

**CASE NUMBER:** PD 21-3 **L.U.C.B. MEETING:** 8 April 2021  
**DEVELOPMENT:** Sunny Pines Planned Development  
**LOCATION:** 751 St. Paul Avenue  
**COUNCIL DISTRICT:** District 6 and Super District 8  
**OWNER/APPLICANT:** Ryan Fleming of Jules Verne, LLC  
**REPRESENTATIVE:** Tim McCaskill of McCaskill and Associates, Inc.  
**REQUEST:** Special use permit for a planned residential development  
**AREA:** 1.0 acre  
**EXISTING ZONING:** Residential Urban – 3

## CONCLUSIONS (p. 29)

- Ryan Fleming – dba Jules Verne, LLC – has requested a special use permit for a planned residential development.
- The subject parcel comprises the majority of the St. Paul Ave. National Historic District, containing seven historic two-family homes. These homes – which front St. Paul – occupy the northern half of the parcel, and green space occupies the southern half.
- Mr. Fleming’s proposal is to create eight lots: one for each of the seven existing two-family homes, as well as one for a future two-story apartment complex. The proposed apartment complex – to be built in the existing green space – consists of three breezeway-connected buildings that contain a total of 18 one-bedroom units, each with an externally-accessed front door.
- This development is not eligible for approval as a major subdivision because: 1) the proposed two-family lots do not meet minimum lot width or area standards and 2) the proposed apartment complex does not meet minimum setback standards.
- Although planned developments can supersede most zoning requirements, they cannot supersede the planned development approval criteria – one of which (*Sub-Section 4.10.4C*) requires that all dwelling units within a planned development be provided off-street parking. As proposed, seven of the eight lots do not have off-street parking. The site plan as submitted is therefore ineligible for approval.
- Staff recommends approval of the planned development, as conditioned. Recommended conditions require that off-street parking be provided for all dwelling units in a safe and accessible way, that the development be appropriately screened and streetscaped, and that the design account for the site’s historical context. Staff finds that any reduction in density necessary to meet the conditions is warranted both by the extraordinarily small area of the proposed lots and in the interest of surrounding properties.

## CONSISTENCY WITH MEMPHIS 3.0 (pp. 31-33)

Per the Department of Comprehensive Planning, the proposal is **consistent** with the Memphis 3.0 General Plan.

## RECOMMENDATION (pp. 29-30)

***Approval with outline plan conditions***

**GENERAL INFORMATION**

<b>Street Frontage:</b>	St. Paul Avenue	(Local Street)	284 linear feet
	Boyd Street	(Local Street)	159 linear feet
	<i>Unnamed alley</i>		159 linear feet

**Zoning Atlas Page:** 2030

**Parcel ID:** 011027 00001

**Existing Zoning:** Residential Urban – 3

**NEIGHBORHOOD MEETING**

The required neighborhood meeting was held via Zoom at 10 a.m. on 1 February 2021.

**PUBLIC NOTICE**

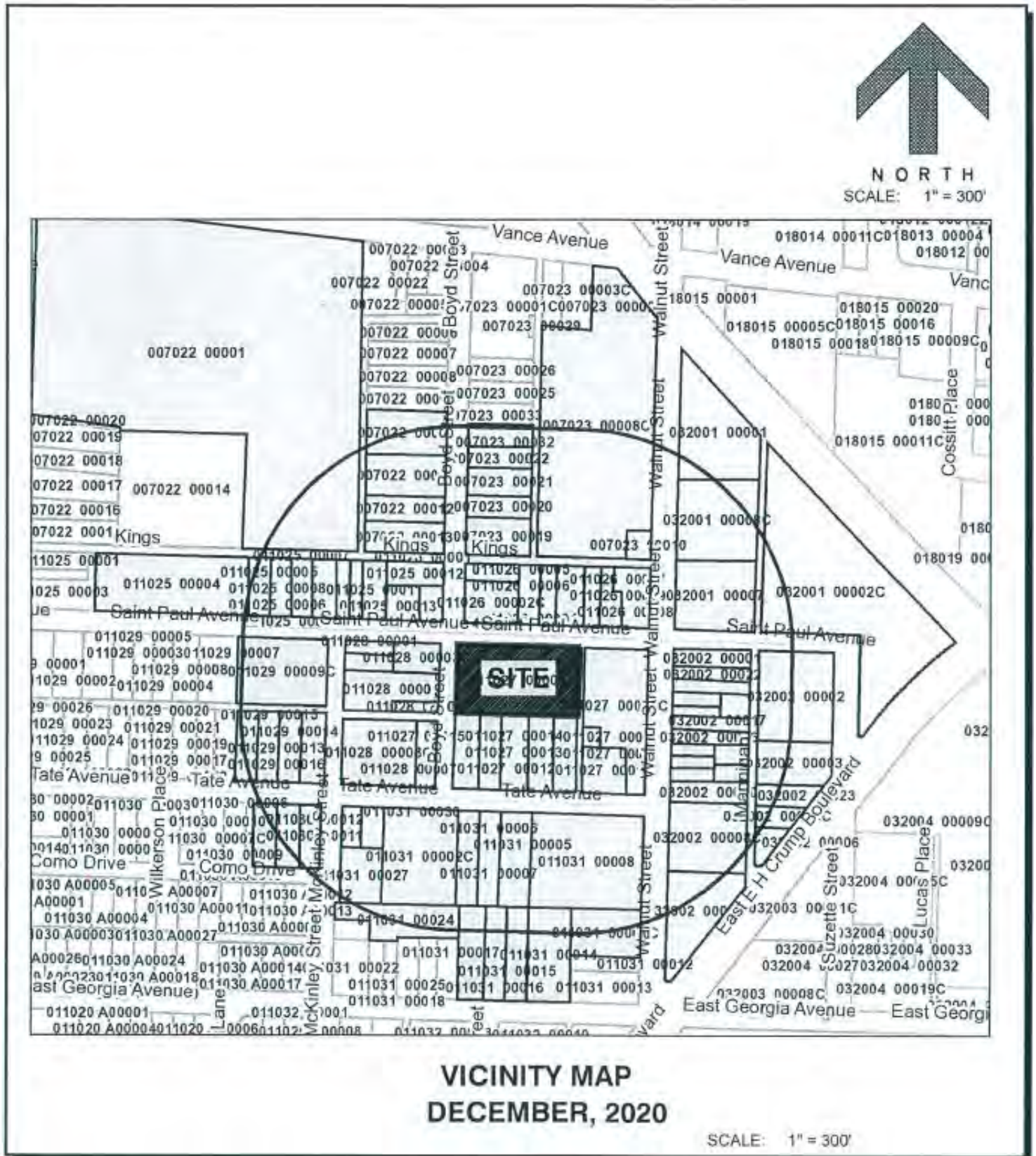
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. 79 notices of public hearing were mailed on 16 March 2021; two signs have been posted. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located in the St. Paul Avenue National Historic District

VICINITY MAP





**AERIAL PHOTOGRAPH**



**ZONING MAP**



**Existing Zoning:** Residential Urban – 3

**Surrounding Zoning**

**North:** Residential Urban – 3

**East:** Commercial Mixed Use – 3

**South:** Residential Urban – 3

**West:** Residential Urban – 3

**LAND USE MAP**



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



**SITE PHOTOS**



View of existing two-family homes on St. Paul from Boyd



View of existing two-family homes on St. Paul from alley



View of alley right-of-way from St. Paul



View of rear yard of existing parcel



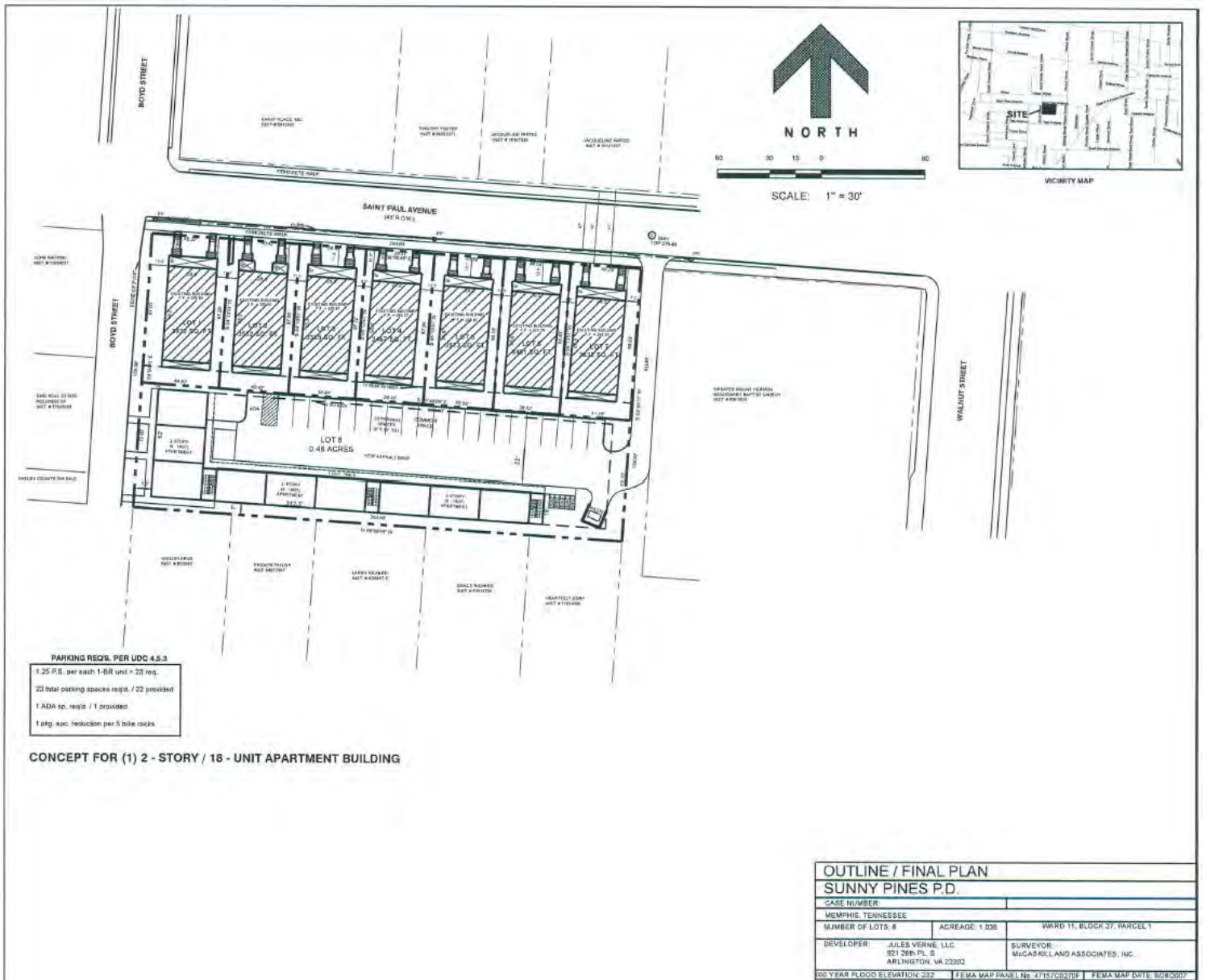
View north down Boyd. Subject property is to the right.

REVISED CONCEPTUAL SITE PLAN



This site plan – as well as the proposed renderings and floor plan – were submitted by the applicant one day prior to publication of this report (31 March 2021).

**PREVIOUSLY PROPOSED CONCEPTUAL SITE PLAN**



**PROPOSED RENDERINGS**



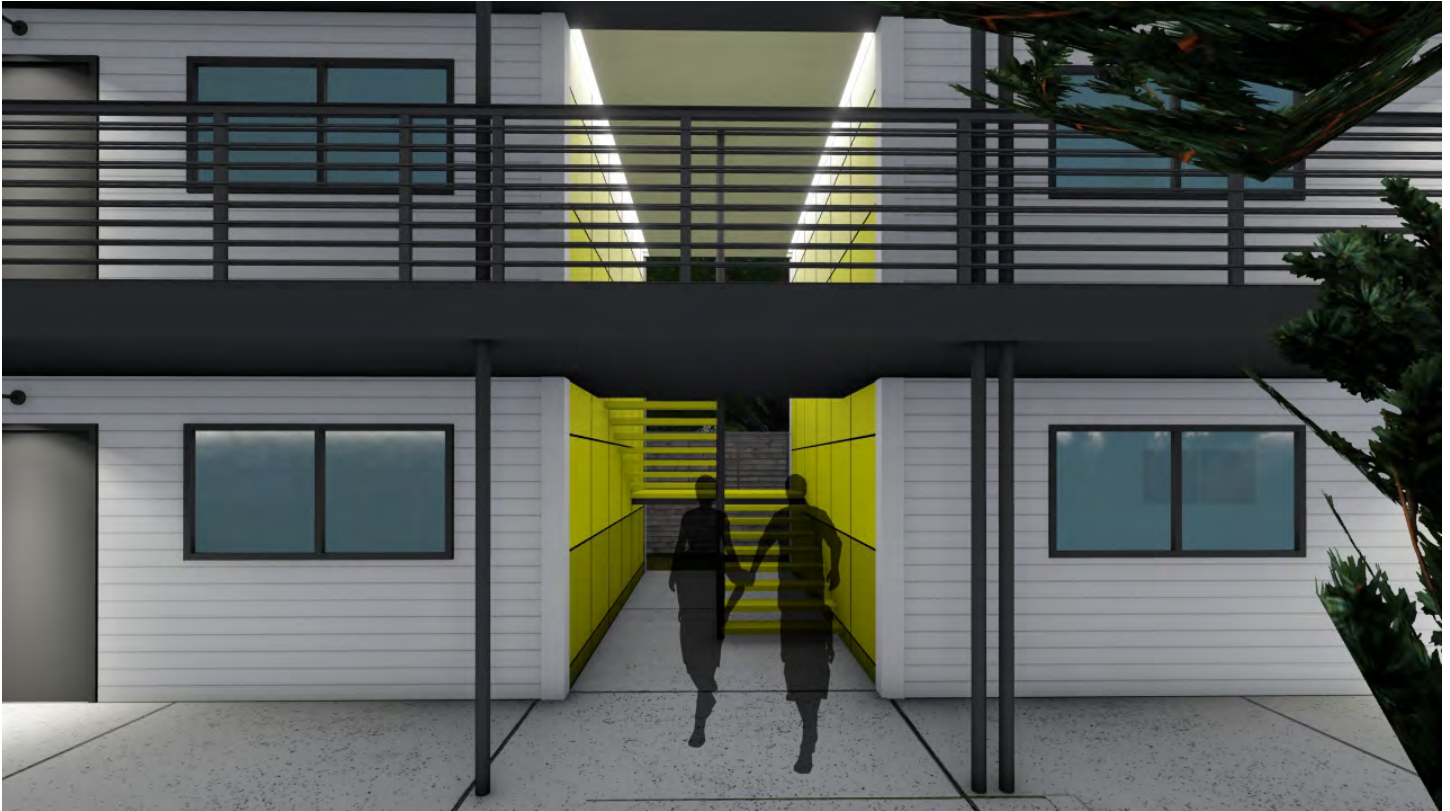
A second set of elevations that feature the apartment complex with a flat roof were submitted but have not been included in this report. Staff has recommended the requirement of an asphalt-shingled gable roof.









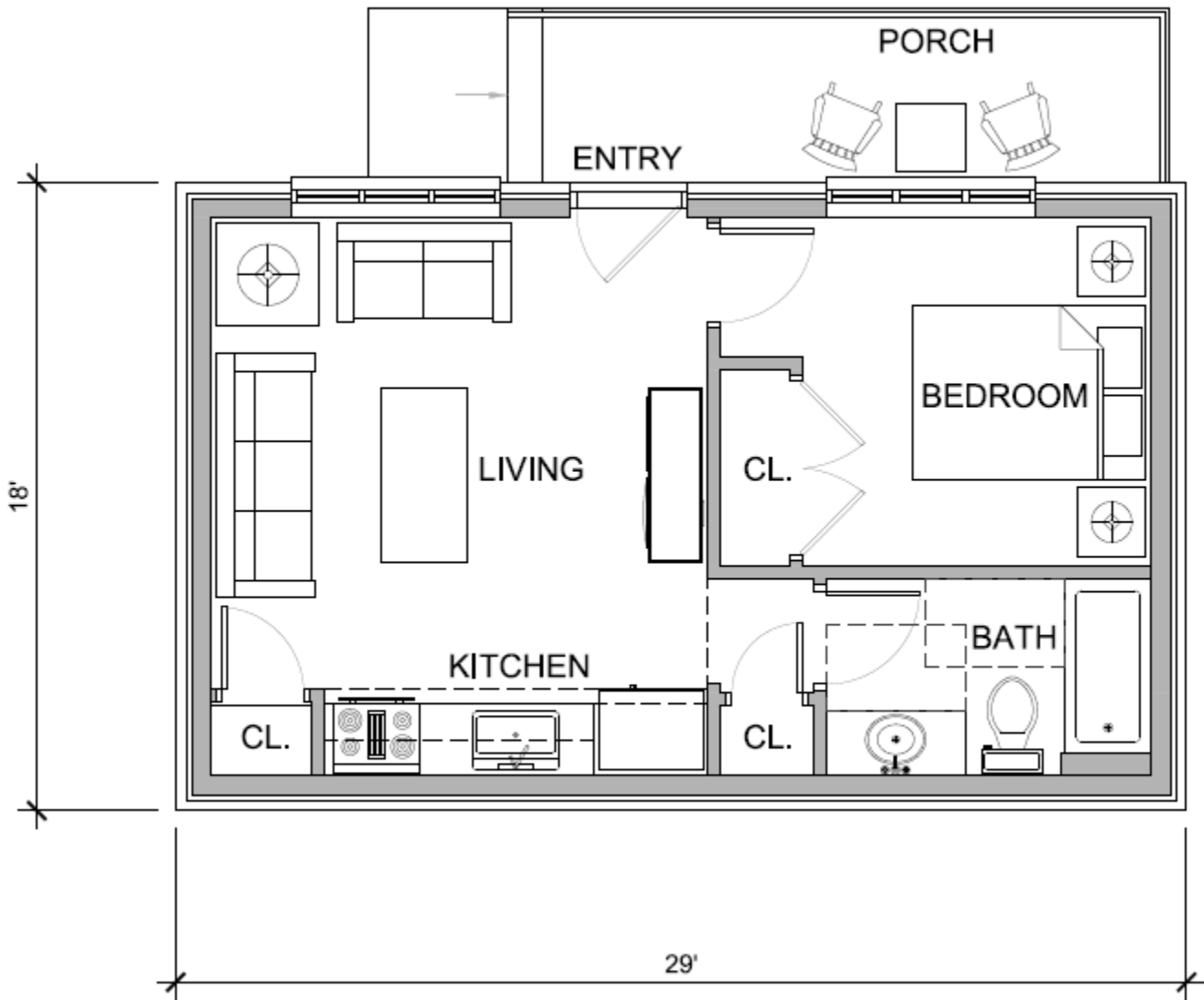








**PROPOSED FLOOR PLAN**





## STAFF ANALYSIS

### **Request**

The request is for a special use permit for a planned residential development. The proposal is to create eight lots: one for each of the seven existing two-family homes, as well as one for a future two-story apartment complex. The proposed apartment complex consists of three buildings, connected by breezeways, that contain a total of 18 one-bedroom units. The applicant did not request specific outline plan conditions.

The application and letter of intent have been added to this report.

### **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 Zoning Administrator which shall be forwarded pursuant to provisions contained in this Chapter.*

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.*
- B. An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.*
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.*
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.*
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.*
- F. Lots of record are created with the recording of a planned development final plan.*

### **Residential Criteria**

Staff **disagrees** the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met, *as proposed*; however, staff **agrees** they are or will be met, *as conditioned*. As proposed, off-street parking is not provided for the 14 existing single-family attached dwelling units and additionally is not screened – both in violation of Sub-Section 4.10.4C.

#### **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, as conditioned.

**9.6.9 Approval Criteria**

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

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

### **Site Description**

This 1.0-acre parcel contains seven two-family homes. Please refer to the narrative description and inventory of properties within the attached St. Paul Avenue National Historic District Registration Form for more information.

### **Site Plan Review**

The italicized portions of this review discuss certain provisions with which the proposed site plan does not comply, as well as whether staff recommends granting the requested relief. All such provisions concern lot size, lot width, and setbacks.

Non-italicized portions of this review discuss relevant provisions to be enforced during final plan review.

- Per Section 2.5.2, both requested uses – two-family home and apartment – are permitted by right. 44%, (14) of the total proposed dwelling units are within two-family homes, and 56% (18) are within apartments.
- The proposed two-family lots are subject to the building envelope standards of Section 3.7.2.
  - o The proposed two-family lots do *not* meet the minimum lot area of 8000 square feet. Their lot areas range from approximately 3300 to 4000 square feet. *Staff recommends eliminating this requirement, as requested.*
  - o The proposed two-family lots do *not* meet the minimum lot width of 50 feet. Their lot widths range from approximately 38 to 46 feet. *Staff recommends eliminating this requirement, as requested.*
  - o Provisionally, the minimum front setbacks of the proposed two-family lots are 20 feet; the minimum interior side setbacks 5 feet; the minimum street side setback 10 feet; and the minimum rear setbacks 20 feet. *Staff recommends reducing the minimum front and rear setbacks, as requested.*
    - Any existing nonconforming structure shall be considered legal per Chapter 10.3, no matter the setback.
    - Note that porches are permitted to encroach, per Paragraph 3.2.9E(4).
- The proposed apartment lot is subject to the building envelope standards of Section 3.9.2.
  - o There is no minimum lot area or lot width.
  - o The proposed apartment complex, with a front setback of 10 feet, does *not* meet the proposed lot's minimum front setback of 20 feet. *Staff recommends reducing this minimum front setback, as requested.*
  - o The proposed apartment complex appears to meet the proposed lot's minimum interior side setback of 5 feet. *Staff recommends increasing these minimum side setbacks to 7 feet.*
  - o The proposed apartment complex appears to meet the proposed lot's minimum rear setback of 15 feet.
- The minimum parking ratios are determined by Sub-Section 4.5.3B, with potential reductions per Sub-Section 4.5.3E. Accessible parking is required.
- The minimum dimensions of parking spaces and drive aisles are subject to the standards of Sub-Section 4.5.5A.
- The parking area shall be landscaped in accordance with Sub-Section 4.5.5D.
- The trash collection service area shall comply with the standards of Sub-Section 4.6.8B.
- Per Sub-Section 4.10.3C, all unused land shall be landscaped or otherwise improved.
- All lots must have off-street parking per Sub-Section 4.10.4C. *The proposed two-family lots do not meet this standard because, as configured, the apartment complex has exclusive access to the parking area.*

### **Conclusions**

Ryan Fleming – dba Jules Verne, LLC – has requested a special use permit for a planned residential development.

The subject parcel comprises the majority of the St. Paul Ave. National Historic District, containing seven historic two-family homes. These homes – which front St. Paul – occupy the northern half of the parcel, and green space occupies the southern half.

Mr. Fleming’s proposal is to create eight lots: one for each of the seven existing two-family homes, as well as one for a future two-story apartment complex. The proposed apartment complex – to be built in the existing green space – consists of three breezeway-connected buildings that contain a total of 18 one-bedroom units, each with an externally-accessed front door.

This development is not eligible for approval as a major subdivision because: 1) the proposed two-family lots do not meet minimum lot width or area standards and 2) the proposed apartment complex does not meet minimum setback standards.

Although planned developments can supersede most zoning requirements, they cannot supersede the planned development approval criteria – one of which (*Sub-Section 4.10.4C*) requires that all dwelling units within a planned development be provided off-street parking. As proposed, seven of the eight lots do not have off-street parking. The site plan as submitted is therefore ineligible for approval.

Staff recommends approval of the planned development, as conditioned. Recommended conditions require that off-street parking be provided for all dwelling units in a safe and accessible way, that the development be appropriately screened and streetscaped, and that the design account for the site’s historical context. Staff finds that any reduction in density necessary to meet the conditions is warranted both by the extraordinarily small area of the proposed lots and in the interest of surrounding properties.

### **RECOMMENDATION**

Staff recommends ***approval*** with the following outline plan conditions:

- I. Building Envelope Standards
  - A. A maximum of seven two-family lots shall be permitted. They shall not be subject to minimum lot area or width standards.
  - B. All lots shall have minimum front setbacks of 10 feet and maximum front setbacks of 20 feet.
  - C. The apartment lot shall have minimum side setbacks of 7 feet.
  - D. The two-family lots shall have minimum rear setbacks of 10 feet.
  - E. The rear property line of the two-family lots shall be located a minimum of 10 feet from the existing structures.
    - i. The Zoning Administrator may require that the rear yard of each two-family lot be individually enclosed with high-quality fencing.
  - F. No structure built after approval of this planned development shall be located closer than seven feet to any other structure.
  - G. Each apartment that fronts Boyd shall have a front balcony or porch/patio (depending on its floor) with a minimum area of 6 by 8 feet. The Zoning Administrator may require that patios be enclosed by a short wall of high-quality materials.

