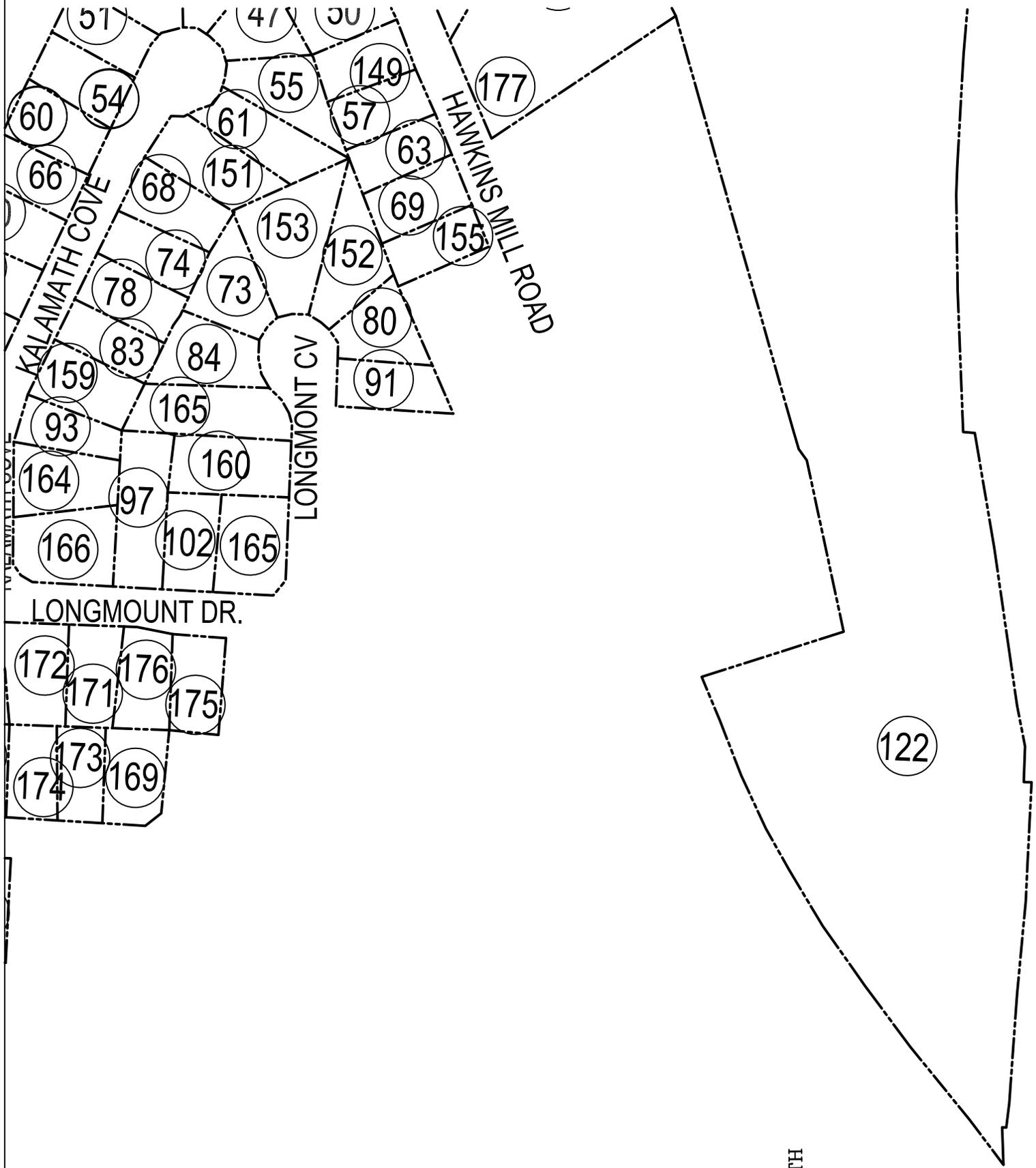
VICINITY MAP 2  
WITH NAMES





VICINITY MAP 3  
WITH NAMES





VICINITY MAP 4  
WITH NAMES



## VICINITY LIST OF NAMES

- 1 - MEMPHIS ACADEMY OF HEALTH SCIENCES HIGH
- 2 - HAWKINS RODNEY
- 3 - HARRIS MARQUETTE
- 4 - MEMPHIS ACADEMY OF HEALTH SCIENCES HIGH
- 5 - ALSOBROOK CHRIS
- 6 - TUCKER SHYAMALA
- 7 - KENT ALVIN & BOBBIE T
- 8 - WU KIN W
- 9 - LYONS JENOSHA R
- 10 - EDINGBOURGH ERROL
- 11 - JONES MARILYN J
- 12 - TIDWELL PATRICIA A
- 13 - WILLIAMS MICHELLE V N
- 13A - PHAM TAI
- 14 - MARSHALL SCOTT
- 15 - BRANTLEY PAUL O SR
- 16 - BROOKS SHELLYE
- 17 - THOMPSON WILLIE E
- 18 - COX DORIS J
- 19 - CRESTCORE II LLC
- 20 - RANDALL LAURENCE II
- 21 - EDINGBOURGH BRUCE E
- 22 - NEAL TAMARA
- 23 - FUNEZ CARLOS R A & MELISSA G R
- 24 - HOWZE WILLIE B B
- 25 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC
- 26 - MORRIS REGINALD
- 27 - THOMAS MARY E
- 28 - GREENE GWENDOLYN T
- 29 - FELIX IMOGENE
- 30 - PBT JUNE PROPERTY TRUST
- 31 - FERGUSON WILLIE B
- 32 - LUNDGREN KENNETH M
- 33 - DEARAUJO CLAUDIO P
- 34 - PLEASANT ROYAL HOMES LLC