- H. Any apartment building that fronts Boyd shall have a foundation height of at least 18 inches, as measured from top of grade to the first finished floor.
  - I. A maximum height of two stories shall be permitted on all lots.
  - J. The apartment lot shall have a minimum building frontage of 50%.
  - K. The apartment complex shall have an asphalt-shingled gable roof.
- II. General Development Standards
- A. The existing St. Paul sidewalk shall be brought into good repair, including any necessary replacement – prior to the recording of a final plan. Street trees shall not be required along St. Paul.
  - B. A streetscape plate – either S - 1, 2, 3, 4, 13, 14, or 15 – shall be installed along Boyd. The Zoning Administrator may reduce the width of the streetscape plate if it is determined that strict adherence is impractical due to site constraints, including the location of a structure built prior to approval of this planned development.
  - C. Off-street parking shall be provided to all dwelling units within this planned development, including those within the apartment complex and the existing two-family homes.
    - i. The minimum number of parking spaces per dwelling unit shall be in accordance with Section 4.5.3.
    - ii. The Zoning Administrator may require walkways, gates, and/or similar facilities to provide convenient access between the parking area and all dwelling units.
    - iii. The parking area shall be lighted in a manner appropriate for a residential district.
    - iv. The Zoning Administrator may require that bicycle parking – if provided – be covered to protect bicycles from the elements.
    - v. A landscape buffer with a minimum width of 3 feet shall be provided where two-family lots border the parking area.
  - D. A Type A landscape buffer shall be provided along the southern border of the development. The Zoning Administrator may accept existing fencing in partial fulfillment of this condition.
  - E. All existing chain link fencing shall be removed. No chain link fencing shall be permitted.
- III. Infrastructure and Public Improvements
- A. The Zoning Administrator may require right-of-way dedication and improvement at Boyd, the corner of Boyd and St. Paul, and the alley – in accordance with the standards of the City Engineer.
  - B. The alley shall be paved from St. Paul to Tate to allow for one-way traffic flow. One-way signs shall be installed immediately following construction.
  - C. A property owners’ association shall be formed concurrently with the recording of the final plan. Said association shall be responsible for the perpetual maintenance of the adjacent alley from St. Paul to Tate, as well as the shared parking area. The parking area shall be a common open space owned by the property owners’ association.
    - i. This condition may be modified by the Zoning Administrator if the applicant presents an equivalent, alternative parking plan that guarantees: 1) perpetual maintenance of both the alley and parking and 2) parking access to all dwelling units.
- IV. Final Plan
- A. The existing two-family homes shall not be issued demolition permits without an amendment to this planned development, subject to approval by City Council.
  - B. All standards of the Unified Development Code not modified by these conditions shall apply in accordance with the underlying zoning.
  - C. The final plan – subject to administrative review and approval – shall include the outline plan conditions, the site plan, the landscape plan, the lighting plan, and elevations of structures and other facilities.

**DEPARTMENTAL COMMENTS**

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

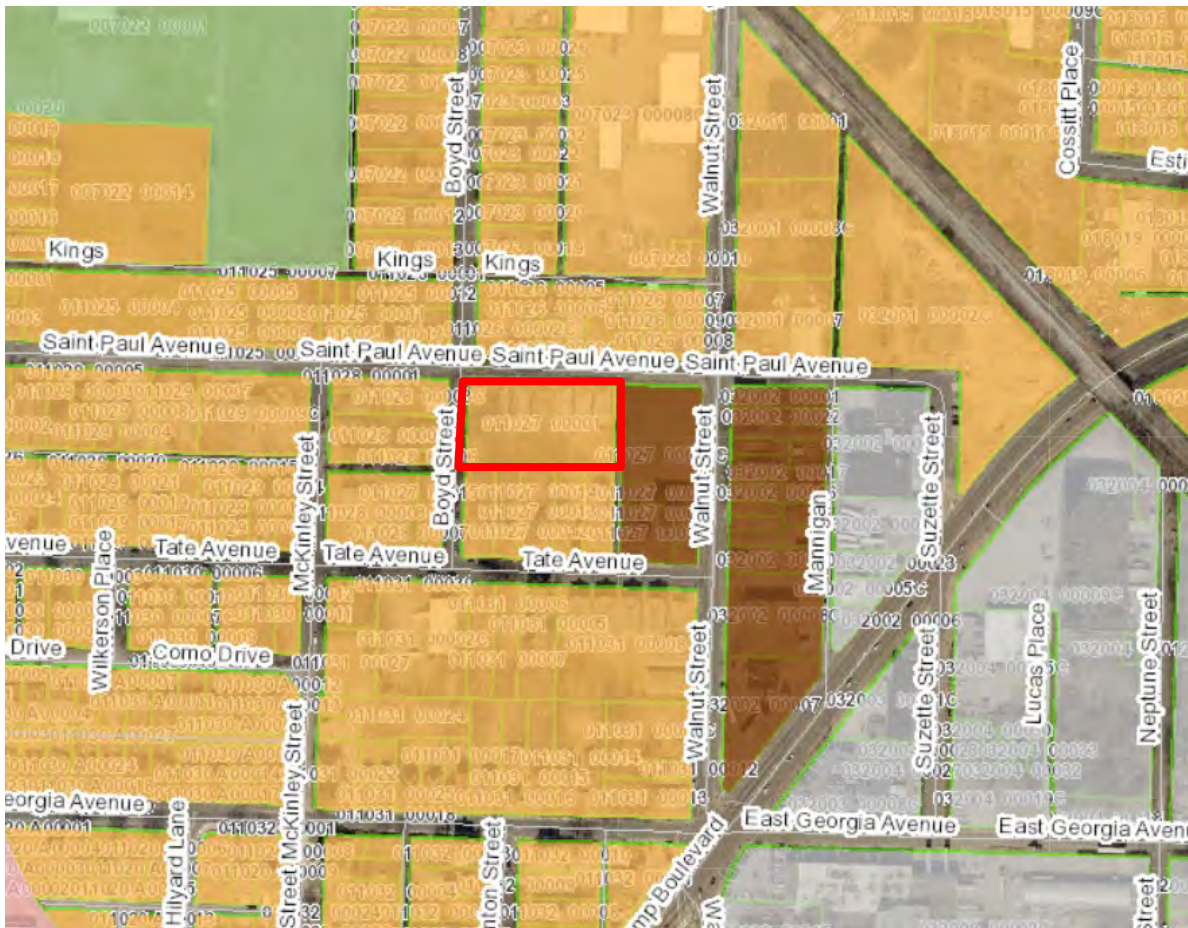
**Dept. of Comprehensive Planning:**

Land Use Designation (see page 80 for details): Anchor Neighborhood- Mix of Building Types (AN-M)

**Based on the future land use and degree of change map the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

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

**1. FUTURE LAND USE PLANNING MAP**



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

## 2. Land use description & applicability:

Mix of Building Types Anchor Neighborhoods are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods.



### “AN-M” Goals/Objectives:

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out

### “AN-M” Form & Location Characteristics:

**NURTURE/SUSTAIN** - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

*The applicant is seeking approval for a planned development with the intention of developing multi-family dwelling units within the vacant portion of the parcel located at the southeast corner of Saint Paul Avenue and Boyd Street. The proposed development will be approximately 10,000 sq. feet and include (18) one-bedroom dwelling units.*

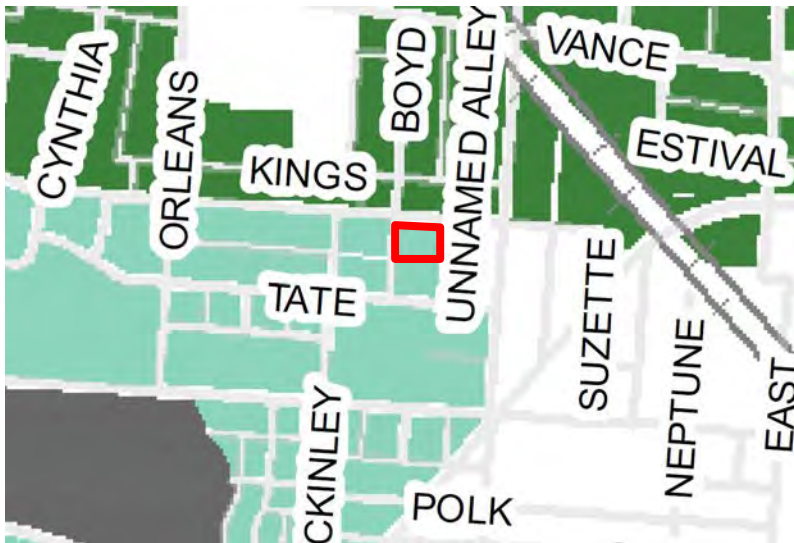
*The request meets the criteria because the proposed development would be two storied multi-family dwelling units which is compatible with AN-M. The dwelling units will help stabilize and intensify the character of the neighborhood.*

## 3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-Family, Multi-Family, and Vacant. The subject site is surrounded by the following zoning districts: Residential Urban – 3 (RU-3), and Commercial Mixed Uses– 3 (CMU-3). This requested land use is compatible with the adjacent zoning districts and land use because *existing zoning districts surrounding the parcels is similar in nature to the requested use.*



#### 4. Degree of Change map



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

#### 5. Degree of Change Descriptions

Requested parcel is designated as Nurture areas on the degree of change map.

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- "Road diets" – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

The proposed application is congruent with the degree of change designation as it will stimulate low-income housing market activity, increase the density of the neighborhood and improve multi-modal access management by providing space for bike parking.

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

Summary Compiled by: Faria Urmey, Comprehensive Planning.

**City Engineer:**

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

**Sewers:**

2. City sanitary sewers are available to serve this development.
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. Dedicate and improve from centerline of Boyd Street sufficient to provide at least 24 feet of pavement.
7. Dedicate and improve a 15 foot curb radius at the intersection of St. Paul at Boyd.
8. The existing 13 foot wide alley is too narrow for two-way traffic. Create a minimum 20 foot wide drive to access the proposed parking lot.

**Traffic Control Provisions:**

9. 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.
10. 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.
11. 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:**

12. 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.

**Drainage:**

13. 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.
14. 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.
15. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
16. 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.
17. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

**City 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).
- Conceptual plans submitted show required Fire department access extends beyond 150' requiring approved turnaround per 2015 IFC section 503 amended (Annex D)
- 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.

<b>City Real Estate:</b>	No comments received.
<b>County Health Department:</b>	No comments received.
<b>Shelby County Schools:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>Dept. of Construction Enforcement:</b>	No comments received.
<b>Dept. of Sustainability and Resilience:</b>	No comments received.

**ST. PAUL AVENUE NATIONAL HISTORIC DISTRICT REGISTRATION FORM**

NPS Form 10-900  
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Registration Form**



**1. Name of Property**

historic name: **St. Paul Avenue Historic District**  
other name/site number: *N/A*

**2. Location**

street & number: **751-53 to 775-77 St. Paul Avenue, and 558 Boyd Street** NA not for publication  
city or town: **Memphis** N/A vicinity  
state: **Tennessee** code **TN** county **Shelby** code **157** zip code **38126**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

*Herbert L. Hays* Signature of certifying official Deputy SHPO, Tenn. Historical Comm.) *11/10/98* Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:  
 entered in the National Register  
 See continuation sheet  
 determined eligible for the National Register  
 See continuation sheet  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain):

*Edson H. Beall* Signature of the Keeper *12-17-98* Date of Action

**St. Paul Avenue Historic District**  
Name of Property

**Memphis, Shelby Co., TN**  
County and State

**5. Classification**

<b>Ownership of Property:</b>	private	<b>Number of Resources within Property:</b>		
		(Do not include previously listed resources in the count)		
<b>Category of Property:</b>	district	Contributing	Noncontributing	
		11	1	buildings
		0	0	sites
		0	0	structures
		0	0	objects
		11	1	Total

**Name of related multiple property listing:** Historic Residential Resources of Memphis, Shelby County, Tennessee  
**Number of contributing resources previously listed in the National Register:** N/A

**6. Function or Use**

<b>Historic Functions:</b>	DOMESTIC DOMESTIC	Sub:	single dwelling multiple dwelling
<b>Current Functions:</b>	DOMESTIC DOMESTIC	Sub:	single dwelling multiple dwelling

**7. Description**

**Architectural Classification:**

Colonial Revival  
Craftsman  
Queen Anne

Other Description: double shotgun

**Materials**

foundation BRICK  
roof ASPHALT SHINGLES  
walls WOOD/weatherboard  
other BRICK/porch piers

**Narrative Description**

See continuation sheets.

**St. Paul Avenue Historic District**  
Name of Property

**Memphis, Shelby Co., TN**  
County and State

**8. Statement of Significance**

Applicable National Register Criteria	Areas of Significance
X A Property is associated with events that have made a significant contribution to the broad patterns of our history.	ARCHITECTURE COMMUNITY PLANNING & DEVELOPMENT
B Property is associated with the lives of persons significant in our past.	
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance Ca. 1895 to ca. 1923
D Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates N/A

**Criteria Considerations N/A**

Property is:

- A owned by a religious institution or used for religious purposes
- B removed from its original location.
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance within the past 50 years.

**Significant Persons**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

See continuation sheets.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

**Bibliography**

See continuation sheet.

**Previous Documentation on File (NPS): N/A**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

**Primary Location of Additional Data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository:  
Tennessee Historical Commission

**St. Paul Avenue Historic District**  
Name of Property

**Memphis, Shelby Co., TN**  
County and State

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**10. Geographical Data**

Acreage of Property: approximately 2 acres

USGS Quad Map Name: Northwest Memphis 404NE  
UTM References: Zone Easting Northing Zone Easting Northing  
1 16 770120 3891380 3  
2 4

\_\_\_ See continuation sheet.

**Verbal Boundary Description:** See continuation sheet.

**Boundary Justification:** See continuation sheet.

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**11. Form Prepared By**

name/title: John Linn Hopkins & Marsha R. Oates  
organization: Hopkins & Associates date:  
street & number: 974 Philadelphia Street telephone: (901) 278-5186  
city or town: Memphis state: TN zip code: 38104

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**Property Owner**

name: See attached list.  
street & number: telephone:  
city or town: state: zip code:



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National Park Service

## **National Register of Historic Places Continuation Sheet**

**St. Paul Avenue Historic District  
Memphis, Shelby County, TN**

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### **NARRATIVE DESCRIPTION**

The St. Paul Avenue Historic District is a small group of nine double-shotguns and two larger single family houses developed along St. Paul Avenue and Boyd Street between ca. 1890 and ca. 1923 to the west of Walnut Street in the City of Memphis, Shelby County, Tennessee.

The resources in the district were created by two separate waves of development, one overlaying the next, that occurred over roughly a forty year span of time. As a result, the characteristics in evidence in the district today range widely between those created during its first phase of development, ca. 1890-ca. 1915, and those of the second phase, in 1923.

The original McCadden (Plat Book 2: 36; June 23, 1888) and McGrath (R 81: 338; n. d.) subdivisions had lot sizes ranging from 49' to 80' in frontage, with depths of 120 to 150 feet, running to rear alleys in mid-block. Houses were set back from the street 25 to 35 feet, with side yard setbacks ranging from 20 to 30 feet. There are two houses in the district which reflect these development characteristics, located at 764 St. Paul Avenue and 588 Boyd Avenue.

The original lot size and setback characteristics in the district changed as the area changed from primarily single-family to multi-family use. Though the area was never re-subdivided, unsold lots were combined and developed for multi-family use, to the extent allowable by building regulation within the subdivision framework. The new duplex units developed ca. 1910 (no longer extant) and those developed in 1923 redefined the setting, with front yard setbacks of only 10 feet, and side yard setbacks of approximately 7 to 10 feet.

The setting of the district is characterized by the general lack of street trees, due in part to the closeness of the duplex residences to the street. The few ornamental trees and plants in evidence surround the two formerly single-family properties in the district; the double-shotguns have been landscaped with occasional individual plantings of low ornamental shrubs and flowers.

Because it is a small area with an unusual development history, the district has only a few architectural styles and house types. Architectural styles include the Queen Anne, the Colonial Revival, and the Craftsman. Forms of traditional house types existing in the district include the Queen Anne house, the four-square, and the double-shotgun. The two larger houses in the district may be the work of prominent local architects or builders, their identity is not known. The same is true for the builder of the double-shotgun houses.

An inventory of the buildings contained within the district follows. Buildings constructed during the period of the district's significance which retain their architectural integrity are considered to contribute to its historic character and are labeled (C). Buildings which were constructed after the

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National Park Service

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St. Paul Avenue Historic District  
Memphis, Shelby County, TN

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period of the district's significance or which have been so altered as to have lost their architectural character do not contribute to the significance of the district and are labeled (NC).

### INVENTORY OF PROPERTIES

#### Boyd Street

01   558 Boyd Street   (C) Two-story, three-bay, brick-veneered four-square with Colonial Revival influence, built ca. 1910-15. Complex hip and gable roof with box cornice and a gable-front dormer with a Palladian window, covered with asphalt shingles. Windows are 1/1 double-hung sashes, some in groups of two or three. Full-width, hip-roofed porch supported by columns with Scamozzi capitals, raised on cast stone bases. Entrance contains a six-panel replacement door surrounded by replacement transom and sidelights.

Garage/quarters, ca. 1910-15 and altered ca. 1955-60. Two-story, frame, three-bay, gable and shed roofs, asphalt shingles, Masonite siding, 1-1 sliding metal frame windows. (NC)

#### St. Paul Avenue

02   751-753 St. Paul Avenue   (C) One-story, four-bay, frame double-shotgun with Colonial Revival influence, built ca. 1920-25. Gable-front roof with exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are 1/1 metal frame replacements. Full-width, double-gable-front porch supported by columns with Doric capitals. Entrances contain single-light replacement doors.

03   755-75 St. Paul Avenue   (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with a jerkinhead and exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are 1/1 metal frame replacements. Two, one-bay, gable-front porches supported by box columns raised on brick bases. Entrances contain single-light replacement doors.

04   759-761 St. Paul Avenue   (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with a jerkinhead and exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are 2/2 double-hung sashes and 1/1 metal frame replacements. Full-width, hip-roofed porch supported by box columns raised on brick bases. Entrances contain single-light replacement doors.

05   763-765 St. Paul Avenue   (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with a jerkinhead and exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are 2/2 and 1/1 metal frame replacements. Full-width, hip-roofed porch supported by box columns raised on brick bases. Entrances contain single-light replacement doors.

06   764 St. Paul Avenue   (C) Two-story, four-bay, frame homestead house with Queen Anne influence, built ca. 1890-95. Complex gable and hip roof with box cornice, covered with asphalt shingles. Gable ends are enclosed and contain scalloped shingle siding. Exterior walls are covered with ogee-edged weatherboard siding. Windows are 1/1 double-hung sashes. Full-width, L-plan porch supported by turned posts with turned dowel frieze and scroll sawn brackets. Entrance contains a solid replacement door topped with a single-light transom.

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07 767-769 St. Paul Avenue (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with a jerkinhead and exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are 1/1 double-hung sashes. Full-width, gable-front and hip-roofed porch supported by box columns raised on brick bases. Entrances contain single-light replacement doors.

08 770-772 St. Paul Avenue (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with wide beveled siding. Windows are 6/1 double-hung sashes. Full-width, double-gable front porch supported by brick piers. Entrances contain a three-light replacement door and a multi-light door.

09 771-773 St. Paul Avenue (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are Craftsman multi-light/1 double-hung sashes. Full-width, double-gable-front porch supported by box columns on raised brick bases. Entrances contain single-light replacement doors.

10 774-776 St. Paul Avenue (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with wide beveled siding. Windows are Craftsman 3/1 double-hung sashes, some in pairs. Full-width, gable and hip-roofed porch supported by brick piers. Entrances contain single-light replacement doors.

11 775-777 St. Paul Avenue (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1920-25. Gable-front roof with a jerkinhead and exposed rafter tails, covered with asphalt shingles. Exterior walls are covered with radius-edge siding. Windows are 2/2 metal frame replacements, some in pairs. Full-width, gable and hip-roofed porch supported by box columns raised on brick bases. Entrances contain single-light replacement doors.

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## **National Register of Historic Places Continuation Sheet**

**St. Paul Avenue Historic District  
Memphis, Shelby County, TN**

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### **STATEMENT OF SIGNIFICANCE**

The St. Paul Avenue Historic District is being nominated under criterion C in the area of architecture for its significant collection of double shotgun houses, and under criterion A in the area of community planning and development for its ability to demonstrate patterns in the community planning and development and redevelopment of Memphis nineteenth and twentieth century neighborhoods. The district is nominated under the registration requirements for residential properties set forth in the Multiple Property Documentation Form for Historic Residential Resources of Memphis, Shelby County, TN.

Just before the turn of the twentieth century in Memphis, Walnut Street and East Street lay at the eastern edges of the incorporated limits of the city, and the residential areas developed near the eastern limit were some of its most fashionable at that time. When its development began after 1888, the St. Paul Historic District was located at the extreme edge of the city. By 1895, the Boyd Street portion of the district was being filled with new houses, but the block of St. Paul and Walnut was not, having been developed with only one house (Polk 1895). It appears that over the next ten years, that this "edge" area of Memphis, like others during its time, was quickly surpassed by newer, more fashionable and less expensive areas for development lying to the east of the district. The "leap-frog" effect left earlier areas still not built-out, as newer areas replaced older ones in the real estate dynamics of the times.

A progressive political movement began in Memphis that gained a following among the business community in the mid-1890s; it advocated a cooperative agenda of social reform and economic development, championed by the "Committee of One Hundred," a coalition of business and social reformers. The Committee presented an agenda for the city election of 1897 called "The Greater Memphis Movement," an agenda which included the annexation of more than seven square miles of largely undeveloped suburban territory. The development of new, eastern suburbs was a pressing need, partly due to a period of rapid economic growth led by new industries. Housing was desperately needed to serve a city that would double in population between 1890 and 1900, and then double again by 1930 (Harkins 1982: 103-04).

The election of 1897 brought John J. Williams to the Mayor's office, and with him came the implementation of the agenda of the Greater Memphis Movement. The extension of the city boundaries became a reality in 1899, more than quadrupling its area.

The St. Paul Historic District stands as evidence of the transition between the "old" suburbs and the "new" at the turn of the twentieth century, and in a sense, its development as a single family subdivision was compromised by the Greater Memphis Movement and its outcomes. The middle and

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upper-income housing areas developed in the nineteenth century to the west of Walnut Street were quickly diminished in importance by new eastern subdivisions such as Annesdale-Snowden (NR 10/25/1979), Annesdale Park (NR 12/22/1978), Belvedere (Central Gardens, NR 9/9/1982). In turn, industrial development began to appear along the older railroad corridors like the Southern Railroad (former Memphis & Charleston Railroad), located only two blocks away from the St. Paul district. Nearby industries such as the Ford Motor Company assembly plant, constructed on Union Avenue between 1912 and 1915, drove demand for the development of worker housing within walking distance from the place of work.

Before ca. 1910, the area of the St. Paul Historic District was sparsely developed, with only one single family house on the street between Boyd and Walnut. Boyd Street, on the other hand, was nearly built-out with single-family dwellings, with the exception of a vacant lot at St. Paul and Boyd which remains vacant today. By 1915, however, change had begun on St. Paul Street with the development of three double shotguns (no longer extant) at 780, 782 and 784 St. Paul Street. This character remained constant until 1923, when the construction of all of the existing double shotguns was carried out by Leo Feder, Sr. The speculative development filled quickly with Anglo-American tenants, who worked as carpenters, machinists, salesmen and factory workers. The large house at 764 St. Paul Street remained in single family use at this time, as did the houses along Boyd Street.

The double-shotguns developed on St. Paul Avenue are good examples of pattern architecture, in that their general character and floor plans were constant from one pair of units to the next. However, differing treatments of roofs, window sashes, porch configurations and other elements impart variety to individual units of the assemblage. "Individualized" treatments of rental housing was not a standard practice among speculative developers. The developer's motivation for modifying the architectural treatments from one duplex to the next is not known.

In general terms, the development of single and double shotgun houses as a housing type can be traced to as early as ca. 1865 in Memphis (Hopkins 1997). The earliest examples were built speculatively as primarily owner-occupied structures, either as single units or in groups of perhaps as many as four or five. However, the shotgun was "re-invented" as a form of worker housing beginning ca. 1890 with the immigration of large numbers of former rural farm workers to the cities and towns of the South. Substantial numbers of shotgun houses, and even whole shotgun neighborhoods were developed in Memphis to provide inexpensive rental housing for workers and their families. These developments in Memphis were rarely, if ever associated with one industrial concern as "company housing", but were purely speculative in origin. While many thousands of shotgun houses once stood in Memphis, the municipal initiatives for "slum clearance" and urban renewal have left only a very few of these developments in place, the St. Paul district being one example, along with the

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**St. Paul Avenue Historic District  
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Delmar-Lema Historic District (NR 3/12/1998) and the Richmond Street shotgun area, among others scattered around the city.

The general area surrounding the St. Paul Historic District saw a third period of dramatic change during the Depression era that continued in the decades following World War Two. Economic mobility afforded to working Anglo-Americans was generally not available to working African-Americans in the segregated South; and the single-family subdivisions developed in the 1950s that were affordable to working class Anglo-Americans excluded African-Americans. The double shotguns of the district entirely changed in the decade from ca. 1935 to 1945 to occupancy by African-Americans as the Anglo-Americans left the area for new housing opportunities in the eastern suburbs. Though many of the older, large single-family houses in the area were altered for use as boarding houses, the two in the St. Paul district appear to have remained in single-family occupancy, though occupied by tenants instead of owners.

The St. Paul Historic District remains today as a significant record of two major eras in the history of residential development in Memphis, each era represented in the district by particularly distinctive architectural responses to the dynamic social and economic patterns of their respective times. The district remains as a well-preserved record of changing patterns of real estate economics in Memphis and their effect on community development within the period of significance. The two larger houses of the district remain as particularly notable examples of middle class, single-family houses from the period prior to ca. 1910 when this district was developed for single-family housing, while the double-shotgun cottages are themselves notable examples of pattern housing developed when the demand for worker housing in this area of Memphis superseded single-family use.

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## **National Register of Historic Places Continuation Sheet**

**St. Paul Avenue Historic District  
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## **National Register of Historic Places Continuation Sheet**

**St. Paul Avenue Historic District  
Memphis, Shelby County, TN**

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### **GEOGRAPHICAL DATA**

#### **Verbal Boundary Description**

The property in nomination comprises all of the land in the McAdden Subdivision and McGrath Subdivision identified as parcels 2 to 6 in Block 26, and part of parcel 1 in Block 27, located in Ward 1 of the City of Memphis, as delineated on a portion of Shelby County Tax Map H-8 in heavy black line attached to this nomination.

#### **Boundary Justification**

The property in nomination comprises the largest area of contiguous properties which represent and support the historic housing development patterns of St. Paul Avenue and Boyd Street during the period of significance of ca. 1895 to 1923.