35 - P FIN I LLC  
36 - HILL ROBERT (1/2) & BELVER J (1/2)  
37 - HARRIS MELVN C AND FORREST E HARRIS SR  
38 - HOUSTON HOSEA AND ARTHUR HOUSTON (RS)  
39 - HOME SFR BORROWER IV LLC  
40 - WADE JESSIE M  
41 - DAVIS MARY L  
42 - POPE BETTY J  
43 - STANTON INVESTMENT USA LLC  
44 - ATWATER DENNIS E  
45 - MC2012 PROPERTIES MEMPHIS LLC  
46 - GREEN LEMONTVE  
47 - BARNES MARY A  
48 - VINSON JIMMIE JR & VIOLA R  
49 - BLEVINS MATTIE  
50 - RAGSDALE WILLIE B  
51 - JUSTICE TIJUANA S AND RICKEY CHAMBERS  
52 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
53 - PARKER THERESA  
54 - HARRIS ELIZABETH & WILLIE & LENA HARRIS  
55 - WILLIAMS REALTY AND INVESTMENT LLC  
56 - DOCKERY DIANE  
57 - CRUTCHFIELD DARYL M  
58 - GRIFFITH LOLA J  
59 - CRESTCORE II LLC  
60 - SHARP EDWARD L & HELEN M  
61 - MIDSOUTH INVESTMENT HOLDINGS  
62 - THOMAS NATASHA  
63 - SMITH CLEO R & MATTIE J  
64 - REVE LLC  
65 - JONES CHARLES R  
66 - TUCKER LOUISE AND CYNTHIA J BROWN AND  
67 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
68 - PARSON TOMMY L & DOROTHY J  
69 - JAMERSON JAMES E  
70 - SRMZ 1 LLC  
71 - ATWATER CARL R & LINDA F  
72 - CRESTCORE II LLC

73 - CHAMBERS FRANK J & JOANNE  
74 - FLEMING LESTER W  
  
75 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
76 - FARMER TAMARA D AND DONALD C FARMER  
77 - CRESTCORE II LLC  
78 - WARD LAURA L R  
79 - SMITH REGINALD K & DOROTHY J  
80 - JOHNSON MARGARET D  
81 - MEYERS DEAN  
82 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
83 - COLLIER ROSIE L B  
84 - ARGUETA DUNIA E  
85 - WILEY LINDA G & JEFFREY A NIELSEN  
86 - SURRATT SARAH B  
87 - MCGRONE RICKEY R  
88 - FILSINGER ROLAND  
89 - RUBICON INVESTMENTS-TN LLC  
91 - SCOTT ALEX SR & HELEN O  
92 - WILLIAMSON FELTON R JR & JEWEL  
93 - GILLIAMS SHEILA  
94 - TAYLOR CORNELL & RUBY AND LULA M GRAHAM  
95 - NEELY KAELA  
96 - PIGGIE ROBERT L & MARVA E  
97 - JAMISON LORI  
98 - YOSEF SIVAL & TUVYA  
99 - CLANAT SCULLARK AND VERNITA COX  
100 - TOLBERT CLAUDIE M  
101 - MOORE ALBERT L  
102 - GARTRELL SHARON M  
104 - FIELDS WILMA  
105 - CRESTCORE II LLC  
106 - GARCIA VICTOR H & ADA RAMOS  
107 - RAYMOND PROPERTIES LLC  
108 - VDV MEMPHIS CORP  
109 - CRESTCORE II LLC  
110 - MILLICAN AGNES M  
111 - ASL INVESTMENT LLC

112 - VDV MEMPHIS CORP  
113 - CSMA BLT LLC  
114 - GREEN ALISHIA L  
115 - GENTLE WINDS INVESTMENTS LLC  
116 - FOLSON MARIA  
117 - BRAXTON JANICE L  
118 - SY TRAINING CENTER INC AND CALIFORNIA  
119 - KLUG ALFRED E III & MALISA L  
120 - MOUNTAIN WEST IRA INC FBO JASON D MAUGHA  
121 - MIRELES MARCO A  
122 - SPRINGHILL MISSIONARY BAPTIST CHURCH  
123 - JACKSON MARY A  
124 - BAKER ANGELITA D  
125 - MAXWELL CATHERINE B (3/5%) AND MARJORIE  
126 - CHAFFIN JESSIE L & GLORIA J  
127 - HARDING KEVIN A  
128 - WOODLEY BILL  
129 - JACKSON VIRGIE L AND AUDREY R JOHNSON (R  
130 - JAQUES JOE  
131 - ROBINSON WILLIE F & ODESSA  
132 - ROBINSON ROOSEVELT JR AND ANNA THOMPSON  
133 - SORRELLS G W JR & CARYL S  
134 - KING HOLDINGS USA 2012 LLC  
135 - PRASADAM INC  
136 - JOHNSON MARY LEE  
137 - KING SADIE M  
138 - CLEAR THE WAY SUPPORTIVE HOUSING CORP  
139 - SAMSAMI FERESHTEH  
140 - RILEY CAROLYN AND TYANA RILEY (RS)  
141 - TAGGART LESTER JR  
142 - STEVENS BRENDA A  
143 - BARIO MARCO AND CHELSEA CANNING (RS)  
144 - PARKER ELIZABETH A  
145 - BAILEY SAMMIE B & ALINE  
146 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
147 - WRIGHT MILDRED L  
148 - MIMS HATTIE D  
149 - CALLICUTT DENNIS & BERTHA L

150 - MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
151 - HOPKINS ROBERT  
152 - SCOTT ZELDA R  
153 - KO HAO HSIEN  
154 - AC BROTHERS LLC  
155 - NUVIEW IRA INC FBO DEBRA PORIES IRA #  
156 - BROWN VELMA AND THELMA BROWN AND  
157 - LEWIS JAMES D & PHILLIPPA  
158 - SHARABI AMIR & MAYA A  
159 - TAYLOR JOYCE M  
160 - THIRTY-SEVEN FIFTY-SEVEN LONGMONT TRUST  
161 - ANDERSON ROSIE E  
162 - WEDDLE JAMES I & MATTIE C  
163 - DAVIDSON JERRY T & NINA C  
164 - TAYLOR SHARION  
165 - BOGGS ADAM C AND JOHN E DONELSON  
166 - STOLTZFUS JOHN M  
167 - RNT LLC  
168 - DURON JORGE AND ESPERANZA CHAVEZ  
169 - EARLE MARIAH K  
170 - MAYHORN JOHNNIE L  
171 - WESTBROOK EDDIE & ELOISE  
172 - BINION INETA  
173 - JUSTICE VERESTINE  
174 - GWYNN ANTWONE AND FATIMA HALL (RS)  
175 - PARKER DWAYNE  
176 - WESBY JESSIE L & QUEEN C  
177 - HARRIS MELVN C AND FORREST E HARRIS SR  
178 - DIVERSIFI L