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## **National Register of Historic Places Continuation Sheet**

**St. Paul Avenue Historic District  
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### **PHOTOGRAPH LIST**

Photographs by: John L. Hopkins  
Date: June 1998  
Negatives: Tennessee Historical Commission

Photograph #1 of 6: View of 558 Boyd Street, looking northeast.

Photograph #2 of 6: View of the south side of St. Paul Avenue, looking southeast from 751-753 St. Paul Avenue.

Photograph #3 of 6: View of 751-753 St. Paul Avenue, looking south.

Photograph #4 of 6: View of 767-769 St. Paul Avenue, looking south.

Photograph #5 of 6: View of 764 St. Paul Avenue, looking north.

Photograph #6 of 6: View of 770 - 772 and 774-776 St. Paul Avenue, looking north.

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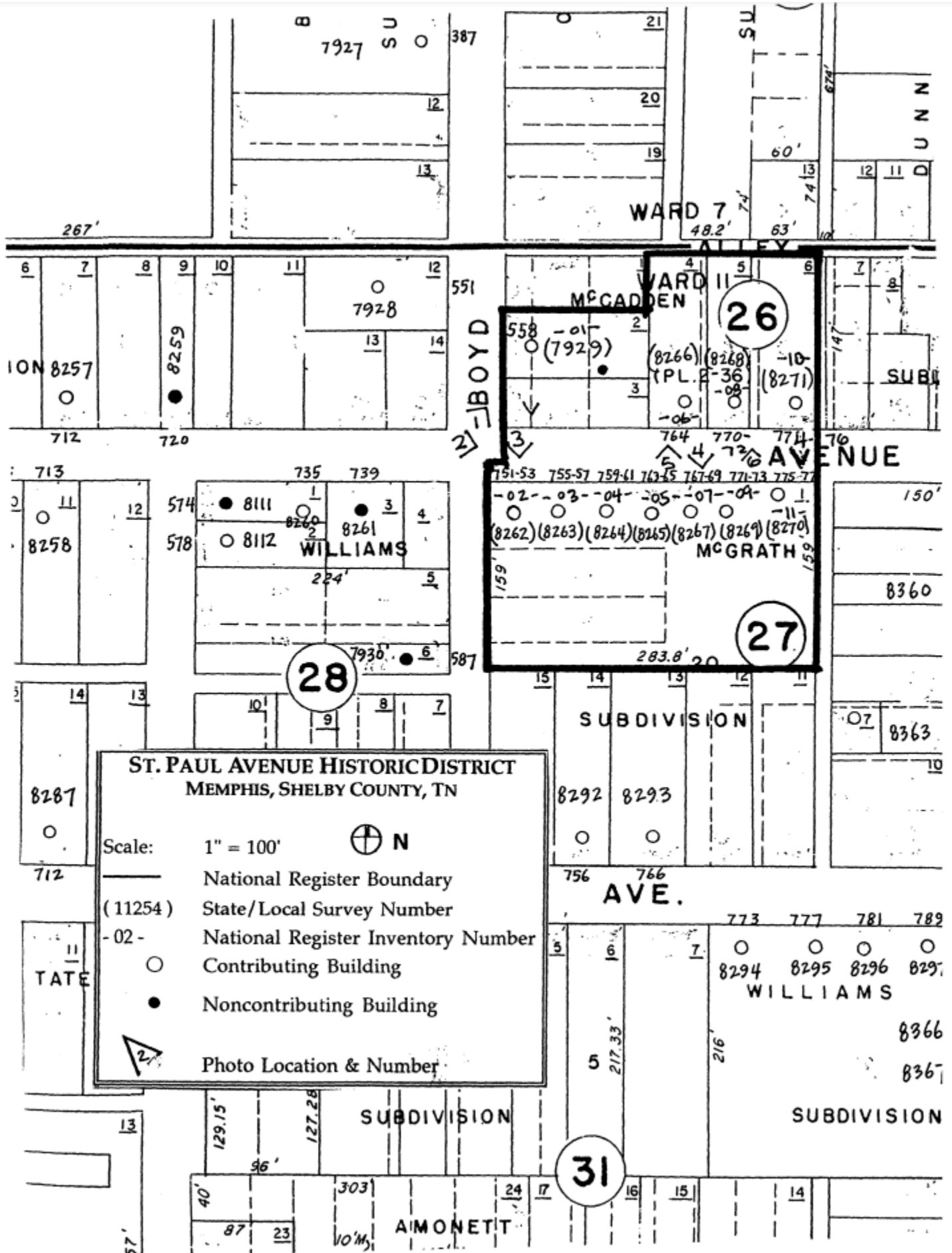
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### **PROPERTY OWNERS**

558 Boyd Street: Herman Williamson

751-753 St. Paul to 755-777 St. Paul Avenue: Harold S. Buehler, Sr.  
Buehler Enterprises  
2531 Broad Avenue  
Memphis, Tennessee 38112

764 St. Paul Avenue: Bob Patterson, Trustee  
Shelby County, Tennessee  
P. O. Box 2751  
Memphis, TN 38101-2751



**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: 12/4/2020

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

PLEASE TYPE OR PRINT

Name of Development: Sunny Pines P.D.

Property Owner of Record: Jules Verne, LLC Phone #: 202-630-9879

Mailing Address: 921 26th Place S. City/State: Arlington, VA Zip 22202

Property Owner E-Mail Address: 751saintpaulave@gmail.com

Applicant: Ryan Fleming Phone # 202-630-9879

Mailing Address: 921 26th Place S. City/State: Arlington, VA Zip 22202

Applicant E- Mail Address: 751saintpaulave@gmail.com

Representative: Tim McCaskill Phone #: 901-382-2577

Mailing Address: 7891 Stage Hills Blvd. Suite 112 City/State: Bartlett, TN Zip 38133

Representative E-Mail Address: tim@mccaskillinc.com

Engineer/Surveyor: McCaskill and Associates, Inc. Phone # 901-382-2577

Mailing Address: 7891 Stage Hills Blvd. Suite 112 City/State: Bartlett, TN Zip 38133

Engineer/Surveyor E-Mail Address: tim@mccaskillinc.com

Street Address Location: 751 Saint Paul Avenue

Distance to nearest intersecting street: Southeast corner of Saint Paul Ave. & Boyd Street

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>1.036 Acres</u>	_____	_____
Existing Zoning:	<u>RU-3</u>	_____	_____
Existing Use of Property	<u>residential</u>	_____	_____
Requested Use of Property	<u>multi family</u>	_____	_____

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

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

Number of Residential Units: \_\_\_\_\_ Bedrooms: \_\_\_\_\_

Expected Appraised Value per Unit: \_\_\_\_\_ or Total Project: \_\_\_\_\_

**Amendment(s):** Is the applicant applying for an amendment to an existing Planned Development?  
Yes \_\_\_\_\_ No 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 development will enhance the surrounding property.

- 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.

Water and sewer exist on site and will be upgraded along with the drainage.

- 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)

This plan will be compatible with surrounding residential and religious uses.

- 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.

This plan is not inconsistent with the public interest.

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

A homeowners association will be formed for maintenance of the common elements.

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

Lots will be created with the recording of a Final Plan.

**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: 10/6/2020 with Burk Renner

**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.

Ryan Fleming 12/07/2020  
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**

**ARCH 1010**

Joshua N. Bellaire, AIA | p: 901.497.6563 | e: jbellaire@arch1010.com

January 7, 2021

**Letter of Intent**

Re: Proposal for Sunny Pines Residential Development and Subdivision of 751 St. Paul Ave.

To whom it may concern,

Thank you for the time in your review of our proposal. Our intention is to subdivide the (7) duplex properties as shown along St. Paul Avenue, as well as the vacant portion on the south of the property, and obtain approval for the design of a new multi-family development to be located within that vacant area of the current parcel. The new development will be approximately 10,000 square feet and include (18) 1-bedroom dwelling units.

The new development will create an attractive edifice along Boyd street, provide new options for the low-income housing market in the area, and infill a currently underutilized portion of the property. The project will be required to develop the alley located to east of the property for resident and service access. Site amenities shall include ample common spaces and bike parking.

The project team consists of Joshua N. Bellaire of ARCH 1010 (Architect), Tim McCaskill (Planner & Civil Engineer), Chad Stewart & Associates (Structural Engineer), Haltom & Associates (Mechanical, Plumbing, & Fire Protection Engineer), Canup & Associates (Electrical Engineer), & ETI (Landscape Architect).

The preliminary Planning and Design efforts included working closely with the Office of Planning & Development and adherence to the Shelby County Unified Development Code. We believe this final iteration of the Design Concept not only aligns with the UDC's requirements, but will also harmonize with the Memphis 3.0 Strategic Plan for the surrounding area. The design not only creates an urban façade along Boyd Street, but will also allow for a more sustainable orientation of the dwellings with the majority having a north/south orientation which will capitalize on the better daylighting and other passive design strategies in the architecture. The development allows for ample space and a landscape buffer between the new building and existing duplexes so as to not create an overpowering or crowding effect. Thus, any impact of the proposed development on adjacent properties has been minimized to the extents possible.

The above outlines the Owner's planning efforts thus far, and upon approval shall proceed with Architectural & Engineering Design Phases and eventual construction. The owner has a passion for providing quality housing options for the low-income market, and plans to develop more properties in the area that are in a similar and undeveloped disposition. We hope you will look upon our proposal with unanimous favor, and look forward to seeing this project become reality.

Sincerely,



Joshua N. Bellaire, AIA, NCARB, LEED AP

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, TIM MCCASKILL, being duly sworn, depose and say that at 6:30 am am/pm on the 29 th day of January, 20021, I posted a Public Notice Sign(s) pertaining to Case No. PD 21-03 at 751 SAINT PAUL (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.

T. Mcaskill  
Owner, Applicant or Representative

2-1-21  
Date

Subscribed and sworn to before me this 1 day of FEBRUARY, 20021.

Teresa H. McCaskill  
Notary Public

My commission expires: June 15, 2022





**STAFF CORRESPONDENCE WITH PROJECT ARCHITECT JOSHUA BELLAIRE**

**Sent:** Wednesday, March 3, 2021 3:34 PM  
**To:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>  
**Cc:** [josh.whitehead@memphistn.gov](mailto:josh.whitehead@memphistn.gov); ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** 751 St Paul

Brett, we're extremely concerned and upset about your news this morning informing us that the public notice about our project failed to be issued on time.

You mentioned in your email that it was because OPD was closed last week, yet I've been informed that it was in fact open Friday, and several other projects were issued.

Is the entire meeting cancelled? Or just our project is on hold because you failed to send out the notice? I know for a fact that other associates of mine were successful in keeping their projects on the agenda, so we need an answer as to why ours wasn't.

As you all know, this is the second month in a row that our project has been held because of your negligence. Last month it was because you waited until the last minute to tell us that elevations were being required for the review, and then failed to give us a deadline of when they needed to be submitted in order to remain on the docket...even though I beat the submittal date that Jeff or Seth or whomever I spoke with about it said that'd be fine.

This is totally unacceptable, and you are causing massive delays and costing us all time and money by your negligence.

I'm copying Josh on this and my client so we can all be made aware of how you plan to rectify the situation, and what our recourse options may be. My client's attorney, myself, and our consultants have a mountain of work to do once the approval is in place which obviously can't commence until our approval is in place. We wonder why the subdivision of the property/PD portion at least can't be heard/reviewed & approved, regardless of our design for the future development.

I eagerly await your response... and hope it includes that you're putting our project back on track to make this right.

**From:** Joshua Bellaire [<mailto:jbellaire@arch1010.com>]  
**Sent:** Wednesday, March 3, 2021 3:35 PM  
**To:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Subject:** FW: 751 St Paul

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

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Please let me know you receive this.  
Thanks Josh

**Joshua N. Bellaire, AIA, NCARB, LEED AP**  
Owner | Architect  
**ARCH 1010**  
901.497.6563

**From:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Sent:** Wednesday, March 3, 2021 3:36 PM  
**To:** Joshua Bellaire <[jbellaire@arch1010.com](mailto:jbellaire@arch1010.com)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>  
**Subject:** RE: 751 St Paul

I have and I take exception to your tone.



Josh Whitehead  
Zoning Administrator  
Division of Planning and Development  
125 N. Main, Ste. 468 Memphis, TN 38103  
Phone: 901-636-6619



Visit our [website](#)

**From:** Joshua Bellaire [<mailto:jbellaire@arch1010.com>]  
**Sent:** Wednesday, March 3, 2021 3:43 PM  
**To:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>; ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** RE: 751 St Paul

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What does that mean?

How else am I supposed to express our frustration and aggravation over this issue we're having?

I take exception to your exception, Josh. I wrote you a very professional grievance, with no tone, nor undertones, nor profanity.....or any other underlying abusive or ugly language.

Therefore, what are you referring to exactly?

When I spoke with Brett about the last fiasco he told me that he sensed I was being confrontational, or combative, or the like, when I was simply and calmly discussing the ramifications of all this on our business and livelihoods.

What tone? I respectfully ask you, how would you expect someone in our position to respond otherwise?

**Joshua N. Bellaire, AIA, NCARB, LEED AP**  
Owner | Architect  
**ARCH 1010**  
901.497.6563

**From:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Sent:** Wednesday, March 3, 2021 4:00 PM  
**To:** Joshua Bellaire <[jbellaire@arch1010.com](mailto:jbellaire@arch1010.com)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>; ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** RE: 751 St Paul

I think the use of the term "negligence" is way out of line; we are doing everything in our control to run a department in the midst of a global pandemic, and specific to last week, an unprecedented weather event and closure of City Hall.

I also take issue with your use of the term "fiasco," which I believe references your late submittal of building elevations, which is not an uncommon request for applications such as yours.

Brett: Please include this correspondence in the materials forwarded to the Board.

Thank you,



Josh Whitehead  
Zoning Administrator  
Division of Planning and Development  
125 N. Main, Ste. 468 Memphis, TN 38103  
Phone: 901-636-6619



Visit our [website](#)

**From:** Joshua Bellaire [<mailto:jbellaire@arch1010.com>]  
**Sent:** Wednesday, March 3, 2021 4:06 PM  
**To:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>; ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** RE: 751 St Paul

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Why were other projects issued in the public notice on Friday and not ours?

**Joshua N. Bellaire, AIA, NCARB, LEED AP**  
Owner | Architect  
**ARCH 1010**  
901.497.6563

**From:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Sent:** Wednesday, March 3, 2021 4:13:31 PM  
**To:** Joshua Bellaire <[jbellaire@arch1010.com](mailto:jbellaire@arch1010.com)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>; ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** RE: 751 St Paul

I believe there are several other cases that will be held over to April.

We are handling internally.

Thank you.



Josh Whitehead  
Zoning Administrator  
Division of Planning and Development  
125 N. Main, Ste. 468 Memphis, TN 38103  
Phone: 901-636-6619



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**From:** Joshua Bellaire [<mailto:jbellaire@arch1010.com>]  
**Sent:** Wednesday, March 3, 2021 4:17 PM  
**To:** Whitehead, Josh <[Josh.Whitehead@memphistn.gov](mailto:Josh.Whitehead@memphistn.gov)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>; ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** Re: 751 St Paul

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Yes but why? And why can't the PD proceed?  
Thx


Joshua Bellaire, AIA, NCARB, LEED AP  
Owner | Architect  
ARCH 1010  
901.497.6563



Wed 3/3/2021 4:29 PM  
Davis, Brett  
Re: 751 St Paul

To Joshua Bellaire; Whitehead, Josh

Cc ryan fleming

 Flag for follow up.

If there are problems with how this message is displayed, click here to view it in a web browser.

Josh: Thank you, will do.

Joshua: Please refer to UDC Sub-Section 9.6.7A, which states that "not less than 35 or more than 75 days after an application [for a Planned Development] has been determined complete, the Land Use Control Board shall hold a public hearing..."

This application was determined complete circa February 2, 2021, upon receipt of elevations. In this case, either the March or April meeting is an appropriately sanctioned preliminary hearing date.

My understanding is that you are currently making substantial revisions to the site plan and elevations, in which case additional review time will anyway be valuable.

Brett

**From:** Whitehead, Josh  
**Sent:** Wednesday, March 3, 2021 4:54 PM  
**To:** 'Joshua Bellaire' <[jbellaire@arch1010.com](mailto:jbellaire@arch1010.com)>  
**Cc:** Davis, Brett <[Brett.Davis@memphistn.gov](mailto:Brett.Davis@memphistn.gov)>; ryan fleming <[751saintpaulave@gmail.com](mailto:751saintpaulave@gmail.com)>  
**Subject:** RE: 751 St Paul

City Hall, including its mail room, was closed nearly all last week due to a burst water main.

Mailed notice is required to be sent no later than 10 days prior to the Land Use Control Board meeting (see UDC Sec 9.3.2D(1)); cases where this was not achieved will be held over until the April meeting.

The most we could do is place this matter on the agenda, with a staff recommendation of a one-month hold due to lack of notice, to at least get the proposal in front of the Board, but it will be held for a period of one-month on the consent calendar and not discussed.

But at least the Board could become somewhat acclimated with the request.



Josh Whitehead  
Zoning Administrator  
Division of Planning and Development  
125 N. Main, Ste. 468 Memphis, TN 38103  
Phone: 901-636-6619



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## LETTERS RECEIVED

One letter of opposition was received at the time of completion of this report.

Dear Mr. Whitehead,  
I am a St. Paul Avenue property owner. I wish to express my concerns about the proposed multi-family development Sunny Pines PD Case # PD 21-03. The proposed building concept appears to be similar to a two-story motel, towering over the existing one-story duplexes, encroaching on the privacy of the duplex tenants as well as other residents of the neighborhood. The development will replace the existing backyards of the duplexes on St. Paul taking away existing green space leaving only a concrete footprint. The proposed vehicle entry/exit to the complex is a very narrow alley with no indication of how it will support 2-way traffic. There will be an increase in traffic on an already narrow street (St. Paul). A steady stream of traffic on St. Paul between Walnut Street and Orleans Avenue travels at speeds beyond a neighborhood speed limit (in excess of 25 mph) with little or no regard for safety. I am concerned that this proposed development will not enhance the neighborhood but create an overcrowded area with traffic problems in an already forgotten part of the City. Please share my email with the Land Use Control Board members during the scheduled Thursday, February 11, 2021, meeting.  
Thank you for your attention to my concerns.

Jacqueline R. Partee  
[jpartee@earthlink.net](mailto:jpartee@earthlink.net)  
1302 Worthington St.  
Memphis, TN 38114

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 20 July 2021**

*DATE*

**PUBLIC SESSION: 20 July 2021**

*DATE*

**ITEM (CHECK ONE)**

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

OTHER: \_\_\_\_\_

**ITEM DESCRIPTION:** A resolution approving a special use permit for a planned residential development

**CASE NUMBER:** PD 21-5

**DEVELOPMENT:** Coro Vista Planned Development

**LOCATION:** 1560 Drew Road and an adjacent parcel

**COUNCIL DISTRICTS:** District 6 and Super District 8

**OWNERS:** Coro Vista, LLC, and Shelby County Schools

**APPLICANT:** Coro Vista, LLC

**REPRESENTATIVE:** Brenda Solomito of Solomito Land Planning

**EXISTING ZONING:** Residential – 6 and Residential – 10

**REQUEST:** Special use permit for a planned residential development

**AREA:** 20 acres

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

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Required**  
 Set public hearing date for – 20 July 2021

**PRIOR ACTION ON ITEM:**

(1) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
 10 June 2021 \_\_\_\_\_ DATE  
 (1) Land Use Control Board \_\_\_\_\_ ORGANIZATION - (1) BOARD / COMMISSION  
 \_\_\_\_\_ (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

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



## Memphis City Council Summary Sheet

### ***PD 21-5 – Coro Vista Planned Development***

Resolution requesting a special use permit for a planned residential development at 1560 Drew Road and an adjacent parcel:

- This item is a resolution, including conditions, for a special use permit to allow the above;
- The Division of Planning & Development sponsors this resolution at the request of the Owners: Coro Vista, LLC, and Shelby County Schools; Applicant: Coro Vista, LLC; and Representative: Brenda Solomito of Solomito Land Planning;
- This resolution, if approved, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.



**RESOLUTION APPROVING THE CORO VISTA PLANNED DEVELOPMENT AT 1560 DREW ROAD AND AN ADJACENT PARCEL, KNOWN AS CASE NUMBER PD 21-5.**

---

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

**WHEREAS**, Coro Vista, LLC, filed an application with the Memphis and Shelby County Division of Planning and Development for a special use permit for a planned residential development; and

**WHEREAS**, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for planned developments as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and consistency of its design and amenities with the public interest; and has submitted its findings and recommendation, including recommended 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 June 10, 2021, and said Board has submitted its recommendation, including recommended outline plan conditions, concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

## OUTLINE PLAN CONDITIONS

- I. Uses Permitted
  - A. Areas 1 and 2: As if zoned Residential Single-Family – 10.
  - B. Area 3: As if zoned Residential Single-Family – 6.
  - C. Area 4: As if zoned Residential Urban – 3.
  - D. Areas 5 – 8: As if zoned Open Space.
- II. Building Envelope Standards
  - A. Areas 1 and 2: As if zoned Residential Single-Family – 10.
  - B. Area 3:
    - 1. Minimum front setback: 15 feet
    - 2. Minimum interior side setback: 3.5 feet
    - 3. Minimum street side setback: 10 feet
    - 4. Minimum rear setback: 15 feet
      - a. Garages – either detached or attached – may encroach into the rear setback provided they are sited exactly 5 feet from the rear property line.
    - 5. Minimum lot width: 35 feet
    - 6. Maximum building height: 40 feet
    - 7. Minimum lot area: 3,500 square feet
    - 8. All lots must take vehicle access from a rear alley, except corner lots which may be permitted side street vehicle access.
  - C. Area 4: As if zoned Civic.
  - D. Areas 5 – 8: As if zoned Open Space.
- III. Final Plan
  - A. Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.
  - B. Existing vegetation shall be incorporated into the landscape plan. New plantings shall emphasize native species.
  - C. Any final plan shall include a plan set that demonstrates compliance with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.
  - D. A property owner's association shall be created concurrently with the recording of a final plan.



## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, June 10, 2021**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

<b>CASE NUMBER:</b>	PD 21-5
<b>DEVELOPMENT:</b>	Coro Vista Planned Development
<b>LOCATION:</b>	1560 Drew Road and an adjacent parcel
<b>COUNCIL DISTRICT(S):</b>	District 6 and Super District 8
<b>OWNERS:</b>	Coro Vista, LLC, and Shelby County Schools
<b>APPLICANT:</b>	Coro Vista, LLC
<b>REPRESENTATIVE:</b>	Brenda Solomito of Solomito Land Planning
<b>REQUEST:</b>	Special use permit for a planned residential development
<b>EXISTING ZONING:</b>	Residential – 6 and Residential – 10
<b>AREA:</b>	20 acres

---

**The following spoke in support of the application:** Brenda Solomito and Gerald Robinson

**The following spoke in opposition to the application:** Sheryl Compton, Terry Bentley, Michael Compton, and Billy McElwain

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

**The motion *passed* by a unanimous vote of 8-0.**

## **Recommended Outline Plan Conditions**

- I. Uses Permitted
  - A. Areas 1 and 2: As if zoned Residential Single-Family – 10.
  - B. Area 3: As if zoned Residential Single-Family – 6.
  - C. Area 4: As if zoned Residential Urban – 3.
  - D. Areas 5 – 8: As if zoned Open Space.
- II. Building Envelope Standards
  - A. Areas 1 and 2: As if zoned Residential Single-Family – 10.
  - B. Area 3:
    - 1. Minimum front setback: 15 feet
    - 2. Minimum interior side setback: 3.5 feet
    - 3. Minimum street side setback: 10 feet
    - 4. Minimum rear setback: 15 feet
      - a. Garages – either detached or attached – may encroach into the rear setback provided they are sited exactly 5 feet from the rear property line.
    - 5. Minimum lot width: 35 feet
    - 6. Maximum building height: 40 feet
    - 7. Minimum lot area: 3,500 square feet
    - 8. All lots must take vehicle access from a rear alley, except corner lots which may be permitted side street vehicle access.
  - C. Area 4: As if zoned Civic.
  - D. Areas 5 – 8: As if zoned Open Space.
- III. Final Plan
  - A. Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.
  - B. Existing vegetation shall be incorporated into the landscape plan. New plantings shall emphasize native species.
  - C. Any final plan shall include a plan set that demonstrates compliance with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.
  - D. A property owner’s association shall be created concurrently with the recording of a final plan.

AGENDA ITEM: 1

**CASE NUMBER:** PD 21-5 **L.U.C.B. MEETING:** 10 June 2021

**DEVELOPMENT:** Coro Vista Planned Development

**LOCATION:** 1560 Drew Road and an adjacent parcel

**COUNCIL DISTRICT:** District 6 and Super District 8

**OWNERS:** Coro Vista, LLC, and Shelby County Schools

**APPLICANT:** Coro Vista, LLC

**REPRESENTATIVE:** Brenda Solomito of Solomito Land Planning

**REQUEST:** Special use permit for a planned residential development

**AREA:** 20 acres

**EXISTING ZONING:** Residential – 6 and Residential – 10

## CONCLUSIONS (p. 16)

1. Coro Vista, LLC, has applied for a special use permit for a planned residential development. The proposed development is an age-restricted community that includes an apartment building as well as houses with reduced minimum lot size and width.
2. The underlying zoning is residential single-family. Part of the site is owned by Shelby County Schools and once contained a school.
3. Staff finds that the proposal meets at least one of the planned development objectives, the planned development general provisions, the planned residential development standards, and the special use permit approval criteria. Additionally, the development appears consistent with the Memphis 3.0 Comprehensive Plan's vision for this land to be used as an institution.
4. A final plan review will be conducted, if approved, to ensure the development meets the outline plan conditions.

## CONSISTENCY WITH MEMPHIS 3.0 (pp. 14-16)

Staff finds that this proposal is *consistent* with the Memphis 3.0 Comprehensive Plan.