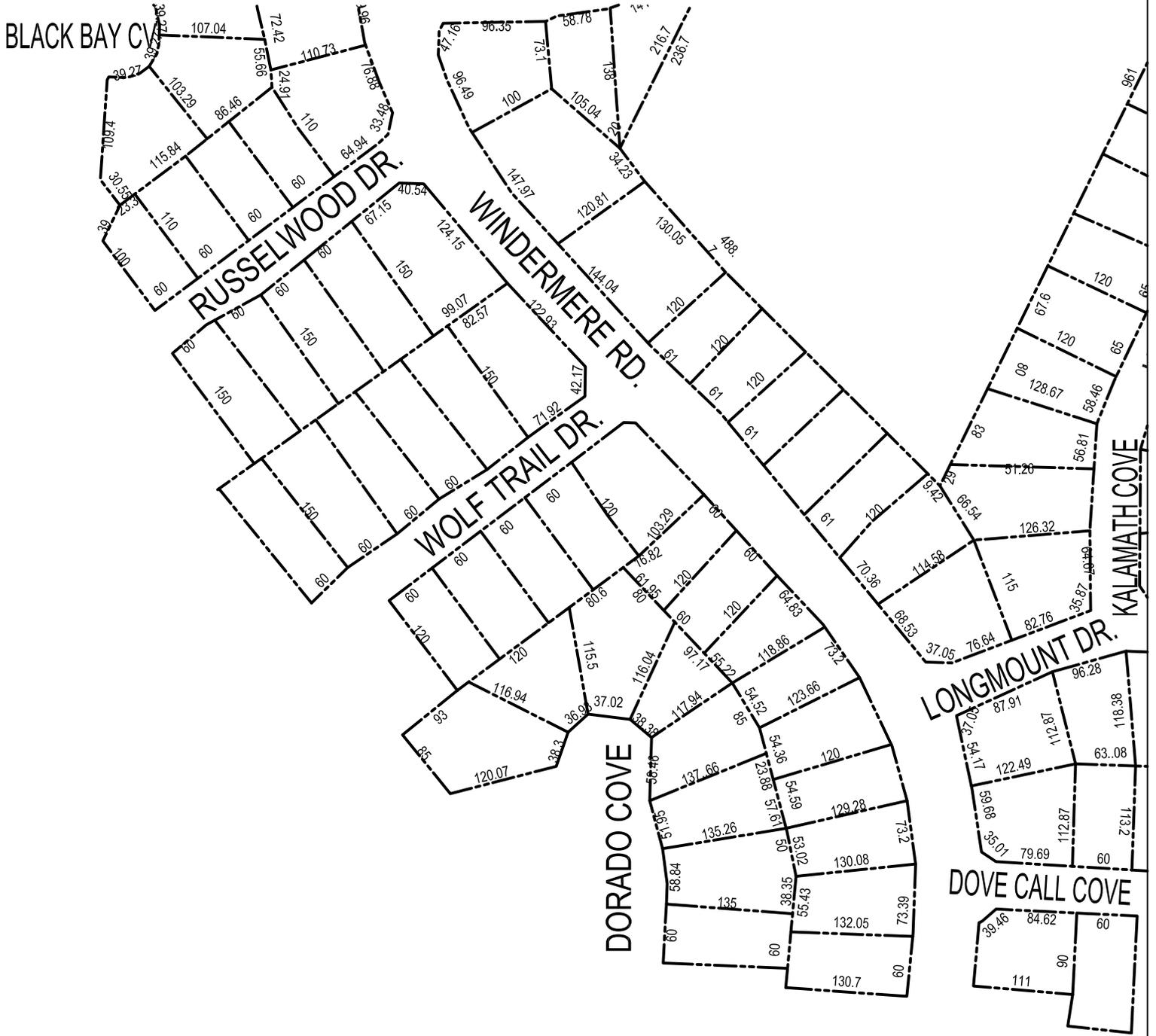
VICINITY MAP 2

VICINITY MAP 3



VICINITY MAP 1

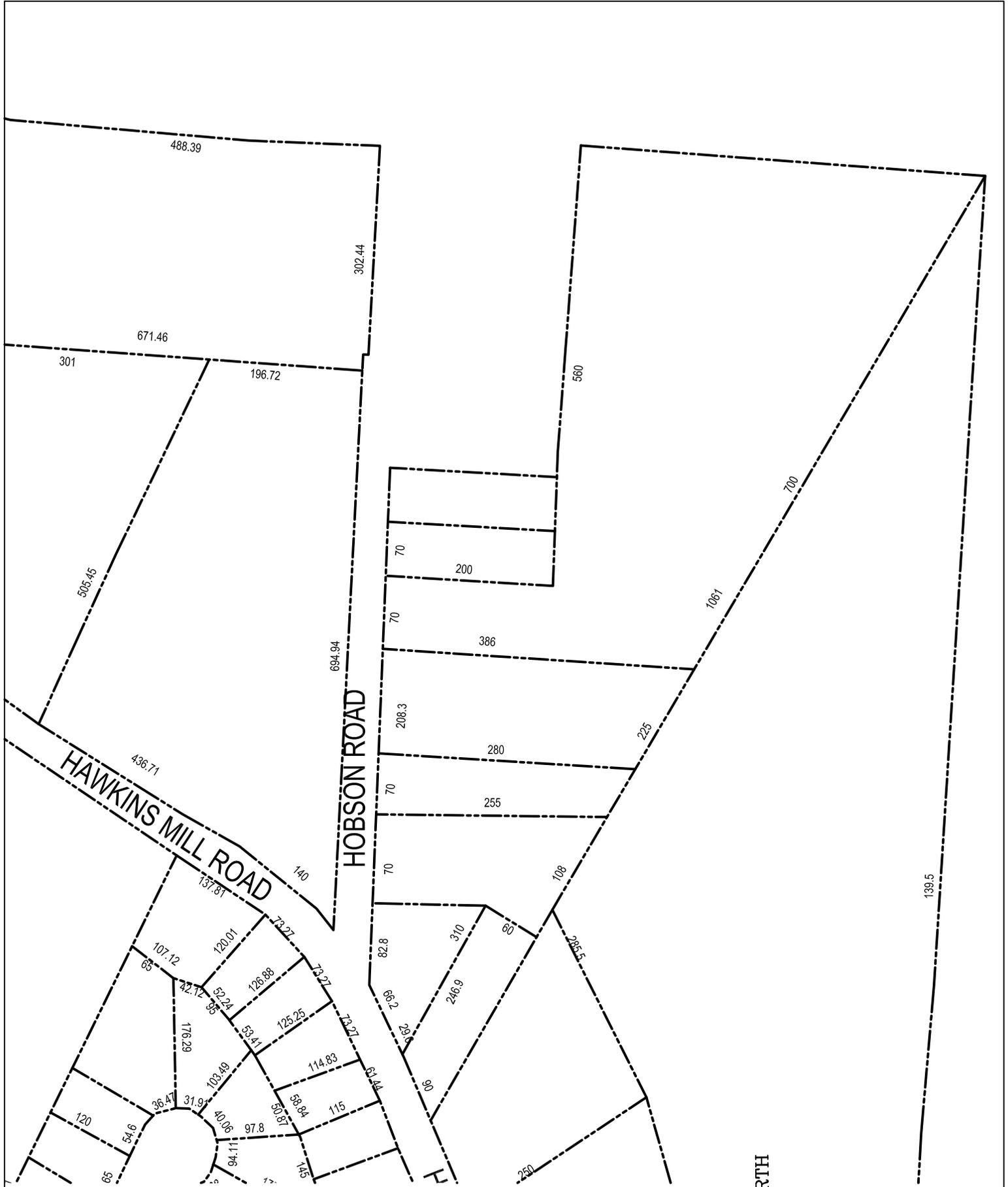
VICINITY MAP 4



VICINITY MAP 1  
WITHOUT NAMES







VICINITY MAP 3  
WITHOUT NAMES





**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 20-17
- LOCATION:** 3681 Hawkins Mill Road
- COUNCIL DISTRICTS:** District 1 and Super District 9 – Positions 1, 2, and 3
- OWNER/APPLICANT:** Paul O. Brantley Sr. / Debra Hogue Brantley
- REPRESENTATIVE:** Delinor Smith, Smith Building Design & Associates, Inc.
- EXISTING ZONING:** Residential Single-Family – 6 (R-6)
- REQUEST:** Multi-use veteran’s facility providing multifamily dwelling units with supportive programs and services including an on-site private community center planned development
- AREA:** +/-12.95 acres

**RECOMMENDATIONS:**

Memphis and Shelby County Office of Planning and Development: *Approval with conditions*

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 Ashleigh Hayes at [ashleigh.hayes@memphistn.gov](mailto:ashleigh.hayes@memphistn.gov) 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](http://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** \_\_\_\_\_, \_\_\_\_\_

**FRANK COLVETT JR.**  
***CHAIRMAN OF COUNCIL***

**ATTEST:**

**DYWUANA MORRIS**  
***CITY COMPROLLER***

---

**TO BE PUBLISHED:**

MEMPHIS ACADEMY OF HEALTH SCIENCES HIGH  
3925 CHELSEA AVE EXT  
MEMPHIS TN 38108

JONES MARILYN J  
6122 TRAIL CREEK LN  
MEMPHIS TN 38135

RANDALL LAURENCE II  