## RECOMMENDATION (pp. 17-19)

*Approval with outline plan conditions*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	Coro Road Dodd Road	(local street) (local street)	1125 curvilinear feet 722 curvilinear feet
<b>Zoning Atlas Page:</b>	2420		
<b>Parcel ID:</b>	082061 00012 and 082061 00014		
<b>Existing Zoning:</b>	Residential – 6 and Residential – 10		

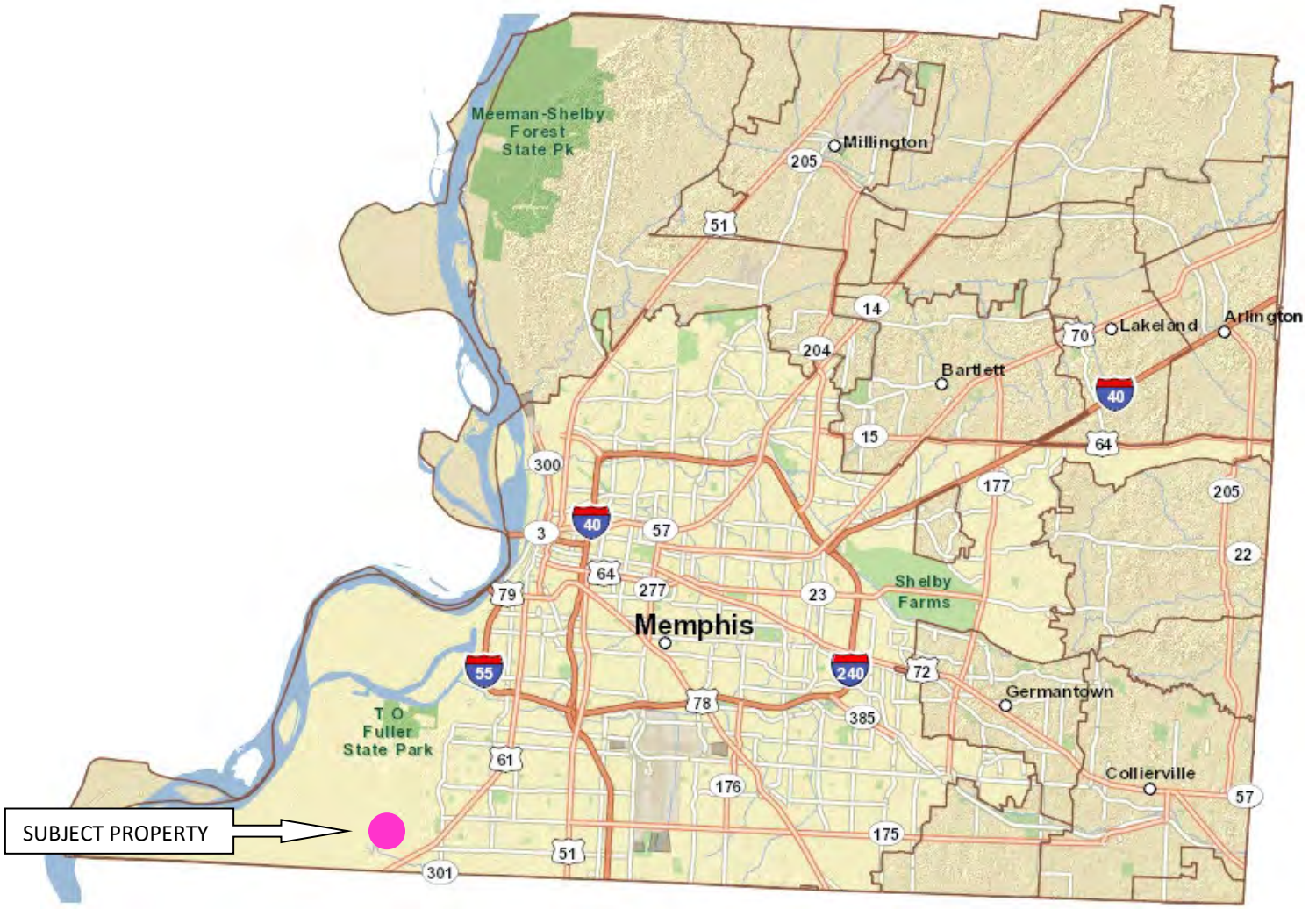
**NEIGHBORHOOD MEETING**

The required neighborhood meeting was held on 17 February 2021 at 6 p.m. by Zoom.

**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 62 notices were mailed on 3 May 2021, and a total of two signs posted at the subject property. The sign affidavit has been added to this report.

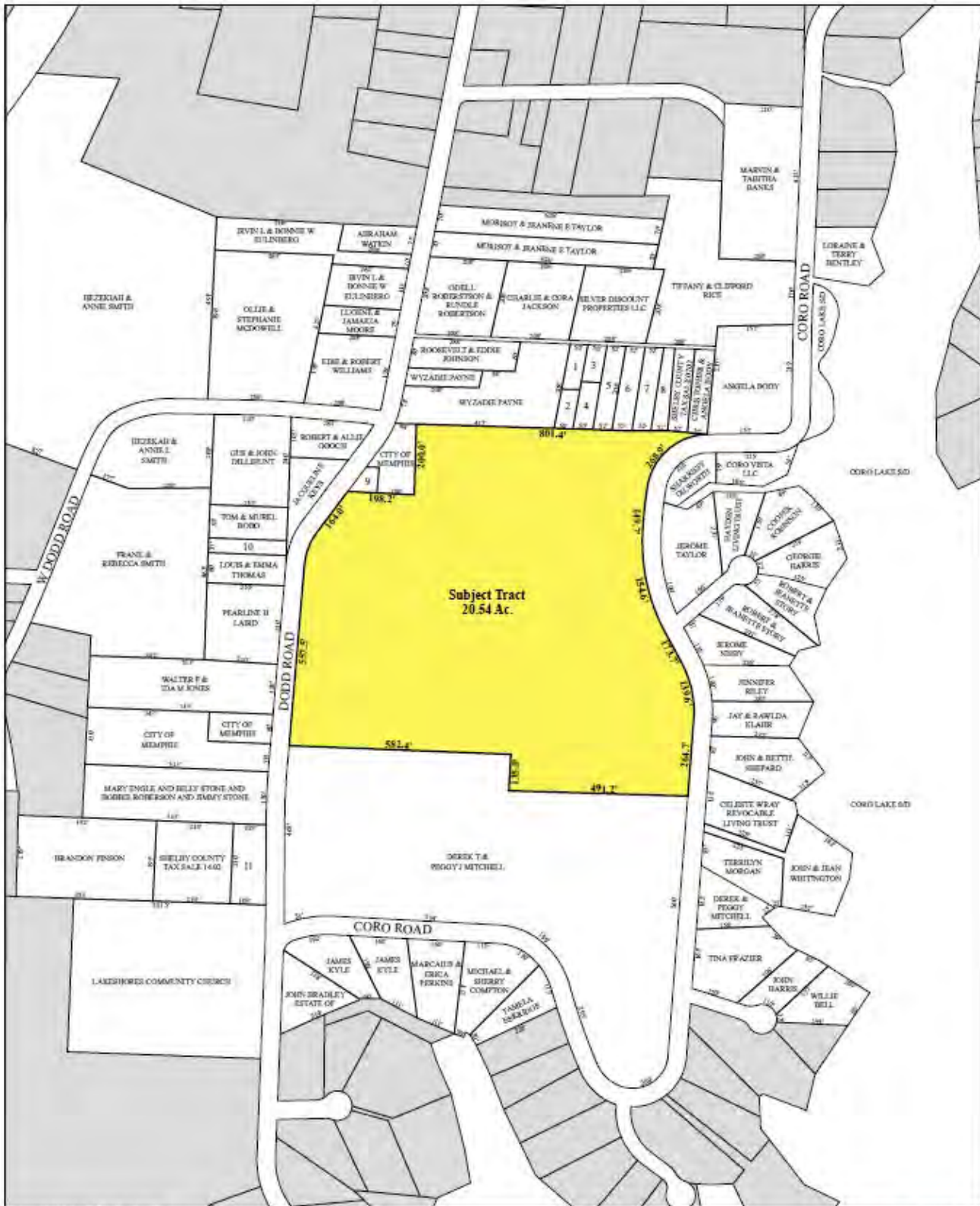
**LOCATION MAP**



Subject property located in Southwest Memphis



VICINITY MAP




- 1. SHELBY COUNTY TAX SALE #1314
- 2. SHELBY COUNTY TAX SALE 0702
- 3. SHELBY COUNTY TAX SALE 0405
- 4. SHELBY COUNTY TAX SALE #631
- 5. SHELBY COUNTY TAX SALE 11.01
- 6. SHELBY COUNTY TAX SALE 0702
- 7. SHELBY COUNTY TAX SALE 0702
- 8. SHELBY COUNTY TAX SALE 0702
- 9. 128 LANES SYNDCATION LLC
- 10. SHELBY COUNTY TAX SALE 1404

11. ROSEVELT ROBINSON & SANDRA BANDEL

NOT TO SCALE

**W.H. PORTER CONSULTANTS, PLLC**  
 ENGINEERS, PLANNERS, ARCHITECTS, ENVIRONMENTAL CONSULTANTS

805 PRIMACY PLAZA, SUITE 410  
 MEMPHIS, TENNESSEE 38199  
 901-303-9463



**AERIAL PHOTO WITH ZONING**



The subject property is outlined in blue.

**Existing Zoning:** Residential – 6 and Residential – 10

**Surrounding Zoning**

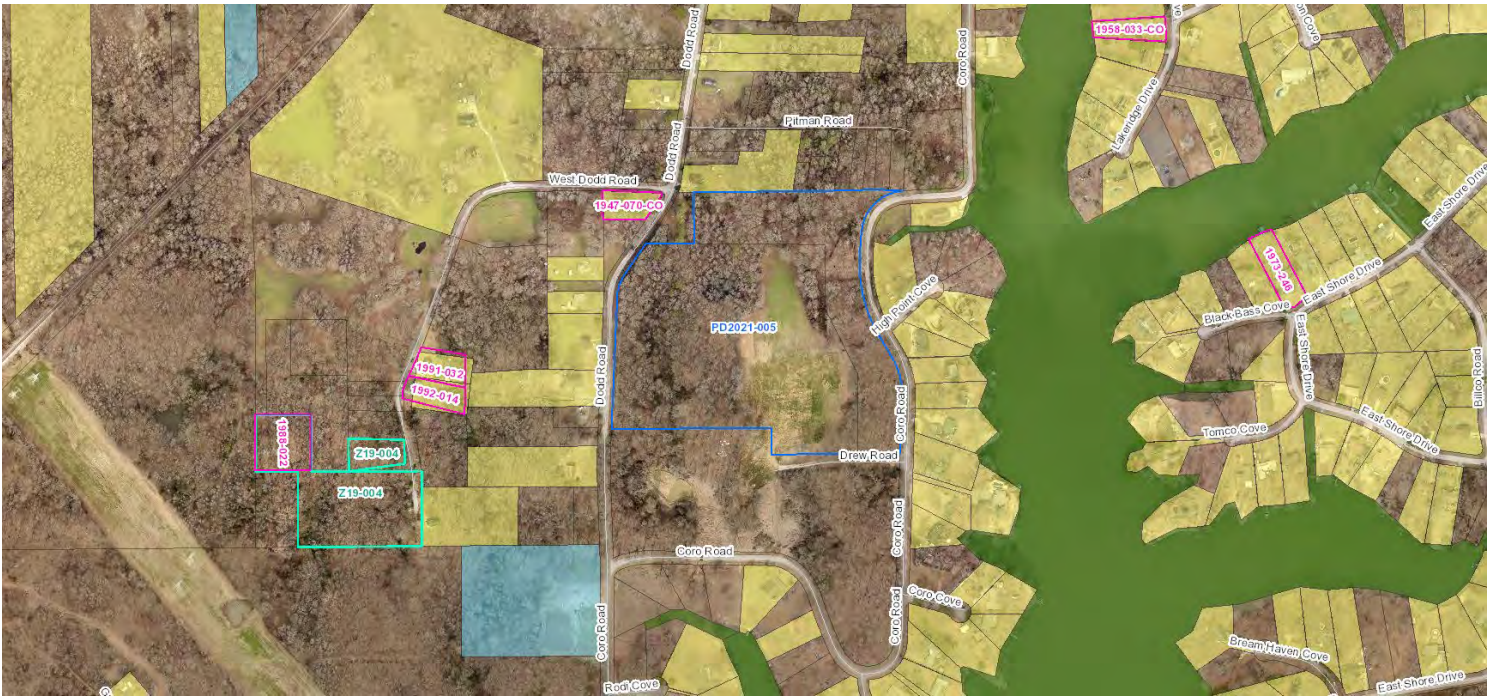
**North:** Residential – 6 and Residential – 10

**East:** Residential – 10

**South:** Residential – 6 and Residential – 10

**West:** Residential – 6

LAND USE MAP



The subject property is outlined (*not shaded*) in blue.

**SITE PHOTOS**



An on-site clearing where a school once stood

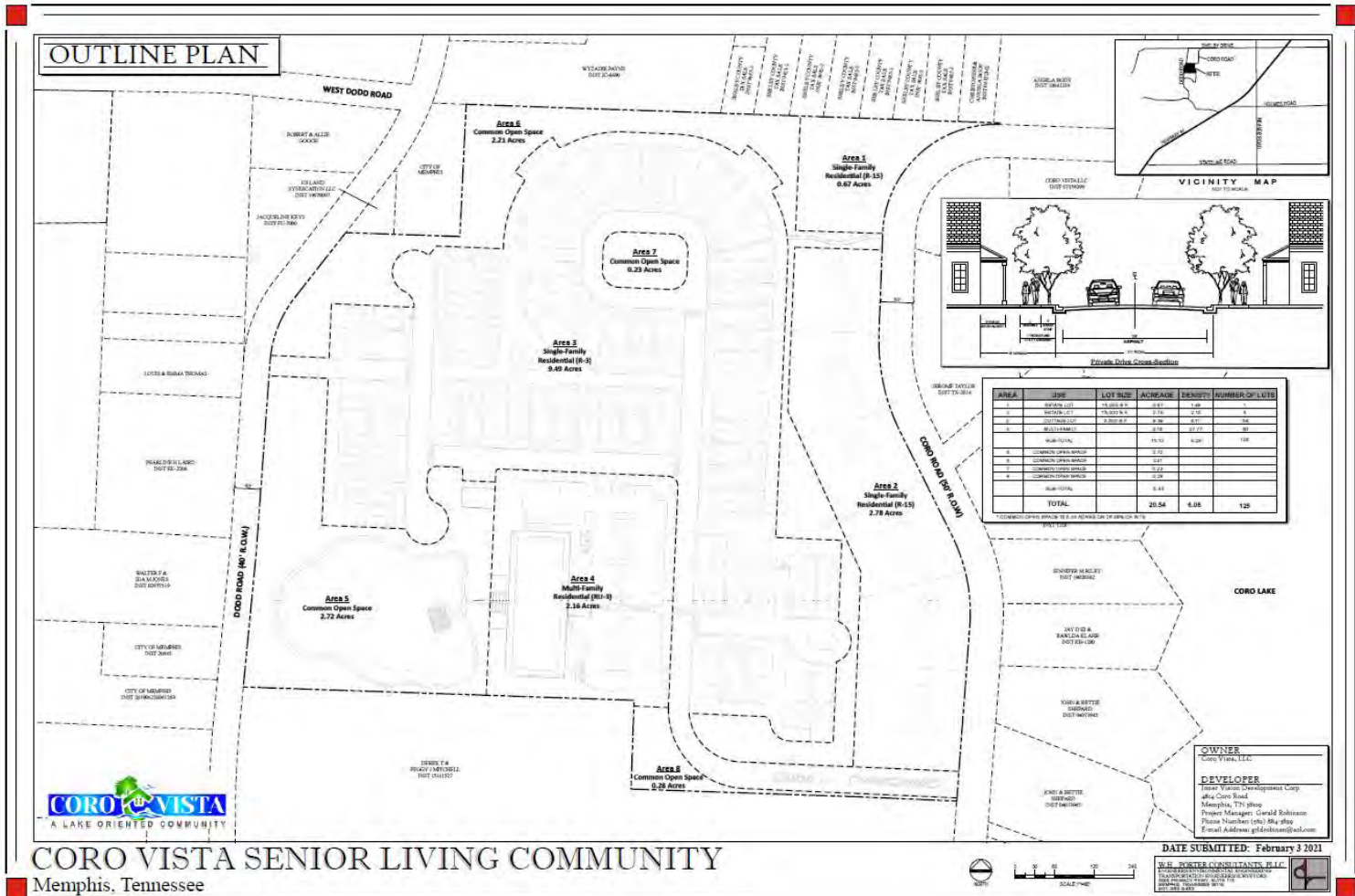


A view north down Coro  
Site on left  
Overhead utilities on other side of street



A view north down Dodd  
Site on right  
Overhead utilities on this side of street

**PROPOSED OUTLINE PLAN**



**CORO VISTA SENIOR LIVING COMMUNITY**  
 Memphis, Tennessee



**OWNER**  
 Coro Vista, LLC

**DEVELOPER**  
 Traver Vision Development Corp.  
 4545 Core Road,  
 Memphis, TN 38118  
 Project Manager: Gerald Robinson  
 Phone Number: (901) 846-4545  
 Email Address: grr@travervision.com

**DATE SUBMITTED:** February 3 2021

**W.R. BRYNER CONSULTANTS, P.L.L.C.**  
 1000 PEPPERBERRY DRIVE, SUITE 200  
 MEMPHIS, TENNESSEE 38117  
 PHONE: 901.522.4400  
 FAX: 901.522.4401  
 WWW.WRB.COM



**PROPOSED CONCEPTUAL SITE PLAN**



**PROPOSED CONCEPTUAL RENDERINGS**

**CONCEPTUAL ARCHITECTURAL RENDERINGS**



Development Graphics and Architectural Renderings Were Prepared To Illustrate Development Potential and are Subject to Final Design and City Approvals



Development Graphics and Architectural Renderings Were Prepared To Illustrate Development Potential and are Subject to Final Design and City Approvals



Development Graphics and Architectural Renderings Were Prepared To Illustrate Development Potential and are Subject to Final Design and City Approvals



Development Graphics and Architectural Renderings Were Prepared To Illustrate Development Potential and are Subject to Final Design and City Approvals

**DEVELOPER**  
Hester North Development Corp.  
4646 Coles Road  
Memphis, TN 38117  
Project Manager: Gerald Robinson  
Phone Number: (901) 884-9889  
E-mail Address: gfr@hncd.com

**DATE SUBMITTED: February 3 2021**

**CORO VISTA SENIOR LIVING COMMUNITY**  
Memphis, Tennessee



## STAFF ANALYSIS

### Request

The request is for a special use permit for a planned residential development of an age-restricted apartment building and single-family homes.

The application form and letter of intent have been pasted to this report.

### Applicability

Staff **agrees** at least one of the applicability objectives as set out in Section 4.10.2 of the Unified Development Code is 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 as set out in Section 4.10.3 of the Unified Development Code are or will be met.

#### *4.10.3 General Provisions*

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



contained in this Chapter.

- A. *The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.*
- B. *An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.*
- C. *The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.*
- D. *Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.*
- E. *Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.*
- F. *Lots of record are created with the recording of a planned development final plan.*

### **Residential Criteria**

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

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

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

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

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

**F. Distance Requirements**

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

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

- I. 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.*
- II. 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.*
- III. 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.*
- IV. 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.*
- V. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- VI. 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.*
- VII. 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.*
- VIII. 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 20-acre subject property consists of two parcels. The site has two noncontiguous frontages: 1125 curvilinear feet on Coro Road and 722 curvilinear feet on Dodd Road. Both are local streets. Neither has a curb, sidewalk, or gutter. Coro's overhead utilities are on the opposite side of the street as the side, whereas Dodd's are on the same side of the street. The site includes both woods and a clearing where a school once stood.

### Plan Review

A full plan review will take place during final plan review, if approved.

Note that the outline plan conditions apply all standards of the Unified Development Code not otherwise addressed by the conditions. This will likely require several changes to the site plan, such as the improvement/streetscaping of public right-of-way and the provision of multiple vehicular entry points.

### Consistency with Memphis 3.0

Staff finds that the requested special use permit is **consistent** with the Memphis 3.0 Comprehensive Plan, as described in the following analysis.

#### 1. *The future land use map*



The subject site is outlined in blue. The tan shade designates “primarily single-unit neighborhood” and the green shade designates “public and quasi-public buildings and uses.”

2. Descriptions and graphic portrayals of the future land use designations

**Primarily Single-Unit Neighborhood**  
NS

Primarily Single-Unit Neighborhoods 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.



Description/Intent	Residential neighborhoods consisting primarily of single-unit houses that are not near a Community Anchor.
Applicability	Places that consist of single unit houses and are not physically connected through streets and paths to at least one Citywide or Community Anchor.
Goals/Objectives	Preservation/maintenance of existing single family housing stock and neighborhoods
Performance Metrics	Stable/positive occupancy trends
Zoning Notes	Generally compatible with the following zone districts: R-E, R-15, R-10, R-8, R-6 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.
Form and Location Characteristics	Primarily detached House-scale buildings Primarily residential 1-3 stories Beyond 1/2 mile from a Community Anchor

**Public & Quasi-Public Buildings & Uses**  
PQP

Public and Quasi-Public Building areas are public buildings used for recreation or as an institution, such as schools, churches, community center, libraries, and civic buildings. These places are easily accessible by foot or automobile and have formal access points that address the street.



Description/Intent	Civic buildings, schools, religious institutions and community facilities.
Applicability	Civic buildings, schools, churches, community facilities.
Goals/Objectives	Institutional uses contributing to anchors, anchor neighborhoods, residential communities, contributions to civic space framework
Zoning Notes	Generally compatible with the following zone districts: CIV in accordance with Form and characteristics listed above. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.
Form and Location Characteristics	Recreational and Institutional uses

3. *Existing, adjacent land uses and zoning* are compatible with the proposed development.
4. The *degree of change* designations do not apply as this site is not within an anchor neighborhood.

**Conclusions**

Coro Vista, LLC, has applied for a special use permit for a planned residential development. The proposed development is an age-restricted community that includes an apartment building as well as houses with reduced minimum lot size and width.

The underlying zoning is residential single-family. Part of the site is owned by Shelby County Schools and once contained a school.

Staff finds that the proposal meets at least one of the planned development objectives, the planned development general provisions, the planned residential development standards, and the special use permit approval criteria. Additionally, the development appears consistent with the Memphis 3.0 Comprehensive Plan's vision for this land to be used as an institution.

A final plan review will be conducted, if approved, to ensure the development meets the outline plan conditions.

## RECOMMENDATION

Staff recommends **approval** with outline plan conditions.

The applicant's requested conditions are pasted below. Staff's recommended additions are underlined and emboldened, and staff's recommended deletions are struck-through and emboldened.

### I. Uses Permitted

- A. Areas 1 and 2: **As if zoned Residential Single-Family – 10** ~~Any use permitted by right or administrative site plan review in the Residential Single-Family (R-15) District.~~
- B. ~~Area 2: Any use permitted by right or administrative site plan review in the Residential Single-Family (R-15) District.~~
- C. Area 3: **As if zoned Residential Single-Family – 6** ~~Any use permitted by right or administrative site plan review in the Residential Single-Family (R-6) District.~~
- D. Area 4: **As if zoned Residential Urban – 3.** ~~Any use permitted by right or administrative site plan review in the Residential Urban (RU-3) District and accessory use of retail sales, valet, concierge services.~~
- E. Areas 5 – 8: **As if zoned Open Space** ~~Common Open Space The planned uses are limited to landscaping, signage, architectural elements and neighborhood passive recreation.~~
- F. ~~Accessory structure and uses in accordance with section 2.7 and 2.9 of the Memphis and Shelby County Unified Development Code.~~

### II. Building Envelope Standards ~~Bulk Regulations~~

- A. Areas 1 and 2: **As if zoned Residential Single-Family – 10** ~~The Bulk regulations of the R-15 District shall apply.~~
- B. ~~Area 2: The Bulk regulations of the R-15 District shall apply.~~
- C. Area 3: ~~The Bulk regulations of the R-3 District shall apply as modified herein:~~
  1. **Minimum front setback: 15 feet**
  2. **Minimum interior** side setback: 3.5 feet
  3. **Minimum street** side setback: ~~15~~ **10** feet
  4. **Minimum** rear setback: ~~5~~ **15** feet
    - a. **Garages – either detached or attached – may encroach into the rear setback provided they are sited exactly 5 feet from the rear property line.**
  5. Minimum lot width: 35 feet
  6. Maximum building height: ~~35~~ **40** feet
  7. Minimum lot area size: 3,500 square feet
  8. **All lots must take vehicle access from a rear alley, except corner lots which may be permitted side street vehicle access.**
- D. Area 4: **As if zoned Civic.** ~~The Bulk regulations of the RU-3 District shall apply as modified herein:~~
  1. ~~Front building setback – fifty (50') feet~~
  2. ~~Maximum building height – fifty five (55') feet~~
- E. Areas 5 – 8: As if zoned Open Space.

### III. ~~Building materials:~~

- A. ~~The building material shown on the Conceptual Architectural Renderings Exhibit is for illustrative purposes only, final design shall be approved by the Office of Planning and Development.~~

~~IV. Landscaping and screening~~

- ~~A. The landscape areas shall be owned and maintained by a Homeowner's Association for ownership and maintenance purposes. Such maintenance shall include, but not limited to: removal of fallen objects, debris, trash and mowing.~~
- ~~B. All landscaping shall be located so as to not interfere with any above ground or below ground utilities. And all landscaping shall consider and illustrate the vision triangle and any light poles.~~
- ~~C. A wrought iron fence will bill placed as shown on the Conceptual Site Plan.~~

~~V. Access, Circulation and Streetscapes:~~

- ~~A. One point of vehicular access to Coro Road shall be permitted by private drive subject to the approval of the City Engineer.~~
- ~~B. Private drive access to Dodd Road shall be exit only, except for emergency vehicles which may enter or exit.~~
- ~~C. The exact location and design of any curb cuts shall be subject to the review and approval of the City Engineer's Office.~~
- ~~D. All private drives shall be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of thirty one (31') feet from curb to curb.~~
- ~~E. This development may be gated subject to a forty (40) foot minimum queue space depth from the Coro Road right of way.~~
- ~~F. Curb & Gutter and sidewalk will not be required on Coro Road in order maintain the rural characteristic of the neighborhood~~

~~VI. Grading and Drainage:~~

- ~~A. Drainage improvements, including on site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.~~
- ~~B. All drainage plans shall be submitted to the City Engineer for review and approval~~
- ~~C. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-01 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.~~

~~VII. Signs shall be in conformance with regulations established for the Residential Districts and shown on the final plat~~

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

~~IX. A Final Plat shall be filed within five (5) years of the approval of the Outline Plan by the Legislative Bodies. The Land Use Control Board may grant extensions at the request of the applicant~~

~~X. Any Final Plan shall include the following~~

- ~~A. The Outline Plan Conditions Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.~~
- ~~B. Existing vegetation shall be incorporated into the landscape plan. New plantings shall emphasize native species.~~
- ~~C. A standard subdivision contract as defined by the Unified Development Code for any needed public improvements. Any final plan shall include a plan set that demonstrates compliance~~

with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.

- D. ~~The exact location and dimensions, including height of utility easements, private drives, and required landscaping and screening areas. A property owner's association shall be created concurrently with the recording of a final plan.~~
- E. ~~The location and ownership, whether public or private of any easement.~~
- F. ~~A statement conveying all common facilities and areas to a property owner's association or other entity for ownership and maintenance purposes~~
- G. ~~The following note shall be placed on the final plat of any development requiring on-site storm water facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention 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 owner's association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to, removal of sedimentation; fallen objects; debris; trash; mowing; outlet cleaning; and repair of drainage structures.~~



## **DEPARTMENTAL COMMENTS**

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

### **City Engineer:**

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

### **Sewers:**

2. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept., a determination can be made as to available sewer capacity.
3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

### **Roads:**

4. No access to individual lots from Dodd Road will be allowed.

### **Traffic Control Provisions:**

5. 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.
6. 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.
7. 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:**

8. The City Engineer shall approve the design, number and location of curb cuts.
9. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

10. The proposed private drive connection to Coro Road shall shift north to allow the entirety of the connection to be located within the property lines.

**Drainage:**

11. 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.
12. 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.
13. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
14. 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.
15. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

**City 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.

<b>City Real Estate:</b>	No comments received.
<b>County Health Department:</b>	No comments received.
<b>Shelby County Schools:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>Dept. of Sustainability and Resilience:</b>	No comments received.
<b>Dept. of Construction Enforcement:</b>	No comments received.
<b>Dept. of Comprehensive Planning:</b>	No comments received.

**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: 2/3/2021

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

PLEASE TYPE OR PRINT

Name of Development: Coro Vista Planned Development

Property Owner of Record: Coro Vista LLC Phone #: NA

Mailing Address: 1430 East Compton Blvd City/State: Compton/CA Zip 90221

Property Owner E-Mail Address: gldrobinson@aol.com

Applicant: Coro Vista LLC Phone # N/A

Mailing Address: 4814 Coro Road City/State: Memphis/TN Zip 38109

Applicant E- Mail Address: gldrobinson@aol.com

Representative: Brenda Solomito Phone #: 755-7495

Mailing Address: 1774 Kirby Parkway, #1-323 City/State: Memphis/TN Zip 38138

Representative E-Mail Address: brenda@solomitolandplanning.com

Engineer/Surveyor: Tim Dagastino Phone # 363-0453

Mailing Address: 6056 Primacy Parkway, Suite 115 Memphis, TN 38119 City/State: Memphis/TN Zip 38119

Engineer/Surveyor E-Mail Address: tdagastino@whporter.com

Street Address Location: 1580 Drew Road & D Coro Road

Distance to nearest intersecting street: 1400' southwest of Coro Road and Shelby Drive

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>6.48 Acres</u>	<u>14.38</u>	_____
Existing Zoning:	<u>R-10 &amp; R-6</u>	<u>R-10 &amp; R-6</u>	_____
Existing Use of Property	<u>Vacant</u>	<u>Vacant</u>	_____
Requested Use of Property	<u>Single &amp; Multi Family</u>	<u>Single &amp; Multi Family</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: NA Bedrooms: NA

Expected Appraised Value per Unit: NA or Total Project: NA

**Amendment(s):** Is the applicant applying for an amendment to an existing Planned Development?  
Yes \_\_\_\_\_ No <sup>x</sup> \_\_\_\_\_

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 development will enhance the surrounding property

- 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.

Water and sewer exist on site and will be upgraded along with the drainage

- 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)

This plan is compatible with the surrounding land uses.

- 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.

This plan is not inconsistent with the public interest

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

A homeowners association will be formed for maintenance of common open space

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

Lots will be created with the recording of a Final Plat

**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:** 1/11/21 with Jeffrey Penzes

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

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

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

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

Guadalupe Robinsart <sup>T- 1/26/2021</sup> Guadalupe Robinsart <sup>T- 1/26/2021</sup>  
Property Owner of Record Date Applicant Date

Core Vista, LLC ; A Tennessee LLC  
Guadalupe Robinsart, Managing Member

**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

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M. J. [Signature] 4/30/21 \_\_\_\_\_  
Property Owner of Record Date Applicant Date

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PLANNED DEVELOPMENT APPLICATION  
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  - 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**

February 4, 2021

Mr. Josh Whitehead, AICP  
Zoning Administrator  
Division of Planning and Development  
125 N. Main, Ste. 468  
Memphis, TN 38103

RE: Application for Planned Development  
Coro Vista Planned Development – 20.54 +/- AC

Dear Josh:

Please accept, on behalf of the design team, WH Porter and Solomito Land Planning, and the applicant, Coro Vista, LLC, an application for a Planned Development. The property is located at the northwest corner of Coro Road and Drew Road in the Westwood Planning District and is owned in part by Shelby County Schools and in part by Coro Vista, LLC. A Principal in the Coro Vista, LLC is a 15-year resident homeowner in the Coro Lake Subdivision, directly east of the subject property.

Currently zoned Residential Single-Family (R-6, R-10), part of the property was once the home of the Coro Lake Elementary School that was demolished in 2017. Except for one single family home, vacant wooded properties mostly border the site on both the north and south with a few being Shelby County Tax Sale Properties.

The purpose of this application is to seek approval of a unique age restricted community that will be comprised of single-family detached homes, offering lake views on estate lots fronting Coro Road. Within the gated community boundaries, there will be single family cottage homes and a multifamily residence building. This self-contained community will also provide ample open space, walking trails and various support services as permitted under the RU-3 Zoning District.

As illustrated on the proposed site plan, the larger estate lots will provide the buffer and transition from the existing Coro Lake Subdivision approved in 1951. The multifamily residences will be internally located and house the necessary support services typically associated with age restricted and community living. Cottage homes will compose the balance of the development. This desirable age restricted community offers a variety of housing types that do not exist in this general area.

The tree lined pedestrian friendly streets are designed as 31' Private Drives. Integrated open spaces as well as more active green spaces and the lake provide the natural amenities that make Coro Vista a unique upscale proposal for this neighborhood.

The primary point of access will be from Coro Road, a 50' ROW. A secondary, resident only and emergency access will be located on Dodd Road, a 40' ROW. Common among age restricted communities, the trip generation numbers are usually lower than with unrestricted communities. Trip generation numbers are attached.

**Memphis 3.0**

Memphis 3.0 recommends Park and Recreation Facilities where the elementary school was located. An understandable recommendation, however, the school was demolished in 2017 and Dalstrom Park, a 75-acre regional park, is one mile away from the proposed development at Shelby Drive and Weaver Road. It is a family-



February 4, 2021  
Page 2

avored amenity offering picnic areas and play equipment, walking trails of its own and is arguably under-utilized given the size.

Because Dalstrom park serves the regional area, there does not appear to be a demand for a large-scale recreational complex at this location. The remainder of the site is recommended to be Primarily Single Unit Neighborhood.

This proposal meets all the criteria established in Memphis 3.0 including **Goal 7: Prosperous and Affordable Communities.**

Upon brief review of the area, there has not been a newly recorded development since the 1960s. Many developments were recorded in the 1960s but others date back to 1945 or before.

Westwood Hills SD -1966	Westwood Shores SD – 1965	
Coro Lakes SD – 1951	Old Home Town SD – 1948	Gallina SD - 1945

Additionally, the below General Provisions provide additional support for this request.

#### UDC 4.10.3 Planned Development General Provisions

Pursuant to provisions contained in section 4.10.3:

- 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.  
*The property was previously developed as an elementary school that created weekday traffic and other activities until the school closed. This proposal will provide new housing and an economic boost to property values in an area that has not progressed as the remainder of City of Memphis. Surrounding properties will benefit from the investment. The new development and the new residents will deter the current dumping and littering practices that occur regularly in this neighborhood.*
- An approved water supply, community wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.  
*The property was previously development as an elementary school, Pre-K through 6. Approved water supply, community wastewater treatment and disposal, and storm water drainage facilities are all in place.*
- 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 attached site plan and master plan illustrate the compliance with the UDC and compatibility with surrounding areas. This proposal provides home ownership opportunities and a multi-family element for age restricted residents. The area today is largely vacant with a few single-family homes. Several of the properties to the north have been and are in the Shelby County Tax sale process.*

February 4, 2021  
Page 3

- 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 minor request to allow cottage homes and the multifamily residences provides for the desirable mixture of housing types and options as outlined in Memphis 3.0. Additionally, age restricted community living is attractive to active seniors and empty nesters because of lower maintenance responsibilities and active lifestyle.*
- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.  
*A Homeowners association will be created to own and maintain all privately held common open spaces, private drives and other amenities as illustrated.*
- Lots of records are created with the recording of a planned development final plan.  
*Coro Vista will be comprised of homeowners and resident stakeholders. The recording of the final plat will create lots that can be sold.*

Additionally, the items submitted provide evidence that.

- 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. The site was formerly constructed as an elementary school and is not likely to have natural, scenic, or historical significance.
- The project complies with all additional standards imposed on it by any provisions authorizing such use.
- The request will not adversely affect the Memphis 3.0 or other plans to be considered (see Chapter 1.9). To the contrary, Coro Vista Planned Development will bring new construction and a variety of housing types to an area that has been dormant since the 1960s.
- The style and construction of the homes will be consistent and complimentary to the existing homes or violate the character of existing standards for development of the adjacent properties.

Thank you for your time and consideration in this matter. Feel free to contact me if you have any questions.

Sincerely,

Solomito Land Planning



Brenda Solomito Basar  
Land Planner

Coro Vista Planned Developemnt										Trip Generation											
Description	ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)							Units Independent Variable	Expected Units	Total Generated Trips			Total Distribution of Generated Trips						
			Weekday	AM	PM	Pass-By	AM In	AM Out	PM In			PM Out	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Senior Adult Housing- Detached 251	DU		3.68	0.22	0.27		35%	65%	61%	39%	DU	65.0	239	14	18	5	9	0	11	7	0
Senior Adult Housing- Attached 252	DU		3.44	0.20	0.25		34%	66%	54%	46%		60.0	206	12	15	4	8	0	8	7	0

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, Tim Dagastino, being duly sworn, depose and say that at 9 **am/pm** on the 23 day of February, 2021, I posted 2 Public Notice Sign(s) pertaining to Case No. PD 21-005 at Dodd Road and Coro Road, providing notice of a Public Hearing before the X Land Use Control Board, X Memphis City Council,        Shelby County Board of Commissioners for consideration of a proposed Land Use Action (X Planned Development,        Special Use Permit,        Zoning District Map Amendment,        Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

*Tim Dagastino*  
Owner, Applicant or Representative

2/23/21  
Date

Subscribed and sworn to before me this 23 day of February, 2021.

*Constance Wakeman*  
Notary Public

My commission expires: Aug 20 2023



**LETTERS RECEIVED**

Three letters of support and one letter of opposition were received at the time of publication. They have been pasted below.

Good afternoon Brett,

Hope all is well with you, Wanted to reach out and offer a note of support from the Board of Directors of Uplift Westwood CDC for the Coro Vista Planned Development that will be coming before the Land Use Control Board. We feel this development will add value to our community and provide a level of living for our senior community that we don't currently have.

This project has our full support.

--  
Charles Everett  
Board of Directors  
Uplift Westwood CDG  
901.826.8019



**Jstory3** <jstory3@comcast.net>  
To: Brenda Solomito Basar <brenda@solomitolandplanning.com>

Wed, May 5, 2021 at 7:37 AM

Dear Brenda, it is a pleasure to write a letter in support of Coro Vista. The presentation and the involvement that you and your company have displayed is on an beyond.

In conclusion we fully support the projection of Coro Vista.

Sincerely  
Robert and Jeanette Story

May 11, 2021

To Whom It May Concern:

Re: Coro Vista New Development Project

As a preteen I grew up in Coro Lake subdivision and lived with here until I moved out of my parent's house and got a place of my own. I have many fond memories to cherish.

In October of 2020, I decided to move back to Coro to care for aging parents whose declining health required more hands-on assistance with their day-to-day needs.

For the most part the neighborhood was still the same, some neighbors had stayed and other were gone but the beauty of the community continues to be the constant feature of the two lakes making the neighborhood a hidden gem and peaceful sanctuary within city limits.

My decision to build in the subdivision became evident when the accommodations at my parent's home were not suitable for their proper care. I was able to purchase two(2) lots together in the Coro Lake subdivision that would suited perfectly for what I needed to build, a one-story ranch style home, on a corner lot, in a cove and that backed up to the Lake!

Construction started on the property in November, 2020 and is projected to be completed by the July, 2021.

It is with great excitement that I look forward to this new chapter in my life in a place that I will call "my forever home" with my parents.

That being said, I give 100% support to the Coro Vista development project that too will be an added asset to upgrading and bringing new life into our community whereby together we can all take pride in our neighborhood that others too, will proclaim this is "my forever home".

Sincerely yours,

*Tina Frazier*

Tina Frazier, Future Homeowner  
4948 Coro Cove  
Memphis, TN 38109  
Contact: [tfrazier2031@gmail.com](mailto:tfrazier2031@gmail.com)  
Phone: 901.628.3896

Hi Mr. Davis,

I am a resident of Coro Lake on Coro Rd.

I oppose the development due to road safety conditions on Coro Rd and Dodd Rd. Our Lake subdivision has an on going problem with non residents driving too fast around the lake resulting especially at night driving around curves they think are straight and going in the lake.

These pictures are from the curve at 4814 Coro Rd - half way from Drew Rd and Shelby Dr. A car was going too fast and was stopped by some small trees at the edge of the lake.



*\*continued on next page*

Our HOA is not interested in installing guard rails or post. This would take away from the natural setting and additional grass cutting involved from Volunteer work.

Dodd Rd has a problem with speeding traffic. The residents complained to the City and speed bumps were installed.

In 1969, our principal at Coro Lake Elementary was killed at the top of the hill on Shelby Dr. between Coro Rd and East Shore Dr.

He was going home one afternoon and two guys drunk were racing west bound in both lanes. Mr Naquin went off the road and hit a telephone pole. My Brother and I saw the accident.

Too many steep hills and tight curves on Coro Rd will be a safety concern because with 120 dwellings the amount of vehicles will about double with friends and relatives.

I think the best site for the development is on West Holmes Rd west of Highway 61. The street is close to 61 with a light and a short distance to add four lanes. Also the residents would have a great view of Robco Lake and access with permission from Robco's HOA. This site would have less impact on the environment and construction cost reduced.

Regards,  
Terry Bentley



9 June 2021

To the Members of the Land Use Control Board:

My name is Michael Compton. I am a resident of Coro Lake and a member of the Coro Lake Home Owners Assoc. I want to speak against the Coro Vista development, as it is presently conceived, because I believe it is the **wrong development, in the wrong place, at the wrong time.**

Featuring 58 zero-lot “cottage homes” and a 60-unit, 4-story apartment building (as well as 7 miniature “estate homes”), Coro Vista is too big, too dense, and absolutely the **wrong development** for the Coro Lake area.

Coro Lake currently has 147 private residences on about 125 acres of land, surrounding a 95-acre lake. The surrounding neighborhoods are all similarly semi-rural in character: single-family homes on large lots surrounded by forest and wetlands. Our lake-centered community is a place where people can fish, enjoy wildlife, have large gardens, and even enjoy the stars at night.

Coro Vista proposes to add to this semi-rural setting an exclusive, gated community of about 125 residences on less than 20 acres of land. In a very concentrated area it will almost double the population of the immediate area, with double the traffic, double the noise, and double the light pollution. (No more stars.)

Coro Vista proposes to sell zero lots on which people will build “cottage homes” (I have also heard Coro Vista plans to build the homes themselves, but reliable information has been hard to come by). In contrast, Coro Lake features—along with its a mix of mostly modest homes and a sprinkling of “McMansions”—some 57 privately owned vacant lots. So there are numerous opportunities for anyone who wants to build new houses or rehab old ones, all with lots of at least a ½ acre in size, on the lake, with full lake privileges. With those kinds of properties available, it is difficult to see how Coro Vista proposes to attract buyers who will build on lots with zero acreage, off the lake, and with no lake privileges.

But the dominant feature of Coro Vista is not the zero lots; it is the 4-story “multi-family residence”—which is a nice way of saying “apartment building.” There can be no justification for such a massive structure near Coro Lake. Buildings of such size may be found in the commercial districts of Memphis—Downtown, Midtown, and the Highland “Strip,” for example—but they are totally out of character for residential neighborhoods of single-family homes.

With this one giant structure, Coro Lake’s appeal as a place to enjoy nature and escape the hustle and bustle of city life will be erased. But is not only a matter of lifestyle—the homeowner covenant of Coro Lakes states that the community is exclusively designated for single family residences. I have been told the Robco Lake homeowners covenant contains similar language. Coro Vista would undermine that foundational stipulation.

Many of my neighbors fear—despite assurances from the developers—that the apartment building is the real objective here. Once it is built, it will be in no one’s interest to let it sit vacant, so it will be filled by whatever available means. After that, if the zero lots do not sell, it will not matter, because the developers will already have made their profit. The unsold zero lots can then be left to languish, or—since the door has been opened—more apartment construction may be approved.

By raising this scenario, I have no intention of criticizing the developers or accusing them of dishonesty—what I describe just makes good business sense. The Coro Vista partners may intend to follow through on the project all the way, but good intentions are not legally binding, and residents are concerned about having no recourse if the development fails, or if it transforms into something even bigger and more intrusive.

In another location, Coro Vista could be a viable, and even welcome, development, but it is in **the wrong place**. As noted above, its character is suited to a more urban setting, or at least a setting with access to main thoroughfares. Shelby, Holmes, Weaver, and Highway 51 are all fronted by abundant unused, underused, or blighted land that would be perfect for such a development. As an infill project, Coro Vista could be a real boon to Greater Westwood. But as it is presently conceived—shoehorned into an isolated residential neighborhood with access only to narrow, winding “country” roads—it is difficult to see how Coro Vista will best serve its own residents, much less the neighboring community.

With no direct access to any main thoroughfare, Coro Vista will have the greatest impact on the 77 homeowners on Coro and Dodd Roads. Coro Vista’s 125 proposed residences translates to a 160% expansion—which means a likely 160% increase in traffic on those two streets. By Coro Vista’s own numbers, there will be an additional 445 trips—that’s 445 more cars—per week funneled into these two quiet streets. Dodd already has speed bumps because of the problem with through traffic. This problem will be greatly enhanced by Coro Vista.

Finally, this is **the wrong time** for this development. It has been presented that Coro Lake is a neighborhood on the decline, when in fact it is a neighborhood that is making a comeback. Photos have been shared portraying our neighborhood as a blighted dumping ground of decaying houses and trash-strewn roads. As the enclosed pictures show, this is not a fair representation. We have a revitalized HOA that is dedicated to keeping our neighborhood clean, up to code, and vital, and we have new houses being built, as well as older ones being rehabilitated.



(NEW CONSTRUCTION)



(REHAB)

At great expense to property owners, we have also rebuilt the Coro Lake dam to meet state specifications, and we are dredging the silt-filled inlets to ensure the lake will thrive for decades to come.

We have secured grants from the City to place security cameras around the neighborhood, and have even offered to help Lakeshores Church apply for a camera grant to provide better security for their congregants and buildings.

We are in frequent touch with Code Enforcement and Memphis 311 to address blight and dumping issues, not only in our immediate neighborhood, but in the surrounding areas as well.



(BEFORE & AFTER)

Our HOA even has bi-annual cleanup parties, when we pick up trash throughout the neighborhood and all the way up Shelby Dr. to Dalstrom Park.

The one, single way in which Coro Vista is compatible with our neighborhood is that it is geared toward retirees. With its older population, Coro Lake is already a de facto retirement community, which is one reason it has stagnated over the past decade or so. What we need are not more older folks. We need younger families, with children, who will take full advantage of what Coro Lake has to offer and will again make it the vibrant, growing community it used to be. There has recently been a small trend in that direction, with both new home construction and rehabbing of older homes (my own included), but if we want to attract more families we need family homes, not a gated apartment complex for retirees.

One additional concern I hesitate to bring up is the lack of helpful information coming from the developers. Again, I do not wish to criticize or make insinuations, so I will simply state the facts: One of the selling points for Coro Vista is Mr. Robinson's experience developing "over \$100 million of various projects mostly in Southern California." Yet despite repeated requests for the names and locations of some of these developments, or the name of anyone he has worked with in the past, no information has been forthcoming. Additionally, the business address Mr. Robinson has provided in California—1450 E. Compton Blvd.—is designated by the Tennessee Secretary of State as "undeliverable." In a follow-up call to the business located there—Compton Self Storage—I learned that Mr. Robinson has no office there and has not been with that company for years

Again, I make no inferences. Mr. Robinsons may indeed have many wonderful real estate developments to his credit, but I have to ask why he has declined repeated requests to provide information one would think he would be eager to share.

The above remarks are mine alone, but from conversations I have had, I feel they represent the concerns of many of my neighbors, even some who are not necessarily opposed to the project. I thank the members of the Board for their attention in this matter, and for the opportunity for my voice to be heard.

Warmest regards,

Michael Compton  
5021 Coro Rd.  
Memphis, TN 38109

**NOTICE TO INTERESTED OWNERS OF PROPERTY  
(PLANNED DEVELOPMENT)**

You will take notice that a public hearing will be held by the Council of the City of Memphis, Tennessee, meeting in session in the Council Chambers, First Floor, City Hall, 125 North Main Street, Memphis, Tennessee, 38103, on Tuesday, \_\_\_\_\_ at 3:30 p.m., in the matter of granting an application for a special use permit for a planned residential development pursuant to Article 9.6 of the Memphis and Shelby County Unified Development Code, as follows:

**CASE NUMBER:** PD 21-5  
**LOCATION:** 1560 Drew Road and an adjacent parcel  
**COUNCIL DISTRICTS:** District 6 and Super District 8  
**OWNERS:** Coro Vista, LLC, and Shelby County Schools  
**APPLICANT:** Coro Vista, LLC  
**REPRESENTATIVE:** Brenda Solomito of Solomito Land Planning  
**EXISTING ZONING:** Residential – 6 and Residential – 10  
**REQUEST:** Special use permit for a planned residential development  
**AREA:** 20 acres

**RECOMMENDATIONS:**

Memphis and Shelby County Division of Planning and Development: *Approval with outline plan conditions*

Memphis and Shelby County Land Use Control Board: *Approval with outline plan conditions*

**NOW, THEREFORE,** you will take notice that on Tuesday, \_\_\_\_\_, at 3:30 p.m. the Council of the City of Memphis, Tennessee, will be in session at the City Hall Council Chambers at 125 North Main Street, Memphis, Tennessee 38103 to hear remonstrances or protests against the making of such changes; such remonstrances or protests must be by personal appearances, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

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.