19 SAINT PIERRE CT  
SAN RAMON CA 94583

HAWKINS RODNEY  
1619 OLD HICKORY RD  
MEMPHIS TN 38116

TIDWELL PATRICIA A  
3878 WINDERMERE RD  
MEMPHIS TN 38128

EDINGBOURGH BRUCE E  
PO BOX 772  
MILLINGTON TN 38083

HARRIS MARQUETTE  
6752 CAMP JOHN RD  
MILLINGTON TN 38053

WILLIAMS MICHELLE V N  
3597 HOBSON RD  
MEMPHIS TN 38127

NEAL TAMARA  
3874 HOBSON RD  
MEMPHIS TN 38128

MEMPHIS ACADEMY OF HEALTH SCIENCES HIGH  
3925 CHELSEA AVE EXT  
MEMPHIS TN 38108

PHAM TAI  
3232 ROCKY MOUNTAIN DR  
SAN JOSE CA 95127

STEVENS PAUL A & AUDREA C  
3583 CAPRICORN DR  
MEMPHIS TN 38128

ALSOBROOK CHRIS  
4827 AVI DR  
ARLINGTON TN 38002

MARSHALL SCOTT  
2282 WHITTEN RD  
MEMPHIS TN 38133

FUNEZ CARLOS R A & MELISSA G R  
3589 CAPRICORN DR  
MEMPHIS TN 38128

TUCKER SHYAMALA  
3668 HAWKINS MILL RD  
MEMPHIS TN 38128

BRANTLEY PAUL O SR  
2026 BELOVER CV  
MEMPHIS TN 38127

HOWZE WILLIE B B  
3597 CAPRICORN  
MEMPHIS TN 38128

KENT ALVIN & BOBBIE T  
3700 MILL LN  
MEMPHIS TN 38128

BROOKS SHELLYE  
1996 WOODCHASE CV  
CORDOVA TN 38016

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

WU KIN W  
3700 S PLAZA DR #J211  
SANTA ANA CA 92704

THOMPSON WILLIE E  
3861 WINDERMERE RD  
MEMPHIS TN 38128

MORRIS REGINALD  
PO BOX 753193  
MEMPHIS TN 38175

LYONS JENOSHA R  
3879 WINDERMERE RD  
MEMPHIS TN 38128

COX DORIS J  
3861 CAPRICORN CV  
MEMPHIS TN 38128

THOMAS MARY E  
3864 HOBSON RD  
MEMPHIS TN 38128

EDINGBOURGH ERROL  
3878 CAPRICORN CV  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