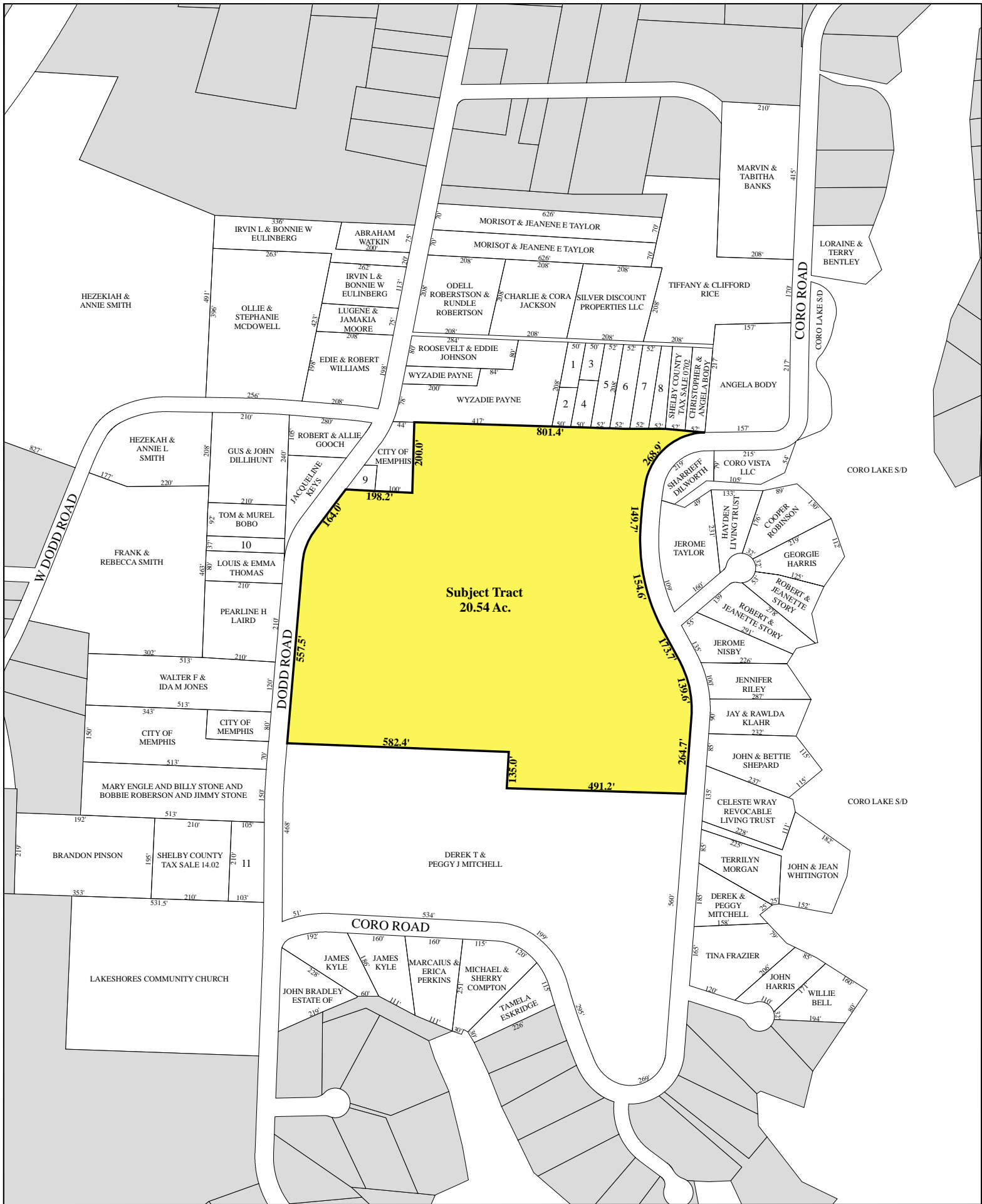
**THIS THE \_\_\_\_\_, \_\_\_\_\_**

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

**ATTEST:**

**DYWUANA MORRIS**  
***CITY COMPTROLLER***

**TO BE PUBLISHED:**



- 1. SHELBY COUNTY TAX SALE #13.04
- 2. SHELBY COUNTY TAX SALE 0702
- 3. SHELBY COUNTY TAX SALE 0405
- 4. SHELBY COUNTY TAX SALE #83.1
- 5. SHELBY COUNTY TAX SALE 11.01
- 6. SHELBY COUNTY TAX SALE 0702
- 7. SHELBY COUNTY TAX SALE 0702
- 8. SHELBY COUNTY TAX SALE 0702
- 9. US LAND SYNDICATION LLC
- 10. SHELBY COUNTY TAX SALE 14.04

11. ROSEVELT ROBINSON & SAMELLA RANDL

NOT TO SCALE

**W.H. PORTER CONSULTANTS, PLLC**  
 ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS

6055 PRIMACY PKWY, SUITE 115  
 MEMPHIS, TENNESSEE 38119  
 901-363-9453



EULINBERG IRVIN L & BONNIE W  
5023 MALLARD POINT CV  
MEMPHIS, TN 38109

WATKIN ABRAHAM  
38 E FAIRMOUNT AVE  
PONTIAC MI 48340

TAYLOR MORISOT & JEANENE E  
4774 DODD RD  
MEMPHIS TN 38109

RICE TIFFANY AND CLIFFORD RICE JR  
PO BOX 333  
MILLINGTON TN 38083

BANKS MARVIN & TABATHA  
4731 CORO RD  
MEMPHIS TN 38109

MCDOWELL OLLIE & STEPHANIE  
655 W RAINES RD  
MEMPHIS TN 38109

EULINBERG IRVIN L & BONNIE W  
5023 MALLARD POINT CV  
MEMPHIS TN 38109

ROBERTSON ODELL (1/3) INT AND  
SAMELLA RUNDLE (1/3) INT  
8224 S YATES BLVD  
CHICAGO IL 60617

JACKSON CHARLIE & CORA L  
3797 SEWANEE RD  
MEMPHIS TN 38109

SILVER DISCOUNT PROPERTIES LLC  
PO BOX 48708  
LOS ANGELES CA 90048

MOORE LUGENE & JAMAKIA  
4793 DODD RD  
MEMPHIS TN 38109

WILLIAMS EDDIE & ROBERT  
4265 BROOKWAY  
MEMPHIS TN 38109

JOHNSON ROOSEVELT & EDDIE L  
27 E DUNBAR RD  
MEMPHIS TN 38109

PAYNE WYZADIE L  
4820 DODD RD  
MEMPHIS TN 38109

PAYNE WYZADIE  
4820 DODD RD  
MEMPHIS TN 38109

SHELBY COUNTY TAX SALE 13.04  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 0702  
EXH #16936  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 0405  
EXH #14467  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE #83.1  
EXH #8309  
160 N MAIN ST  
MEMPHIS TN 38103

SHELBY COUNTY TAX SALE 11.01  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 0702  
EXH #16940  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 0702  
EXH #16941  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 0702  
EXH #16942  
PO BOX 2751  
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 0702  
EXH #16943  
PO BOX 2751  
MEMPHIS TN 38101

BODY CHRISTOPHER & ANGELA  
5376 SANTA BARBARA ST  
MEMPHIS TN 38116

BODY ANGELA  
5376 SANTA BARBARA  
MEMPHIS TN 38116

CORO LAKE SUBDIVISION TRS OF  
P O BOX 901153  
MEMPHIS TN 38190

CORO VISTA LLC  
1450 E COMPTON BLVD  
COMPTON CA 90221

DILWORTH SHARRIEFF A  
2951 BANNOCKBURN RD  
MEMPHIS TN 38128

CORO LAKE SUBDIVISION (TRS)  
PO BOX 901153  
MEMPHIS TN 38190

CORO VISTA LLC  
1450 E COMPTON BLVD  
COMPTON CA 90221

CITY OF MEMPHIS  
125 N MAIN ST  
MEMPHIS TN 38103

U S LAND SYNDICATION LLC  
6645 QUEEN AVE S APT 100B  
MINNEAPOLIS MN 55423

GOOCH ROBERT & ALLIE B  
4833 DODD RD  
MEMPHIS TN 38109

DILLIHUNT GUS ((ESTATE OF) AND  
JOHN D DILLIHUNT  
402 KING RD  
MEMPHIS TN 38109

SMITH HEZEKIAH & ANNIE L  
1678 W DODD RD  
MEMPHIS TN 38109

SMITH FRANK & REBECCA  
1678 W DODD RD  
MEMPHIS TN 38109

BOBO TOM & MUREL  
4851 DODD RD  
MEMPHIS TN 38109

KEYS JACQUELINE  
1492 JEANNINE ST  
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE 14.04  
PO BOX 2751  
MEMPHIS TN 38101

THOMAS LOUIS & EMMA  
4861 DODD RD  
MEMPHIS TN 38109

LAIRD PEARLINE H  
4239 VAN BUREN PL  
LOS ANGELES CA 90037

JONES WALTER F & IDA M  
4893 DODD RD  
MEMPHIS TN 38109

CITY OF MEMPHIS  
220 S MAIN ST  
MEMPHIS TN 38103

CITY OF MEMPHIS  
125 N MAIN ST  
MEMPHIS TN 38103

ENGLE MARY AND BILLY STONE AND  
BOBBIE ROBERSON AND JIMMY STONE  
4897 DODD RD  
MEMPHIS TN 38109

PINSON BRANDON  
1637 SOUTHWALL ST  
MEMPHIS TN 38114

SHELBY COUNTY TAX SALE 14.02  
PO BOX 2751  
MEMPHIS TN 38101

ROBINSON JR ROSEVELT AND  
SAMILLA R RANDL  
8224 S YATES BLVD  
CHICAGO IL 60617

LAKESHORES COMMUNITY CHURCH  
OF THE APOSTOLIC FAITH  
5049 CORO RD  
MEMPHIS TN 38109

MITCHELL DEREK T & PEGGY J  
1808 PATRICK RD  
MEMPHIS TN 38114

KYLE JAMES E  
337 W HUBBARD AVE  
ELKHART IN 46516

KYLE JAMES E  
337 W HUBBARD AVE  
ELKHART IN 46516

PERKINS MARCAIUS & ERICA  
720 LITTY CT  
MEMPHIS TN 38103

COMPTON MICHAEL & SHERRY  
5021 CORO RD  
MEMPHIS TN 38109

ESKRIDGE TAMELA  
PO BOX 901551  
MEMPHIS TN 38190

FRAZIER TINA  
4380 GRAY ESTATES DR  
SOUTHAVEN MS 38671

HARRIS JOHN A  
4952 CORO CV  
MEMPHIS TN 38109

BELL WILLIE F  
4954 CORO CV  
MEMPHIS TN 38109

MITCHELL DEREK & PEGGY  
4934 CORO RD  
MEMPHIS TN 38109



MORGAN TERRILYN J  
4924 CORO RD  
MEMPHIS TN 38109

WHITINGTON JOHN R & JEAN  
4920 CORO RD  
MEMPHIS TN 38109

WRAY CELESTE REVOCABLE  
LIVING TRUST  
259 GRAYLYNN DR  
NASHVILLE TN 37214

SHEPARD JOHN & BETTIE C  
4904 CORO RD  
MEMPHIS TN 38109

KLAHR JAY D III & RAWLDA  
4898 CORO RD  
MEMPHIS TN 38109

RILEY JENNIFER M  
4888 CORO RD  
MEMPHIS TN 38109

NISBY JEROME  
4878 CORO RD  
MEMPHIS TN 38109

STORY ROBERT B & JEANETTE  
4872 HIGH POINT CV  
MEMPHIS TN 38109

STORY ROBERT B & JEANETTE  
4868 HIGH POINT CV  
MEMPHIS TN 38109

HARRIS GEORGIE B  
5098 CORO RD  
MEMPHIS TN 38109

ROBINSON COOPER Y JR  
5557 HACKBERRY CV  
MEMPHIS TN 38120

HAYDEN LIVING TRUST  
10939 CROOKED CREEK CIR  
DALLAS TX 75229

TAYLOR JEROME JR  
4263 TOMAHAWK ST  
MEMPHIS TN 38109

CORO LAKE SUBDIVISION  
TRS OF  
P O BOX 901153  
MEMPHIS TN 38190

SMITH HEZEKIAH & ANNIE L  
1678 W DODD RD  
MEMPHIS TN 38109

BENTLEY LORAIN AND TERRY BENTLEY  
AND JOE BENTLEY  
4764 CORO RD  
MEMPHIS TN 38109

TAYLOR MORISOT & JEANENE E  
4774 DODD RD  
MEMPHIS TN 38109

BRADLEY JOHN A (ESTATE OF)  
1725 PRESTON ST  
MEMPHIS TN 38106

TENANT  
4773 DODD RD  
MEMPHIS, TN 38109

TENANT  
4785 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4793 DODD RD  
MEMPHIS, TN 38109

TENANT  
4782 DODD RD  
MEMPHIS, TN 38109

TENANT  
4805 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4808 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4814 CORO RD  
MEMPHIS, TN 38109

TENANT  
4830 S CORO RD  
MEMPHIS, TN 38109

TENANT  
4832 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4875 DODD RD  
MEMPHIS, TN 38109

TENANT  
4905 S DODD RD  
MEMPHIS, TN 38109

TENANT  
1763 W DODD RD  
MEMPHIS, TN 38109

TENANT  
5041 CORO  
MEMPHIS, TN 38109

TENANT  
4920 DODD RD  
MEMPHIS, TN 38109

TENANT  
5037 CORO RD  
MEMPHIS, TN 38109

TENANT  
5031 CORO RD  
MEMPHIS, TN 38109

TENANT  
5029 CORO RD  
MEMPHIS, TN 38109

TENANT  
5017 S CORO RD  
MEMPHIS, TN 38109

TENANT  
4948 S CORO CV  
MEMPHIS, TN 38109

TENANT  
4914 CORO RD  
MEMPHIS, TN 38109

TENANT  
4864 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
4860 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
4854 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
4850 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
5043 S CORO RD  
MEMPHIS, TN 38109

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 20 July 2021**

**DATE**

**PUBLIC SESSION: 20 July 2021**

**DATE**

**ITEM (CHECK ONE)**

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

**ITEM DESCRIPTION:** A resolution approving a special use permit for a planned residential development

**CASE NUMBER:** PD 21-11

**DEVELOPMENT:** M-Town Planned Development

**LOCATION:** 771 and 775 Tanglewood St.

**COUNCIL DISTRICTS:** District 4 and Super District 8

**OWNER/APPLICANT:** M-Town Properties, LLC

**REPRESENTATIVE:** Brenda Solomito of Solomito Land Planning

**EXISTING ZONING:** Residential Urban – 1 (Historic) within the Midtown District Overlay

**REQUEST:** Special use permit for a planned residential development

**AREA:** 0.2 acres

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

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Required**  
 Set public hearing date for – 20 July 2021

**PRIOR ACTION ON ITEM:**

(1) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
10 June 2021 DATE  
 (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION  
 (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

**DATE**

**POSITION**

_____	_____	MUNICIPAL PLANNER
_____	_____	ZONING ADMINISTRATOR
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

### ***PD 21-11 – M-Town Planned Development***

Resolution requesting a special use permit for a planned residential development at 771 and 775 Tanglewood St.:

- This item is a resolution, including conditions, for a special use permit to allow the above;
- The Division of Planning & Development sponsors this resolution at the request of the Owner/Applicant: M-Town Properties, LLC; and Representative: Brenda Solomito of Solomito Land Planning;
- This resolution, if approved, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

**RESOLUTION APPROVING THE M-TOWN PLANNED DEVELOPMENT AT 771 AND 775 TANGLEWOOD ST., KNOWN AS CASE NUMBER PD 21-11.**

---

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

**WHEREAS**, M-Town Properties, LLC, filed an application with the Memphis and Shelby County Division of Planning and Development for a special use permit for a planned residential development; and

**WHEREAS**, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for planned developments as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and consistency of its design and amenities with the public interest; and has submitted its findings and recommendation, including recommended 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 June 10, 2021, and said Board has submitted its recommendation, including recommended outline plan conditions, concerning the above considerations to the Council of the City of Memphis; and

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

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

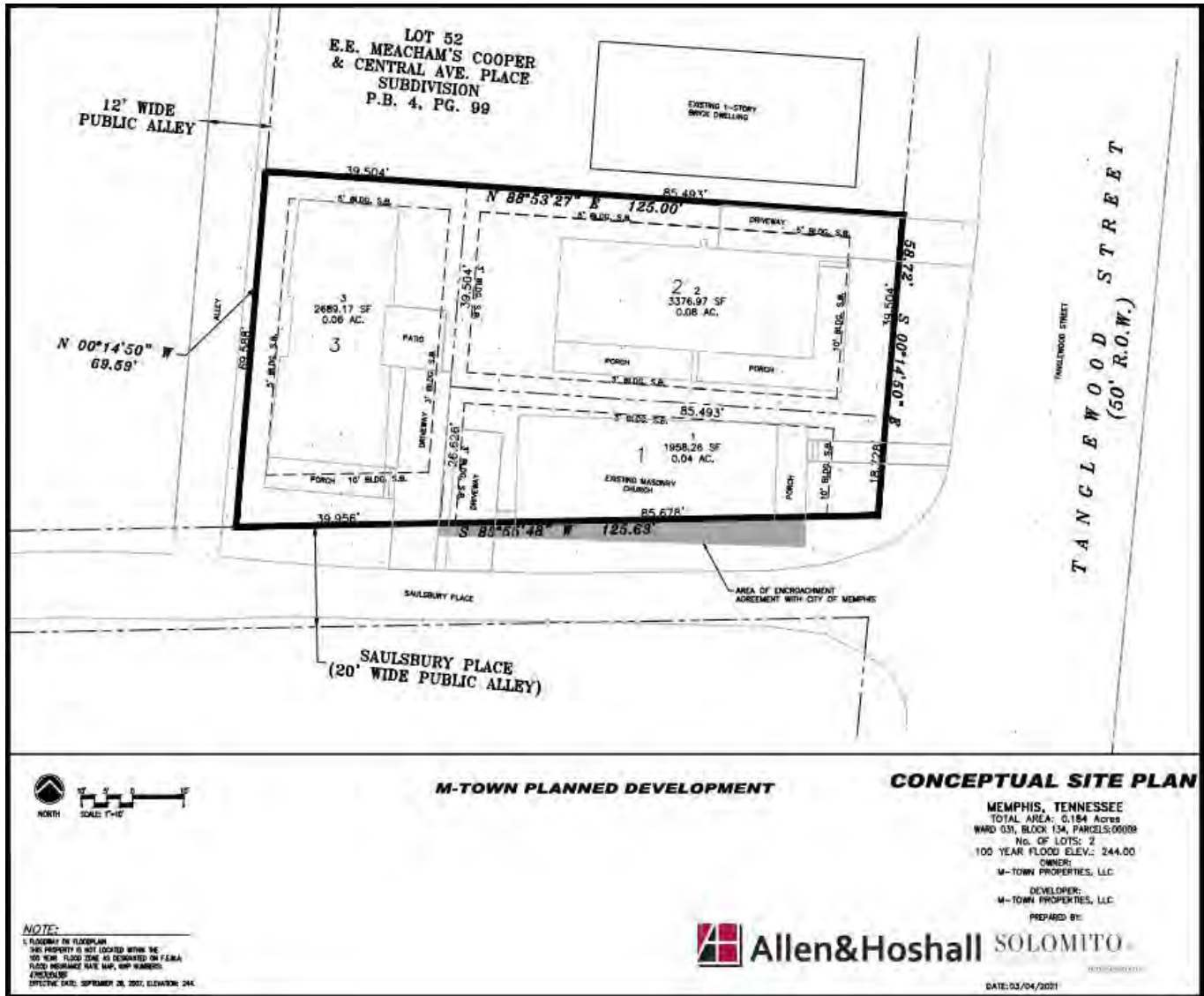
**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit for a planned residential development is hereby granted in accordance with the attached outline plan conditions.

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

## OUTLINE PLAN CONDITIONS

- I. Uses Permitted
  - A. Uses shall be permitted in accordance with the underlying zoning, with the exception that no short-term rental housing shall be permitted.
- II. Building Envelope Standards
  - A. The minimum lot size shall be 1900 square feet.
  - B. The minimum lot width shall be 18 feet.
  - C. Minimum front setbacks shall be 10 feet.
  - D. Minimum side and rear setbacks shall be 3.5 feet, with the following exception:
    - i. Lot 1 shall have no minimum street side setback.
  - E. Street-facing garages and carports shall not be permitted.
  - F. Unenclosed front porches with a minimum depth of 8 feet shall be required.
    - i. Such porches may be permitted to encroach into setbacks in accordance with Unified Development Code standards.
  - G. Finished ground floors shall be raised a minimum of 18 inches above the top of grade.
- III. General Development Standards
  - A. A modified S-13, S-14, or S-15 streetscape plate, including curb and gutter, shall be installed along the site's Tanglewood frontage, subject to approval of the Zoning Administrator. Improvement of Saulsbury shall not be required.
    - i. Dedication of right-of-way or pedestrian easements may be required by the Zoning Administrator.
  - B. Curbs cuts shall be subject to approval of the Zoning Administrator and City Engineer. A maximum of one lot may have vehicular access from Saulsbury.
- IV. Final Plan
  - A. The applicant shall make a good faith effort to close the adjacent alley from York to Saulsbury, subject to administrative approval.
  - B. If any common open space is provided, a home owners' association shall be required to own and maintain said land. Any such association shall be created concurrently with the recording of a final plan.
  - C. Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.
  - D. Any construction, and similar work, within the Cooper-Young Historic District shall be subject to the approval of the Landmarks Commission in accordance with the Cooper-Young Historic District design guidelines.
  - E. A final plan shall be submitted that demonstrates compliance with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.

# CONCEPTUAL SITE PLAN



**ATTEST:**

- CC:** Division of Planning and Development
- Land Use and Development Services
  - Construction Enforcement

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, June 10, 2021**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

<b>CASE NUMBER:</b>	PD 21-11
<b>DEVELOPMENT:</b>	M-Town Planned Development
<b>LOCATION:</b>	771 and 775 Tanglewood St.
<b>COUNCIL DISTRICTS:</b>	District 4 and Super District 8
<b>OWNER/APPLICANT:</b>	M-Town Properties, LLC
<b>REPRESENTATIVE:</b>	Brenda Solomito of Solomito Land Planning
<b>REQUEST:</b>	Special use permit for a planned residential development
<b>EXISTING ZONING:</b>	Residential Urban – 1 (Historic) within the Midtown District Overlay
<b>AREA:</b>	0.2 acres

---

**The following spoke in support of the application:** No one

**The following spoke in opposition to the application:** No one

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

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



## **Recommended Outline Plan Conditions**

- I. Uses Permitted
  - A. Uses shall be permitted in accordance with the underlying zoning, with the exception that no short-term rental housing shall be permitted.
- II. Building Envelope Standards
  - A. The minimum lot size shall be 1900 square feet.
  - B. The minimum lot width shall be 18 feet.
  - C. Minimum front setbacks shall be 10 feet.
  - D. Minimum side and rear setbacks shall be 3.5 feet, with the following exception:
    - i. Lot 1 shall have no minimum street side setback.
  - E. Street-facing garages and carports shall not be permitted.
  - F. Unenclosed front porches with a minimum depth of 8 feet shall be required.
    - i. Such porches may be permitted to encroach into setbacks in accordance with Unified Development Code standards.
  - G. Finished ground floors shall be raised a minimum of 18 inches above the top of grade.
- III. General Development Standards
  - A. A modified S-13, S-14, or S-15 streetscape plate, including curb and gutter, shall be installed along the site's Tanglewood frontage, subject to approval of the Zoning Administrator. Improvement of Saulsbury shall not be required.
    - i. Dedication of right-of-way or pedestrian easements may be required by the Zoning Administrator.
  - B. Curbs cuts shall be subject to approval of the Zoning Administrator and City Engineer. A maximum of one lot may have vehicular access from Saulsbury.
- IV. Final Plan
  - A. The applicant shall make a good faith effort to close the adjacent alley from York to Saulsbury, subject to administrative approval.
  - B. If any common open space is provided, a home owners' association shall be required to own and maintain said land. Any such association shall be created concurrently with the recording of a final plan.
  - C. Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.
  - D. Any construction, and similar work, within the Cooper-Young Historic District shall be subject to the approval of the Landmarks Commission in accordance with the Cooper-Young Historic District design guidelines.
  - E. A final plan shall be submitted that demonstrates compliance with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.

AGENDA ITEM: 2

**CASE NUMBER:** PD 21-11 **L.U.C.B. MEETING:** 10 June 2021

**DEVELOPMENT:** M-Town Planned Development

**LOCATION:** 771 and 775 Tanglewood St.

**COUNCIL DISTRICT:** District 4 and Super District 8

**OWNER/APPLICANT:** M-Town Properties, LLC

**REPRESENTATIVE:** Brenda Solomito Basar of Solomito Land Planning

**REQUEST:** Special use permit for a planned residential development

**AREA:** 0.2 acres

**EXISTING ZONING:** Residential Urban – 1 (Historic) within the Midtown District Overlay

## CONCLUSIONS (p. 24)

1. M-Town Properties, LLC, has requested a special use permit for a planned residential development of three single-family houses with reduced lot size/width, including the adaptive reuse of part of a historic church that encroaches into the right-of-way.
2. Staff finds that the proposal meets at least one of the planned development objectives, the planned development general provisions, the planned residential development standards, and the special use permit approval criteria. Additionally, the development appears consistent with the Memphis 3.0 Comprehensive Plan.
3. Staff recommends a requirement to close the adjacent alley for several reasons, including the conversion of unusable land to buildable/taxable area and the maintenance of vehicular access for the adjacent lot to the west.

## CONSISTENCY WITH MEMPHIS 3.0 (pp. 28-30)

Per the Dept. of Comprehensive Planning, this request is **consistent** with the Memphis 3.0 Comprehensive Plan.

## RECOMMENDATION (p. 25)

***Approval with outline plan conditions***

**GENERAL INFORMATION**

<b>Street Frontage:</b>	Tanglewood Street	(Local street)	59 linear feet
	Saulsbury Place	(Local street)	126 linear feet
	<i>Alley (unimproved)</i>		70 linear feet
<b>Zoning Atlas Page:</b>	2035		
<b>Parcel ID:</b>	031134 00008 and 031134 00009		
<b>Existing Zoning:</b>	Residential Urban – 1 (Historic) within the Midtown District Overlay		

**NEIGHBORHOOD MEETING**

The required neighborhood meeting was held at 6 p.m. on 25 March 2021 via Zoom.

**PUBLIC NOTICE**

In accordance with Sub-Section 9.3.4A of the Unified Development Code (UDC), a notice of public hearing is required to be mailed and signs posted. A total of 72 notices were mailed on 23 March 2021, and a total of two signs posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located in Cooper-Young

MEACHEM'S COOPER AND CENTRAL AVENUE SUBDIVISION (1905)

E.E. MEACHEM'S  
 COOPER & CENTRAL AVENUE  
 Subdivision of Lots 25 and 26 COOPER TRACT

NOTE This map is the same as original map on record with exception of change of Union Railways Co. Richardson, C.E.