GREENE GWENDOLYN T  
3588 BIG TREE CV  
MEMPHIS TN 38128

FELIX IMOGENE  
3833 WINDERMERE RD  
MEMPHIS TN 38128

HOME SFR BORROWER IV LLC  
3505 KOGER BLVD #400  
DULUTH GA 30096

BLEVINS MATTIE  
3805 WINDERMERE RD  
MEMPHIS TN 38128

PBT JUNE PROPERTY TRUST  
11781 MAGNOLIA PARK CT  
LAS VEGAS NV 89141

WADE JESSIE M  
3815 WINDERMERE RD  
MEMPHIS TN 38128

RAGSDALE WILLIE B  
3705 HAWKINS MILL RD  
MEMPHIS TN 38128

FERGUSON WILLIE B  
PO BOX 751944  
MEMPHIS TN 38175

DAVIS MARY L  
3803 KALAMATH CV  
MEMPHIS TN 38128

JUSTICE TIJUANA S AND RICKEY CHAMBERS  
3799 KALAMATH CV  
MEMPHIS TN 38128

LUNDGREN KENNETH M  
19598 JURUPA AVE  
BLOOMINGTON CA 92316

POPE BETTY J  
3816 WINDERMERE RD  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

DEARAUJO CLAUDIO P  
135 E MAIN ST #L5  
WESTBOROUGH MA 1581

STANTON INVESTMENT USA LLC

PARKER THERESA  
3799 WINDERMERE RD  
MEMPHIS TN 38128

PLEASANT ROYAL HOMES LLC  
7105 TAGEN DR  
MEMPHIS TN 38133

ATWATER DENNIS E  
757 SPRING ST  
MEMPHIS TN 38112

HARRIS ELIZABETH & WILLIE & LENA HARRIS  
3793 KALAMATH CV  
MEMPHIS TN 38128

P FIN I LLC  
3525 PIEDMONT RD NE #5, STE 410  
ATLANTA GA 30305

MC2012 PROPERTIES MEMPHIS LLC  
6262 POPLAR AVE #201  
MEMPHIS TN 38119

WILLIAMS REALTY AND INVESTMENT LLC  
941 E RAINES RD #R2  
MEMPHIS TN 38116

HILL ROBERT (1/2) & BELVER J (1/2)  
3911 FERDIE CV  
MEMPHIS TN 38127

GREEN LEMONTVE  
116 SCOTTLAND DR  
JACKSON TN 38301

DOCKERY DIANE  
3792 WINDERMERE RD  
MEMPHIS TN 38128

HARRIS MELVN C AND FORREST E HARRIS SR  
6752 CAMP JOHN RD  
MILLINGTON TN 38053

BARNES MARY A  
3810 KALAMATH CV  
MEMPHIS TN 38128

CRUTCHFIELD DARYL M  
2000 HIGHWAY 196 S  
COLLIERVILLE TN 38017

HOUSTON HOSEA AND ARTHUR HOUSTON (RS)  
5594 RAMSEY RD  
MEMPHIS TN 38127

VINSON JIMMIE JR & VIOLA R  
3592 BLACK BAY CV  
MEMPHIS TN 38128

GRIFFITH LOLA J  
3591 BLACK BAY CV  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

JAMERSON JAMES E  
3721 HAWKINS MILL RD  
MEMPHIS TN 38128

SMITH REGINALD K & DOROTHY J  
3601 RUSSELWOOD DR  
MEMPHIS TN 38128

SHARP EDWARD L & HELEN M  
3789 KALAMATH CV  
MEMPHIS TN 38128

SRMZ 1 LLC  
5001 PLAZA ON THE LAKE #200  
AUSTIN TX 78746

JOHNSON MARGARET D  
330 ROSSVILLE RD  
HOLLY SPRINGS MS 38635

MIDSOUTH INVESTMENT HOLDINGS  
92 MARY'S CREEK CV  
EADS TN 38028

ATWATER CARL R & LINDA F  
3598 RUSSELWOOD DR  
MEMPHIS TN 38128

MEYERS DEAN  
135 CHARLES ST #5D  
NEW YORK NY 10014

THOMAS NATASHA  
3587 BLACK BAY CV  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

SMITH CLEO R & MATTIE J  
3717 HAWKINS MILL RD  
MEMPHIS TN 38128

CHAMBERS FRANK J & JOANNE  
3771 LONGMONT CV  
MEMPHIS TN 38128

COLLIER ROSIE L B  
3772 KALAMATH CV  
MEMPHIS TN 38128

REVE LLC  
PO BOX 1161  
HALEIWA HI 96712

FLEMING LESTER W  
9436 OAK LEAF DR  
CHATSWORTH CA 91311

ARGUETA DUNIA E  
3765 LONGMONT CV  
MEMPHIS TN 38128

JONES CHARLES R  
3608 RUSSELWOOD DR  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

WILEY LINDA G & JEFFREY A NIELSEN  
43 WILSON RD  
NEWPORT KY 41071

TUCKER LOUISE AND CYNTHIA J BROWN AND  
3783 KALAMATH CV  
MEMPHIS TN 38128

FARMER TAMARA D AND DONALD C FARMER  
2042 WASKOM DR  
MEMPHIS TN 38116

SURRATT SARAH B  
7978 WINDING CREEK  
GERMANTOWN TN 38138

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

MCGRONE RICKEY R  
3761 KALAMATH CV  
MEMPHIS TN 38128

PARSON TOMMY L & DOROTHY J  
3788 KALAMATH CV  
MEMPHIS TN 38128

WARD LAURA L R  
3778 KALAMATH CV  
MEMPHIS TN 38128

FILSINGER ROLAND  
3248 AIRLINE RD  
EADS TN 38028

RUBICON INVESTMENTS-TN LLC  
263 FRIDAY CREEK RD  
BELLINGHAM WA 98229

TOLBERT CLAUDIE M  
3747 WINDERMERE RD  
MEMPHIS TN 38128

ASL INVESTMENT LLC

SCOTT ALEX SR & HELEN O  
3764 LONGMONT DR  
MEMPHIS TN 38128

MOORE ALBERT L  
3750 WOLF TRAIL DR  
MEMPHIS TN 38128

VDV MEMPHIS CORP  
310 GERMANTOWN BEND CV #101  
CORDOVA TN 38018

WILLIAMSON FELTON R JR & JEWEL  
3743 WOLF TRAIL DR  
MEMPHIS TN 38128

GARTRELL SHARON M  
3381 PRYOR ST  
MEMPHIS TN 38127

CSMA BLT LLC  
1850 PARKWAY PL #900  
MARIETTA GA 30067

GILLIAMS SHEILA  
3748 KALAMATH CV  
MEMPHIS TN 38128

FIELDS WILMA  
3739 KALAMATH CV  
MEMPHIS TN 38128

GREEN ALISHIA L  
3681 LONGMONT DR  
MEMPHIS TN 38128

TAYLOR CORNELL & RUBY AND LULA M GRAHAM  
3739 WOLF TRAIL DR  
MEMPHIS TN 38128

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

GENTLE WINDS INVESTMENTS LLC  
31730 NE 139TH ST  
DUVALL WA 98019

NEELY KAELA  
PO BOX 34277  
MEMPHIS TN 38184

GARCIA VICTOR H & ADA RAMOS  
3730 WINDERMERE RD  
MEMPHIS TN 38128

FOLSON MARIA  
3721 DORADO CV  
MEMPHIS TN 38128

PIGGIE ROBERT L & MARVA E  
3710 LONGMONT DR  
MEMPHIS TN 38128

RAYMOND PROPERTIES LLC  
5701 W SLAUGHTER LN #A130-256  
AUSTIN TX 78749

BRAXTON JANICE L  
3716 DORADO CV  
MEMPHIS TN 38128

JAMISON LORI  
11859 EVERGOLD ST  
SAN DIEGO CA 92131

VDV MEMPHIS CORP  
1308 CRANE CT  
MCDONOUGH GA 30252

SY TRAINING CENTER INC AND CALIFORNIA  
765 THE CITY DR #300  
ORANGE CA 92868

YOSEF SIVAL & TUVYA

CRESTCORE II LLC  
4435 SUMMER AVE  
MEMPHIS TN 38122

KLUG ALFRED E III & MALISA L  
365 FLORENCEWOOD DR  
COLLIERVILLE TN 38017

CLANAT SCULLARK AND VERNITA COX  
1531 ASH ST  
MEMPHIS TN 38108

MILLICAN AGNES M  
3725 DORADO CV  
MEMPHIS TN 38128

MOUNTAIN WEST IRA INC FBO JASON D MAUGHAN  
10096 W FAIRVIEW AVE #160  
BOISE ID 83704

MIRELES MARCO A  
2776 WELCHLAWN CV  
MEMPHIS TN 38134

SORRELLS G W JR & CARYL S  
PO BOX 624  
WEST MEMPHIS AR 72303

BARIO MARCO AND CHELSEA CANNING (RS)  
15030 VENTURA BLVD #305  
SHERMAN OAKS CA 91403

SPRINGHILL MISSIONARY BAPTIST CHURCH  
3815 HAWKINS MILL RD  
MEMPHIS TN 38128

KING HOLDINGS USA 2012 LLC

PARKER ELIZABETH A  
3697 HAWKINS MILL RD  
MEMPHIS TN 38128

JACKSON MARY A  
3706 DORADO CV  
MEMPHIS TN 38128

PRASADAM INC  
1671 JOSEPH CT  
BUFFALO GROVE IL 60089

BAILEY SAMMIE B & ALINE  
3809 KALAMATH CV  
MEMPHIS TN 38128

BAKER ANGELITA D  
600 16TH ST  
ALAMOGORDO NM 88310

JOHNSON MARY LEE  
3601 CAPRICORN DR  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