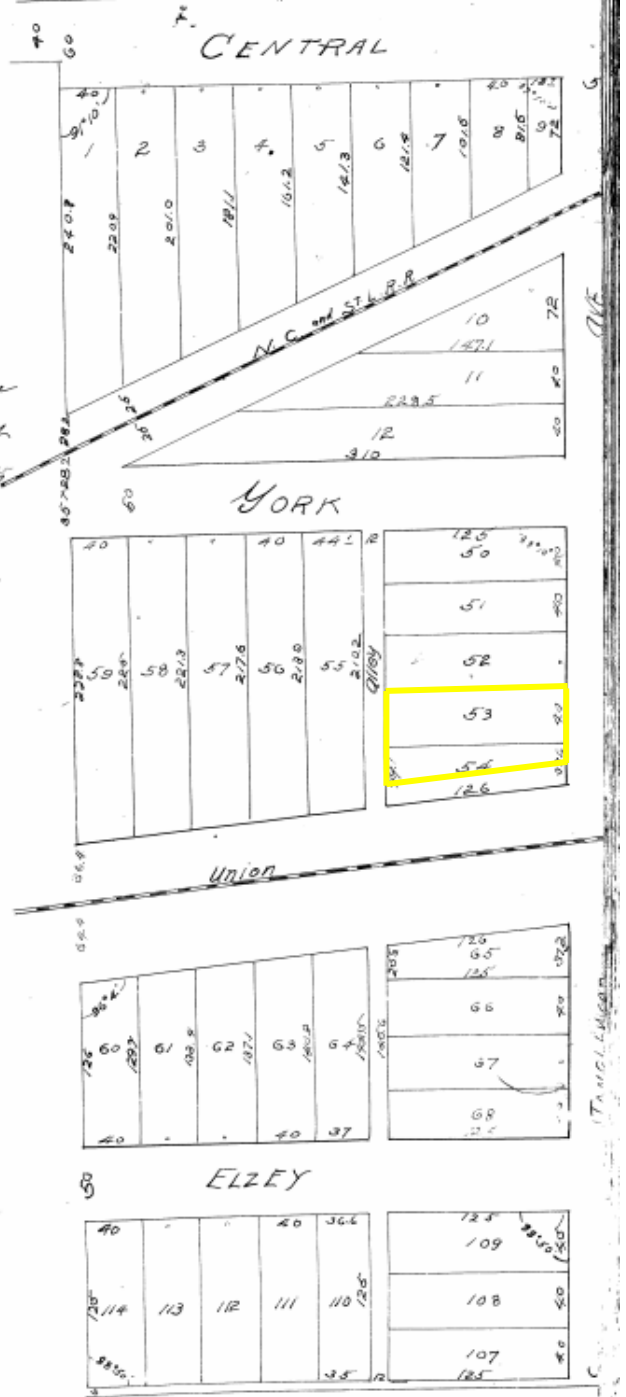
Traced by  
 Given & Richardson  
 Jan 14 1905

Approved by the Legislative Council  
 at its meeting held Feb 9 1905  
 J. B. Armour  
 City Secretary

I hereby adopt this plan as my subdivision of Cooper & Central Ave Place and dedicate the streets & alleys shown herein to the public use  
 This 13th day of Feb. 1905. E.E. Meacham

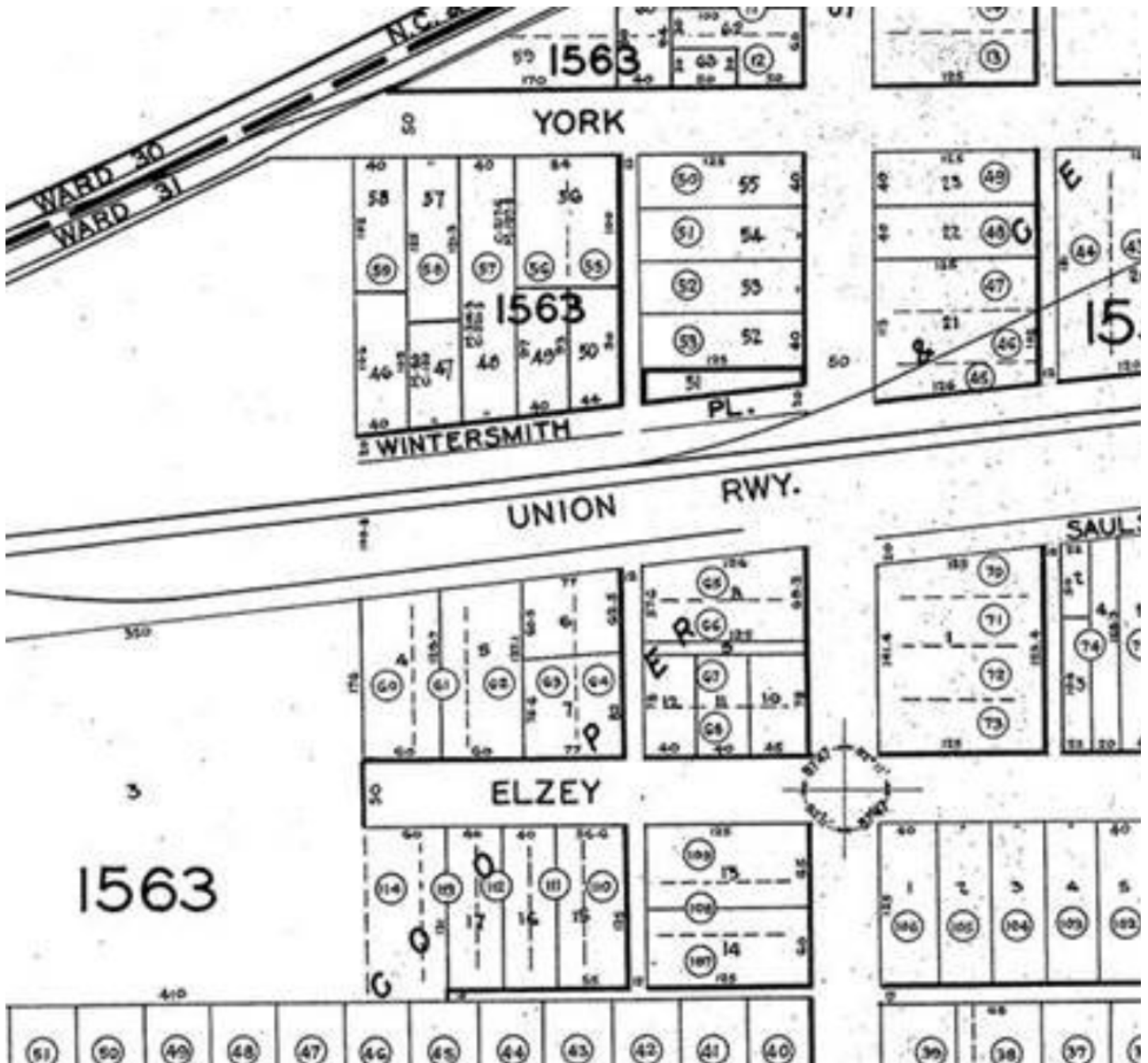
State of New York }  
 New York County } Personally appeared before me  
 Marcha Andrews Griffin, a Notary Public in and for said State and County, at New York City, duly commissioned and qualified, E.E. Meacham the within named bargainor and who whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and for the purposes therein expressed.  
 Witness my hand and Notarial Seal, at New York City aforesaid, this 13th day of February 1905  
 Marcha Andrews Griffin  
 Notary Public

State of Tennessee }  
 Shelby County } Filed for registration Feb 21 1905 at 3:20 o'clock P.M. and noted in Note Book No 20 Page 151 and was recorded Feb 26th 1905.  
 James Jones Register  
 By J.C. Murray D.R.



Subject site consists of Lot 53 and a truncated Lot 54. The approximate boundaries of the property have been outlined in yellow.

CITY BLOCK MAP (1929)

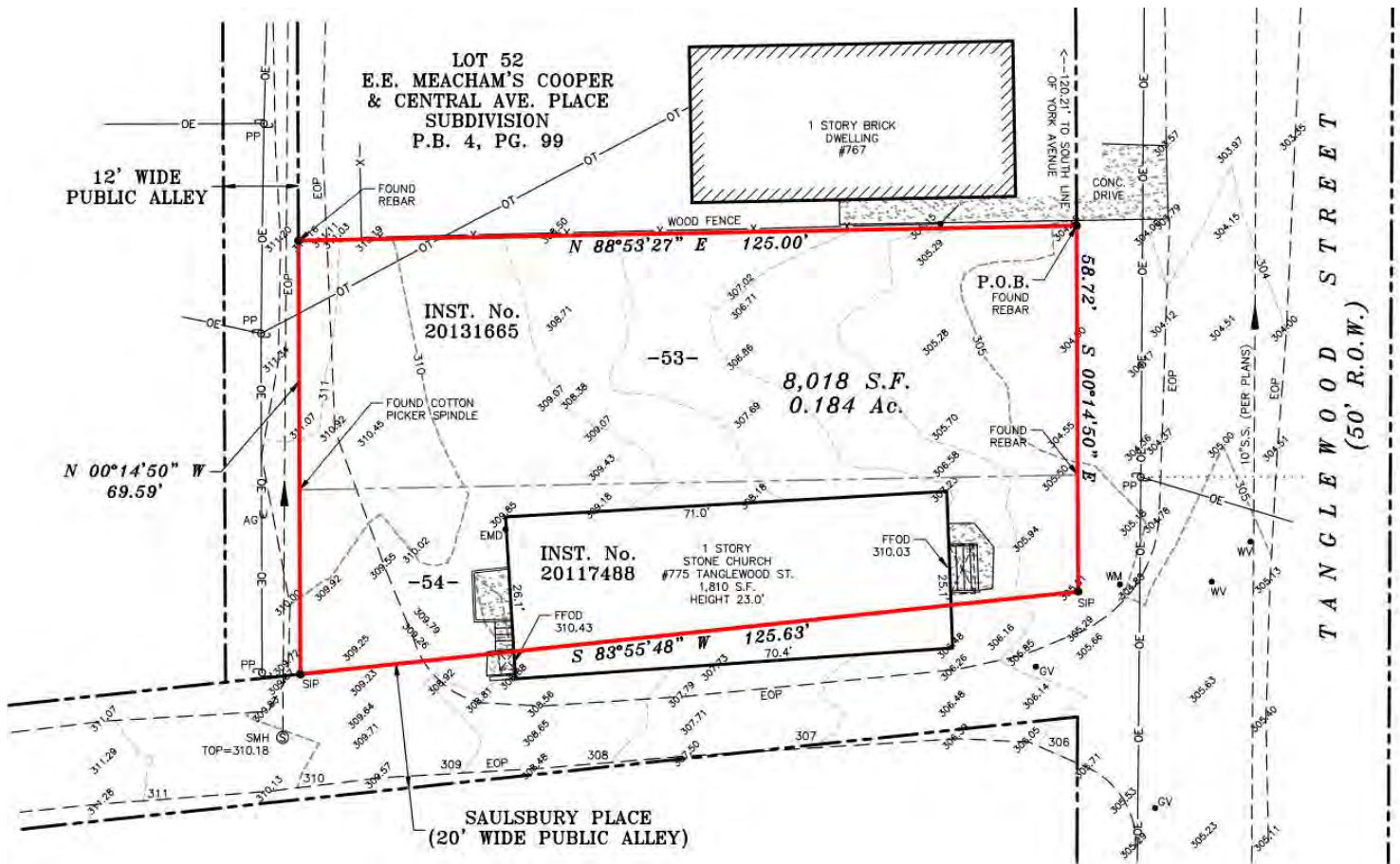


Although no instrument of dedication of Saulsbury has been found, this 1929 City map shows it – then named Wintersmith Place – as a public right-of-way. The creation of this street allowed the subdivision of the long lots tucked between York and the Union-Pacific railroad right-of-way.

**VICINITY MAP**



**SURVEY**



**LEGEND:**

P. O. B.	POINT OF BEGINNING
R. O. W.	RIGHT-OF-WAY
P. B.	PLAT BOOK
PG.	PAGE
INST. No.	INSTRUMENT NUMBER
Ac.	ACRES
S. F.	SQUARE FEET
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
AG	ANCHOR GUY
EMD	DEAD ELECTRIC METER
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FFOD	FINISH FLOOR ELEVATION (OUTSIDE OF DOORWAY)
SIP	SET 1/2" REBAR WITH PLASTIC CAP

CEID MOEJH



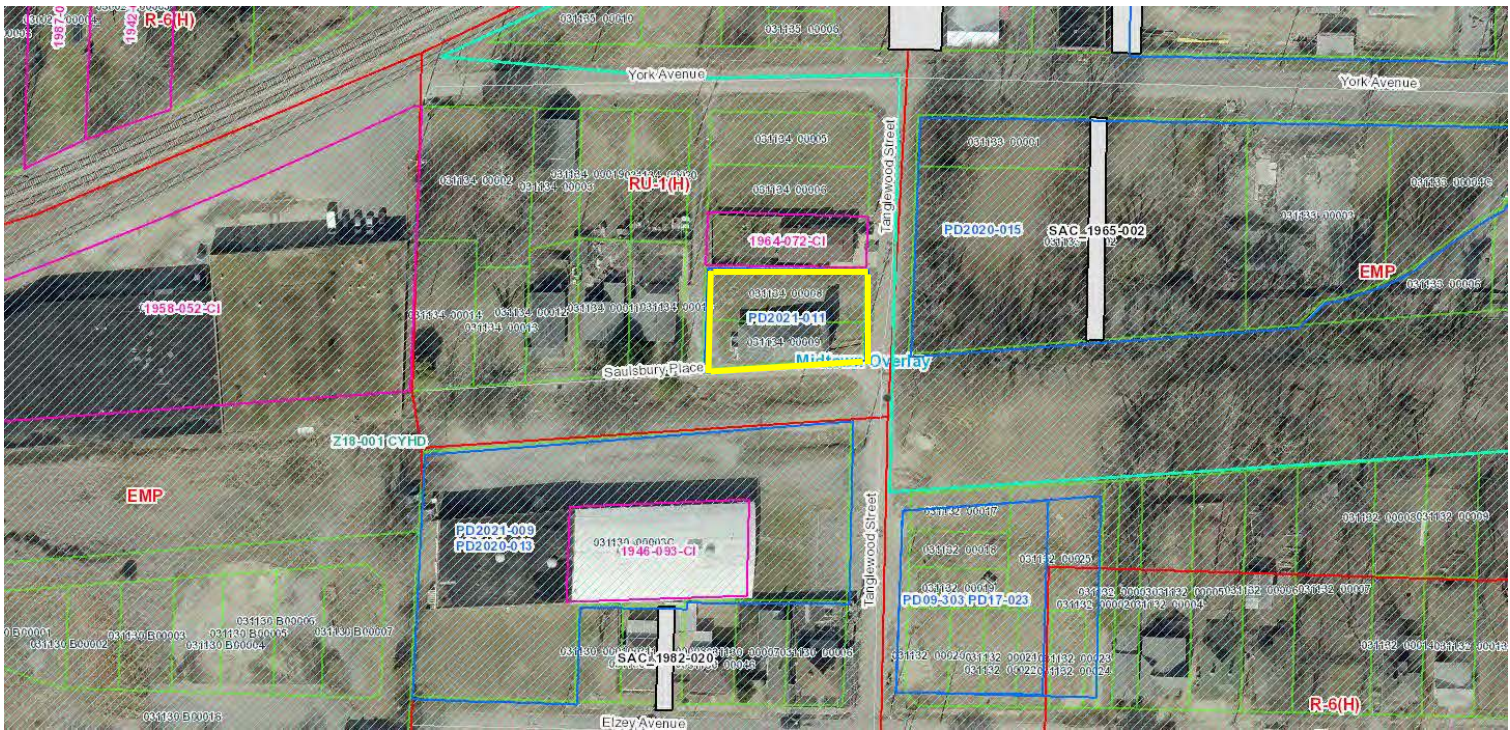
**AERIAL PHOTOGRAPH SUPERIMPOSED ON SURVEY**



This aerial photograph superimposed on the zoning map shows the church's encroachment into the right-of-way. It also shows that the alley right-of-way does not neatly coincide with the existing drive off Saulsbury. In fact, overhead utilities – represented here by red dots – go down the middle of the right-of-way.

Note that the adjacent property to the west of the alley currently relies on the subject property for vehicular access to its rear parking area. That access would no longer be available if the proposal were developed.

**ZONING MAP**



**Existing Zoning:** Residential Urban – 1 (Historic) within the Midtown District Overlay

**Surrounding Zoning**

**North:** Residential Urban – 1 (Historic) within the Midtown District Overlay

**East:** Employment within the Midtown District Overlay











**South:** Residential – 6 within the Midtown District Overlay

**West:** Residential Urban – 1 (Historic) within the Midtown District Overlay

The subject site is across the street from two planned developments approved by the Memphis City Council in 2021: Tanglewood Place to the south and Central Yards to the east.

**LAND USE MAP**



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

Nearby uses include single-family residential, two-family residential, light industrial, and vacant land.

**SITE PHOTOS**



View of the corner of Tanglewood and Saulsbury, as well as subject structure



View of the subject vacant parcel



View north down Tanglewood



View south down Tanglewood



View east down Saulsbury



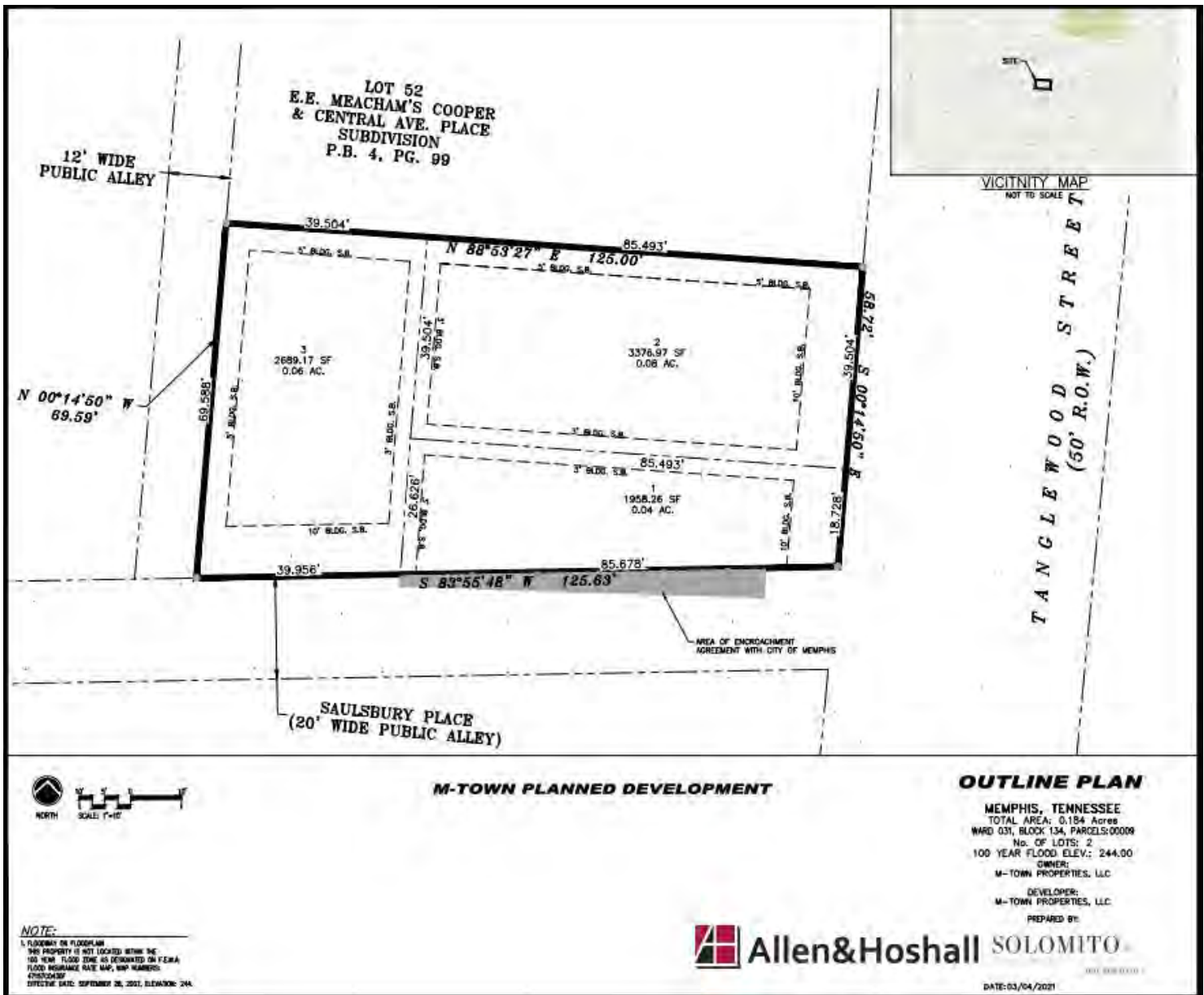


View of alley right-of-way, looking north. The center of the 12'-wide right-of-way roughly coincides with the overhead utilities, despite appearances.

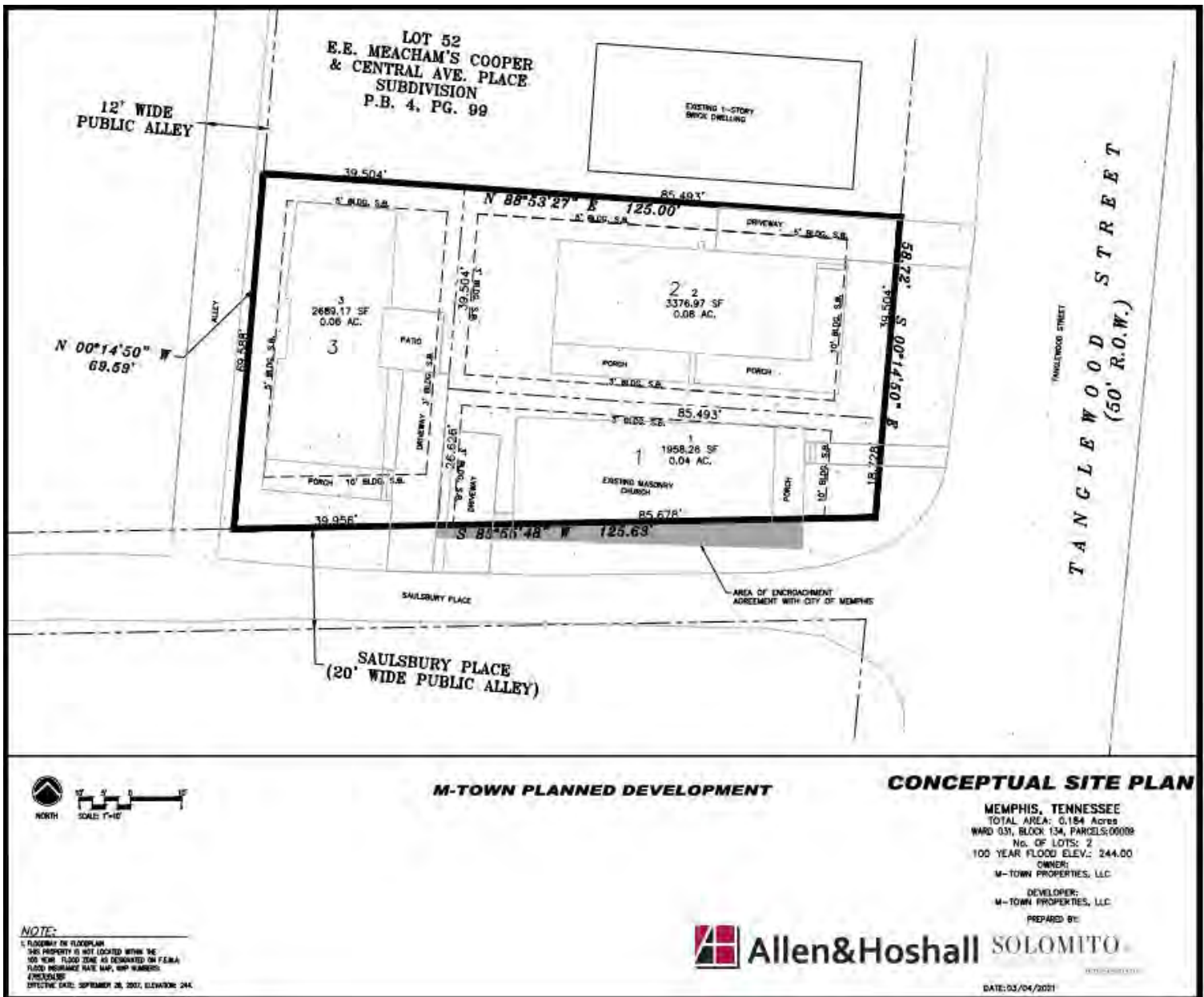


View of existing rear drive, looking south

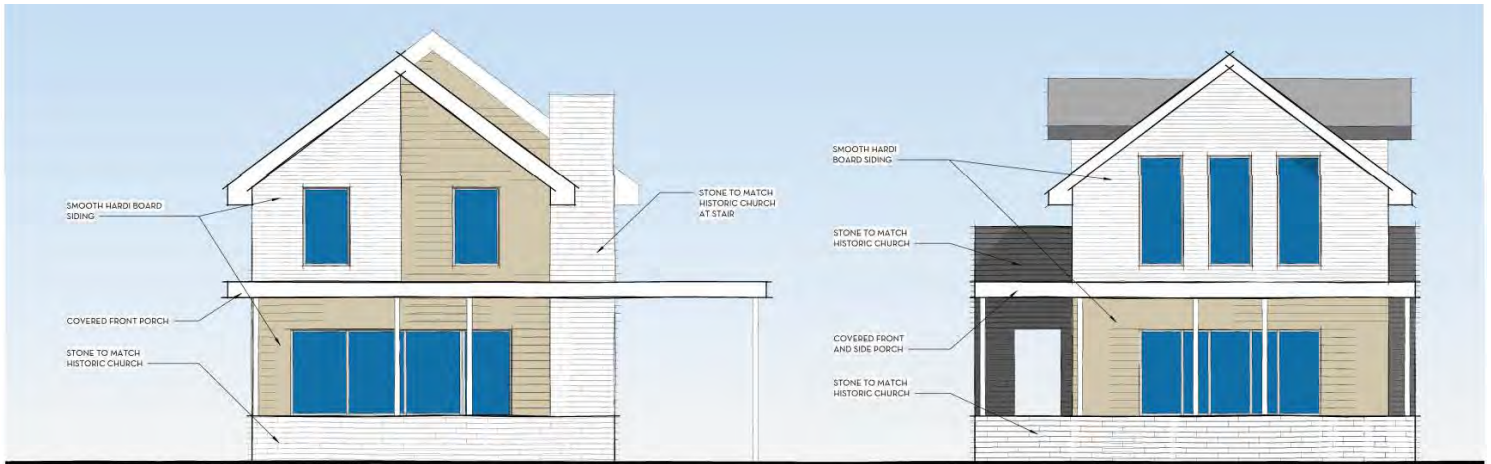
**PROPOSED OUTLINE PLAN**



**PROPOSED CONCEPTUAL SITE PLAN**



**PROPOSED ELEVATIONS**



ELEVATION FACING SAULSBURY PLACE  
Lot 3

ELEVATION FACING TANGLEWOOD  
STREET  
Lot 2



## STAFF ANALYSIS

### Request

The request is for a special use permit for a planned residential development of three single-family houses with reduced lot size/width, including the adaptive reuse of part of a historic church that encroaches into the right-of-way.