CHAFFIN JESSIE L & GLORIA J  
3700 WINDEMERE DR  
MEMPHIS TN 38128

KING SADIE M  
3617 CAPRICORN DR  
MEMPHIS TN 38128

WRIGHT MILDRED L  
3701 HAWKINS MILL RD  
MEMPHIS TN 38128

HARDING KEVIN A  
1356 HIGDON RD  
HOLLY SPRINGS MS 38635

CLEAR THE WAY SUPPORTIVE HOUSING CORP  
5018 EXPRESSWAY DR S #204  
RONKONKOMA NY 11779

MIMS HATTIE D  
PO BOX 281101  
MEMPHIS TN 38168

JACKSON VIRGIE L AND AUDREY R JOHNSON (R)  
4689 NORTHWOOD HILLS DR  
MEMPHIS TN 38128

SAMSAMI FERESHTEH  
38727 GREENWICH CIR  
FREMONT CA 94536

CALLICUTT DENNIS & BERTHA L  
3709 HAWKINS MILL RD  
MEMPHIS TN 38128

JAQUES JOE  
3630 E 3892 N  
KIMBERLY ID 83341

RILEY CAROLYN AND TYANA RILEY (RS)  
3592 BIG TREE CV  
MEMPHIS TN 38128

MEMPHIS RESIDENTIAL INCOME FUND 51 LLC  
180 AVENIDA LA PATA #102  
SAN CLEMENTE CA 92673

ROBINSON WILLIE F & ODESSA  
3874 CAPRICOM CV  
MEMPHIS TN 38128

TAGGART LESTER JR  
3834 WINDERMERE RD  
MEMPHIS TN 38128

HOPKINS ROBERT  
8872 TOTH CV  
CORDOVA TN 38106

ROBINSON ROOSEVELT JR AND ANNA THOMPSON  
3886 HOBSON RD  
MEMPHIS TN 38128

STEVENS BRENDA A  
5339 AUGUST MOON LN  
BARTLETT TN 38135

SCOTT ZELDA R  
9218 AFTON GROVE RD  
CORDOVA TN 38018

KO HAO HSIEN  
472 KAHLO ST  
MOUNTAIN VIEW CA 94041

DAVIDSON JERRY T & NINA C  
PO BOX 69  
MILLINGTON TN 38083

JUSTICE VERESTINE  
3704 DOVE CALL CV  
MEMPHIS TN 38128

AC BROTHERS LLC  
4118 148TH ST #H3  
LYNNWOOD WA 98087

TAYLOR SHARION  
3748 KALAMATH CV  
MEMPHIS TN 38128

GWYNN ANTWONE AND FATIMA HALL (RS)  
9712 TRIBUTARY CV  
ARLINGTON TN 38002

NUVIEW IRA INC FBO DEBRA PORIES IRA #  
436 CENTRAL AVE  
OAK HILL WV 25901

BOGGS ADAM C AND JOHN E DONELSON  
924 7TH ST #3  
SANTA MONICA CA 90403

PARKER DWAYNE  
1677 WINSTON DR  
MEMPHIS TN 38127

BROWN VELMA AND THELMA BROWN AND  
3767 KALAMATH CV  
MEMPHIS TN 38128

STOLTZFUS JOHN M  
178 MEADOWCREEK RD  
NEW HOLLAND PA 17557

WESBY JESSIE L & QUEEN C  
3711 LONGMONT DR  
MEMPHIS TN 38128

LEWIS JAMES D & PHILLIPPA  
3757 WOLF TRAIL DR  
MEMPHIS TN 38128

RNT LLC  
PO BOX 18393  
DENVER CO 80218

HARRIS MELVN C AND FORREST E HARRIS SR  
6752 CAMP JOHN RD  
MILLINGTON TN 38053

SHARABI AMIR & MAYA A  
2748 WYTHAM CV  
MEMPHIS TN 38119

DURON JORGE AND ESPERANZA CHAVEZ  
3719 WINDERMERE RD  
MEMPHIS TN 38128

DIVERSIFI LLC  
2225 7th PKWY #25  
OAKLAND CA 94606

TAYLOR JOYCE M  
3766 KALAMATH CV  
MEMPHIS TN 38128

EARLE MARIAH K  
1050 SE 15TH AVE  
FORT LAUDERDALE FL 33316

Paul Brantley Sr.  
2026 Belover  
Memphis, TN 38127

THIRTY-SEVEN FIFTY-SEVEN LONGMONT TRUST  
7940 OWENSMOUTH AVE  
CANOGA PARK CA 91304

MAYHORN JOHNNIE L  
3747 KALAMATH CV  
MEMPHIS TN 38128

Debra Hogue Brantley  
2026 Belover  
Memphis, TN 38127

ANDERSON ROSIE E  
3755 KALAMATH CV  
MEMPHIS TN 38128

WESTBROOK EDDIE & ELOISE  
P O BOX 280926  
MEMPHIS TN 38168

Delinor Smith  
3831 Lakehurst Drive  
Memphis, TN 38128

WEDDLE JAMES I & MATTIE C  
3746 WINDERMERE RD  
MEMPHIS TN 38128

BINION INETA  
3699 LONGMONT DR  
MEMPHIS TN 38128

# VICINITY MAP 2

# VICINITY MAP 3



# VICINITY MAP 1

# VICINITY MAP 4