The application form and letter of intent have been added to this report.

### Applicability

Staff **agrees** at least one of the applicability objectives as set out in Section 4.10.2 of the Unified Development Code is or will be met.

#### *4.10.2 Applicability*

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

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

### General Provisions

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

#### *4.10.3 General Provisions*

*The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations*

*of the Land Use Control Board and the Zoning Administrator which shall be forwarded pursuant to provisions contained in this Chapter.*

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.*
- B. An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.*
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.*
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.*
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.*
- F. Lots of record are created with the recording of a planned development final plan.*

### **Residential Criteria**

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

#### *4.10.4 Planned Residential Developments*

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

- A. Formal Open Space*

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

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

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

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

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

**F. Distance Requirements**

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

**Approval Criteria**

Staff **agrees** the special use permit approval criteria as set out in Section 9.6.9 of the Unified Development Code are or will be 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 0.2-acre subject property consists of Lot 53 and a truncated Lot 54 of Meachem's Cooper and Central Avenue Subdivision. Together, the lots have 59 linear feet of frontage on Tanglewood St. and 126 linear feet of frontage on Saulsbury Place. Both are local streets, although some esteem Saulsbury an alley due to the 20-foot width of its right-of-way. The Tanglewood frontage has overhead utilities and no curb, gutter, or sidewalk. The Saulsbury frontage has overhead utilities on the opposite side of the street and no curb, gutter, or sidewalk. Additionally, the lots have 70 feet of frontage on an unimproved 12'-wide alley right-of-way, the middle of which coincides with overhead utilities and which in certain instances has been inappropriately incorporated into lots' backyards. Lot 54 contains a church – approximately 70' x 25' – built circa 1920 to house a Black Baptist congregation. In fact, a small baptistery still stands to the rear of the structure. The church's stone facades are accentuated by a cross of individual bricks above the front door. Although the history is murky, staff postulates that at some point in the 1920s after the church's construction the southern portion of Lot 54 was dedicated as right-of-way: the entrance (and exit) to the small, unrecorded subdivision that is today known as Saulsbury Place. The church structure encroaches into the Saulsbury right-of-way. The rear of Lot 54 has an asphalt drive off Saulsbury that provides vehicular access to the lot on the opposite side of the alley right-of-way; the drive might easily be mistaken as the apparently offset right-of-way. Lot 54 is vacant.

### **Plan Review**

A full plan review will take place during final plan review, if approved.

### **Conclusions**

M-Town Properties, LLC, has requested a special use permit for a planned residential development of three single-family houses with reduced lot size/width, including the adaptive reuse of part of a historic church that encroaches into the right-of-way.

Staff finds that the proposal meets at least one of the planned development objectives, the planned development general provisions, the planned residential development standards, and the special use permit approval criteria. Additionally, the development appears consistent with the Memphis 3.0 Comprehensive Plan.

Staff recommends a requirement to close the adjacent alley for several reasons, including the conversion of unusable land to buildable/taxable area and the maintenance of vehicular access for the adjacent lot to the west.

## RECOMMENDATION

Staff recommends **approval** with the following outline plan conditions:

- I. Uses Permitted
  - A. Uses shall be permitted in accordance with the underlying zoning, with the exception that no short-term rental housing shall be permitted.
- II. Building Envelope Standards
  - A. The minimum lot size shall be 1900 square feet.
  - B. The minimum lot width shall be 18 feet.
  - C. Minimum front setbacks shall be 10 feet.
  - D. Minimum side and rear setbacks shall be 3.5 feet, with the following exception:
    - i. Lot 1 shall have no minimum street side setback.
  - E. Street-facing garages and carports shall not be permitted.
  - F. Unenclosed front porches with a minimum depth of 8 feet shall be required.
    - i. Such porches may be permitted to encroach into setbacks in accordance with Unified Development Code standards.
  - G. Finished ground floors shall be raised a minimum of 18 inches above the top of grade.
- III. General Development Standards
  - A. A modified S-13, S-14, or S-15 streetscape plate, including curb and gutter, shall be installed along the site's Tanglewood frontage, subject to approval of the Zoning Administrator. Improvement of Saulsbury shall not be required.
    - i. Dedication of right-of-way or pedestrian easements may be required by the Zoning Administrator.
  - B. Curbs cuts shall be subject to approval of the Zoning Administrator and City Engineer. A maximum of one lot may have vehicular access from Saulsbury.
- IV. Final Plan
  - A. The applicant shall make a good faith effort to close the adjacent alley from York to Saulsbury, subject to administrative approval.
  - B. If any common open space is provided, a home owners' association shall be required to own and maintain said land. Any such association shall be created concurrently with the recording of a final plan.
  - C. Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.
  - D. Any construction, and similar work, within the Cooper-Young Historic District shall be subject to the approval of the Landmarks Commission in accordance with the Cooper-Young Historic District design guidelines.
  - E. A final plan shall be submitted that demonstrates compliance with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.

## **DEPARTMENTAL COMMENTS**

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

### **City Engineer:**

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

### **Sewers:**

2. 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. Dedicate and improve Tanglewood Street 25 feet from the centerline with curb, gutter, and sidewalk in accordance with the Unified Development Code consistent with development to the north at Central Yards PD.
7. Dedicate and improve a 5-foot property line radius at the intersection of Saulsbury Place and Tanglewood with an ADA accessible ramp at the corner.
8. The proposed encroachment only leaves 9 feet of pavement on Saulsbury Place. Dedicate and improve to provide a minimum of 24 feet of asphalt to provide for two-way traffic.

### **Traffic Control Provisions:**

9. 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.
10. 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.

11. 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:**

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

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

**Drainage:**

14. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

**Site Plan Notes:**

15. 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.

16. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

**Memphis Light, Gas and Water:**

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

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

- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **Street Names: It is the responsibility of the owner/applicant** to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for **Street Naming Guidelines** and the **Online Street Name Search**: <http://www.mlgw.com/builders/landandmapping>
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the impact on or conflict with any existing utilities, and the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
  - All residential developers must contact MLGW Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
  - All commercial developers must contact MLGW 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.

**Dept. of Comprehensive Planning:**

Land Use Designation (see page 80 for details): Anchor Neighborhood – Primarily Single-Unit

**Based on form and location characteristics and existing land use, the proposal IS CONSISTENT with the goals of the Memphis 3.0 Comprehensive Plan.**

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

**1. FUTURE LAND USE PLANNING MAP**



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

## 2. Land use description & applicability:

The site is designated a Single-Unit Anchor Neighborhood. AN-S neighborhoods are characterized by house-scale buildings between one and three stories high and a mix of attached and semi-detached homes, around the anchor designation, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right



### “AN-S” Goals/Objectives:

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

### “AN-S” Form & Location Characteristics:

The parcels are located within a Sustain Anchor. Primarily, detached, single-family residences. Attached single-family permitted on parcels within 100 feet of an anchor, one to two stories in height, and house scale.

*The applicant intends to build three single-family homes on two parcels. One of the parcels is an existing, vacant church and the applicant intends to preserve the front of the church building.*

*The request meets the criteria by proposing to build three single-family homes that are detached and two stories in height. Also, the applicant is promoting infill that is in line with the current and future neighborhood context. Therefore, the proposal is consistent.*

## 3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Residential, Commercial and Employment. The subject site is surrounded by the following zoning districts: R-6 (H), CMU-1, EMP. This requested land use is compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcel is similar in nature to the requested use.*

#### 4. Degree of Change Map



The red box indicates the application site. The degree of change is Sustain.

#### 5. Degree of Change Description

Sustain areas rely on limited public support and private resources to maintain the existing pattern of a place.

Actions for Sustain anchors and anchor neighborhoods are meant to:

- Support existing market conditions
- Support maintenance of public realm and infrastructure
- Facilitate private investment and development that is contextually compatible
- Address building form with infill development

Ways to Sustain:

- Promote infill that is contextually compatible
- Maintain most existing zoning standards (not in conflict with future land use)
- Change street cross-sections to promote multi-modal transportation options
- Enhance connectivity to transit network
- Apply/Uphold historic overlay district overlays

- Address regulatory barriers to quality development
- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Encourage "curb to door" pedestrian and ADA accommodations
- Construct new streets or pathways to increase connectivity within large sites
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Upgrade infrastructure to improve storm water runoff
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Based on the information provided, the proposal is CONSISTENT with the goals of the Memphis 3.0 Comprehensive Plan. Summary Compiled by: Melanie Batke, Office of Comprehensive Planning

<b>City Fire Division:</b>	No comments received.
<b>City Real Estate:</b>	No comments received.
<b>County Health Department:</b>	No comments received.
<b>Shelby County Schools:</b>	No comments received.
<b>Dept. of Construction Enforcement:</b>	No comments received.
<b>Dept. of Sustainability and Resilience:</b>	No comments received.



APPLICATION FORM



*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: 3/4/21

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

PLEASE TYPE OR PRINT

Name of Development: M-Town Planned Development

Property Owner of Record: M-Town Properties Phone #: 901.496.5877, 901-378-2234

Mailing Address: 650 River View Road City/State: Memphis, TN Zip 38120

Property Owner E-Mail Address: ksteinberg@duncantlaw.com, jsteinberg@bakerdonelson.com

Applicant: Same Phone # \_\_\_\_\_

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

Applicant E- Mail Address: \_\_\_\_\_

Representative: Brenda Solomito Basar - Solomito Land Planning Phone #: 901-569-0310

Mailing Address: 1779 Kirby Parkway #1-323 City/State: Memphis, TN Zip 38120

Representative E-Mail Address: brenda@solomitolandplanning.com

Engineer/Surveyor: Allen & Hoshall - Robert Cochran Phone # 901-409-8672

Mailing Address: 1661 International Drive Suite 100 City/State: Memphis, TN Zip 38120

Engineer/Surveyor E-Mail Address: rochran@allenhoshall.com

Street Address Location: North west corner of Tanglewood Street and Salsbury Place

Distance to nearest intersecting street: \_\_\_\_\_

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	Lot 53 - .114 ac	Lot 54 - .067	
Existing Zoning:	RU-1 (H)	RU-1 (H)	
Existing Use of Property	Vacant	Vacant Church	
Requested Use of Property	SF	SF	

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

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

Number of Residential Units: \_\_\_\_\_ Bedrooms: \_\_\_\_\_

Expected Appraised Value per Unit: \_\_\_\_\_ or Total Project: \_\_\_\_\_





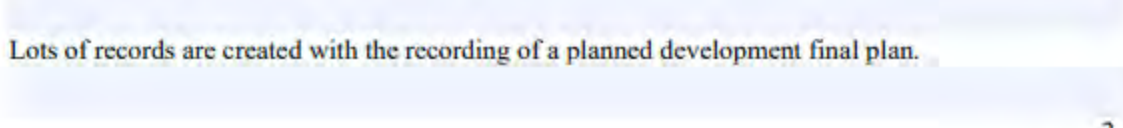

**Amendment(s):** Is the applicant applying for an amendment to an existing Planned Development?  
Yes \_\_\_\_\_ No<sup>x</sup> \_\_\_\_\_

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**      [See Attached Cover Letter](#)

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.  

- 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 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)  

- 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.  

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

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


**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: Nov 2020 with Josh Whitehead

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

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

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

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

<u>M-Town Properties, LLC</u>	<u>Phil Steinberg</u>	<u>3-1-21</u>
Property Owner of Record	Applicant	Date
		<u>3-1-21</u>

**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

March 4, 2021

Mr. Josh Whitehead, AICP  
Planning Director/Administrator  
Memphis & Shelby County  
Division of Planning & Development  
City Hall, 125 N. Main St., Ste. 468  
Memphis, TN 38103

RE: Application for Planned Development Amendment  
M-Town Planned Development

Dear Josh:

We are pleased to submit, on behalf of M-Town Properties LLC, an application for a Planned Development at the northwest corner of Tanglewood Street and Saulsbury Place. The property is zoned Residential Urban (RU-1) (H) and is located in both the Midtown Overlay District and the Cooper Young Historic District. Lot 53 is vacant and Lot 54 houses a former Church that was home to many Church congregations.

The purpose of this application is to permit three single family lots where two lots currently exist and preserve the front portion of the existing church building. Originally recorded in 1905, Lots 53 and 54 were developed as single-family lots. It is difficult to determine exactly when the church was constructed on Lot 54, however the attached aerial photo from 1971 illustrates the church is clearly located on Lot 54.

Another anomaly with Lot 54 is amount of Tanglewood Lot frontage. The 1905 recorded plat indicates the frontage was 37.6'. Today, research and surveys indicate the frontage was reduced at some point along with the overall acreage to accommodate an "alley" named Saulsbury Place. As a result, the southern property line of Lot 54 was relocated to run through the church building and the Tanglewood frontage is 17.6'.

In addressing these challenges, the design team carefully created three appropriate and compatible lots that will contain three conventional single-family homes. This proposal is similar to other Planned Developments approved over the last few years in the Cooper Young Historic District. Again, it is unclear exactly when the Church was constructed but we feel it is a unique and contributing structure so the front portion will be renovated and preserved. As a result, the applicant will be seeking an encroachment agreement with the City of Memphis to accommodate the existing building and accommodate the Lot 1 single family home.

This proposal is compatible with surrounding properties and conforms to the criteria establish in the UDC and Memphis 3.0 for Infill development. As justified in the following General Provisions:

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 proposal is similar to Planned Developments that have successfully been developed in other areas of Cooper Young. A benefit of the overall plan is the preservation of a part of the Church building. The addition of the three single family homes will be a welcome addition. This proposal does not hinder the redevelopment of other properties in proximity.***

**SOLOMITO**

brenda@solomitoplanning.com | 901.755.7495

March 4, 2021  
Page 2

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

***City services were provided for the previous development on this property. Additional taps and storm water drainage facilities will be provided, as necessary.***

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 proposed layout of the lots is consistent with the current development pattern.***

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

***The proposed Outline Plan, Conceptual Site Plan and proposed conditions contribute to a cohesive proposal. The flexibility being provided to Lot 1 will permit the preservation of the Church. The lot line and right of way anomaly and the resulting encroachment agreement is not needed as a result of actions by the current property owner.***

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

***Not Applicable.***

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

***A maximum of three residential lots will be created with the recording of the final plat.***

Additionally, the Items submitted provides evidence that;

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. The site was fully developed at one time.

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

The request will not adversely affect the Midtown Overlay District Regulations or other plans to be considered (see Chapter 1.9). The style and construction of the homes will be consistent and complimentary to the existing homes in Cooper Young, or violate the character of existing standards for development of the adjacent properties.

Thank you for your time and consideration in this matter. Feel free to contact me if you have any questions.

Sincerely,

**Solomito Land Planning**



Brenda Solomito Basar  
Land Planner



**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, Scott Morton, being duly sworn, depose and say that at 10:30 am/pm on the 26 day of March, 20 21, I posted 2 Public Notice Sign(s) pertaining to Case No. PD2021-011 at 771-775 Tanglewood Street, providing notice of a Public Hearing before the  Land Use Control Board,  Memphis City Council, \_\_\_\_\_ Shelby County Board of Commissioners for consideration of a proposed Land Use Action ( Planned Development, \_\_\_\_\_ Special Use Permit, \_\_\_\_\_ Zoning District Map Amendment, \_\_\_\_\_ Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

[Signature] 3/26/21  
Owner, Applicant or Representative Date

Subscribed and sworn to before me this 26 day of March, 20 21.

[Signature]  
Notary Public



My commission expires: 5/4/21

**LETTERS RECEIVED**

No letters received at the time of publication.



**NOTICE TO INTERESTED OWNERS OF PROPERTY  
(PLANNED DEVELOPMENT)**

You will take notice that a public hearing will be held by the Council of the City of Memphis, Tennessee, meeting in session in the Council Chambers, First Floor, City Hall, 125 North Main Street, Memphis, Tennessee, 38103, on Tuesday, \_\_\_\_\_ at 3:30 p.m., in the matter of granting an application for a special use permit for a planned residential development pursuant to Article 9.6 of the Memphis and Shelby County Unified Development Code, as follows:

- CASE NUMBER:** PD 21-11
- LOCATION:** 771 and 775 Tanglewood St.
- COUNCIL DISTRICTS:** District 4 and Super District 8
- OWNER/APPLICANT:** M-Town Properties, LLC
- REPRESENTATIVE:** Brenda Solomito of Solomito Land Planning
- EXISTING ZONING:** Residential Urban – 1 (Historic) within the Midtown District Overlay
- REQUEST:** Special use permit for a planned residential development
- AREA:** 0.2 acres

**RECOMMENDATIONS:**

- Memphis and Shelby County Division of Planning and Development: *Approval with outline plan conditions*
- Memphis and Shelby County Land Use Control Board: *Approval with outline plan conditions*

**NOW, THEREFORE,** you will take notice that on Tuesday, \_\_\_\_\_, at 3:30 p.m. the Council of the City of Memphis, Tennessee, will be in session at the City Hall Council Chambers at 125 North Main Street, Memphis, Tennessee 38103 to hear remonstrances or protests against the making of such changes; such remonstrances or protests must be by personal appearances, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

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 COMPTROLLER***

**TO BE PUBLISHED:**



Date: 01/25/21  
 Prepared By:  
 Property Research Data  
 PRD Job #21-008

795 Tanglewood LLC  
6000 Poplar Avenue, Ste. 250  
Memphis, TN 38119-3974

Ant Lion USA LLC  
12 Kellaway Street  
Fannie Bay, Australia, 820

Apple Partners LLC  
99 Cherokee Road  
Memphis, TN 38104-2605

Aur Rhomes A S And Mallory E Sharp (RS)  
2040 Evelyn Avenue  
Memphis, TN 38104-5438

Barrett Brent E  
769 S. Cooper Street  
Memphis, TN 38104

Chow Martin H  
1242 Peabody Avenue  
Memphis, TN 38104-3550

City Builders LLC  
3023 Centre Oak Way, Street 2  
Germantown, TN 38138-6306

City Of Memphis  
125 N. Main Street  
Memphis, TN 38103

Cooper York Development Company Inc.  
232 Southmill Drive  
Eads, TN 38028-6970

CRJ Properties LLC  
299 S. Walnut Bend Road, Ste. 100  
Cordova, TN 38018-7281

CSX Transportation Incorporated  
500 Water Street  
Jacksonville, FL 32202-4423

Diep Dung H  
2046 Elzey Avenue  
Memphis, TN 38104-5410

Drago James  
4447 Westbrook  
Bartlett, TN 38135

Dykes Lillian E  
2076 Evelyn Avenue  
Memphis, TN 38104-5416

Ella Residential LLC And WO SFR LLC  
6000 Poplar Avenue, Ste. 250  
Memphis, TN 38119-3974

Elliott George S  
40 Burton Hills Boulevard, Ste. 300  
Nashville, TN 37215

Elzey Partners LLC  
5851 Ridge Bend Road  
Memphis, TN 38120-9412

Eubanks James F & Debra  
1965 Edwards Mill Road  
Germantown, TN 38139-4495

Fay Brian J & Savannah K  
2044 Evelyn Avenue  
Memphis, TN 38104-5438

Fitzgerald Ronald G  
4028 Hilldale Avenue  
Memphis, TN 38117-1512

Fournier Julie A  
1515 Auburnwoods Drive  
Collierville, TN 38017-4866

Fryar Thomas C & Brenda S  
2011 Central Avenue  
Memphis, TN 38104-5261

Gabrion Dana  
99 S. Second Street, 2<sup>nd</sup> Floor  
Memphis, TN 38103-3027

George S Elliott Trust  
40 Burton Hills Boulevard, Ste. 300  
Nashville, TN 37215

Glotfelter Nona L  
2100 Elzey Avenue  
Memphis, TN 38104-5412

Glotfelter W A  
2100 Elzey Avenue  
Memphis, TN 38104-5412

Golden John F & Jean Seagle  
2100 Elzey Avenue  
Memphis, TN 38104

Goodwin Verneda And Kevin R Hutton  
2037 York Avenue  
Memphis, TN 38104-5435

Gowen Kyle H  
2086 Elzey Avenue  
Memphis, TN 38104

Graham James M III And Catherine C  
550 S. Cooper Street  
Memphis, TN 38104

Gregory Oliver L & Jacqueline G  
2024 Evelyn Avenue  
Memphis, TN 38104-5438

Harmon Tom  
8179 Clinton Way  
Cordova, TN 38018

Herbers Christopher S  
4530 Kings Park Road  
Memphis, TN 38117-5430

Hoffman Christopher K  
3639 Norhwood Drive  
Memphis, TN 38111-6143

Howard Emory And Lois Clayborne  
2044 Saulsberry Place  
Memphis, TN 38104

Johns Jacquelyn  
2028 Evelyn Avenue  
Memphis, TN 38104

Katherine K Fisher Revocable Living  
5019 New Castle Road  
Memphis, TN 38117-5829

King Revocable Living Trust  
1997 Central Avenue  
Memphis, TN 38104-5261

Kolassa Eugene M Jr.  
2086 Evelyn Avenue  
Memphis, TN 38104-5416

Lawrence Gregory  
7630 Fairway Forest Drive N.  
Cordova, TN 38016-5732

Lenti Virginia D  
2100 Elzey Avenue  
Memphis, TN 38104-5412

Maness Terry  
2044 Elzey Avenue  
Memphis, TN 38104-5410

Masterson Brandee L  
2068 Evelyn Avenue  
Memphis, TN 38104-5416

McIntire John L  
2085 Elzey Avenue  
Memphis, TN 38104-5413

McKinney Shirley W & Doris Webb  
4091 Cecil Drive  
Memphis, TN 38116-6171

Medlin Candace L  
701 Charingworth Court  
Westminster, MD 21158-3052

Melton Reba  
2045 Elzey Avenue  
Memphis, TN 38104

Mohundro Jake R & Jeanine H  
2025 Central Avenue  
Memphis, TN 38104-5261

Mooring Bobby And Martha K Mooring  
1779 Kirby Parkway, Ste. 1  
Germantown, TN 38138

Mooring Bobby R  
6722 River Oak View Drive  
Memphis, TN 38120-3332

NC & St. Louis Railroad Company  
General Delivery  
Memphis, TN 38101

New Testament Ministries  
628 Semmes  
Memphis, TN 38111

Pearson Matthew A & Joanna Lagownik  
2034 Evelyn Avenue  
Memphis, TN 38104-5438

RE And D Investments LLC  
232 Southmill Drive  
Eads, TN 38028-6970

Rednour Benjamin W  
2099 Elzey Avenue  
Memphis, TN 38104

Ryan Charlie  
4257 Walnut Grove Road  
Memphis, TN 38117-2367

Scott Industries Incorporated  
2078 York Avenue  
Memphis, TN 38104-5451

Scruggs James A  
2041 Central Avenue  
Memphis, TN 38104-5261

Seagle Jeanne  
2098 Elzey Avenue  
Memphis, TN 38104-5412

Shelton Matthew C  
2080 Evelyn Avenue  
Memphis, TN 38104-5416

Street William A III And Carol E Street  
7938 US Highway 70  
Memphis, TN 38133-1306

Surratt Terry D & Sarah B  
7978 Winding Creek Drive  
Germantown, TN 38138-7124

Trouy Robert L Jr. & Sarah S  
2007 Central Avenue  
Memphis, TN 38104-5261

Union Railway Company  
1400 Douglas Street  
Omaha, NE 38101

Vassar Jo Ann  
811 Tanglewood Street  
Memphis, TN 38104-5425

Walker Willie Jr.  
3299 Lucibill Road  
Memphis, TN 38116

Weinstein Andy  
5119 Greenway Cove  
Memphis, TN 38117-4322

Woods Leroy & Regina R  
2035 Central Avenue  
Memphis, TN 38104-5261

Wright Frances  
495 Wolf View Cove  
Cordova, TN 38018-7630

Wright Frances And Westley Wright (RS)  
495 Wolf View Cove  
Cordova, TN 38018-7630

Solomito Land Planning  
1779 Kirby Parkway #1-323  
Memphis, TN 38138

Solomito Land Planning  
1779 Kirby Parkway #1-323  
Memphis, TN 38138

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Memphis, TN 38138

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1779 Kirby Parkway #1-323  
Memphis, TN 38138

Solomito Land Planning  
1779 Kirby Parkway #1-323  
Memphis, TN 38138

M-Town Properties LLC  
650 River View Road  
Memphis, TN 38120-2619

M-Town Properties LLC  
650 River View Road  
Memphis, TN 38120-2619

M-Town Properties LLC  
650 River View Road  
Memphis, TN 38120-2619

M-Town Properties LLC  
650 River View Road  
Memphis, TN 38120-2619

M-Town Properties LLC  
650 River View Road  
Memphis, TN 38120-2619



## Memphis City Council Summary Sheet

**P.D. 21-018**  
*(BLP Film Studios, LLC)*

### **A Resolution requesting a film studios mixed-use plan with associated accessory structures and uses within the Concept Plan, subject to Outline Plan Conditions**

- This item is a Resolution with a Concept Plan for a planned development to allow the above on real properties located in Residential Single Family (R-8) and Commercial Mixed Use (CMU-3) Districts; and
- The Division of Planning & Development at the request of the Owner(s)/Applicant(s): BLP Film Studios, LLC and Representative: Brittenum Law, PLLC; and
- Approval of the planned development will be reflected on the Memphis & Shelby County Zoning Atlas; and
- This resolution, if approved with Outline Plan Conditions, will supersede the existing zoning of the property; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, June 10<sup>th</sup>, 2021**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following planned development application:

**CASE NUMBER:** P.D. 21-018

**LOCATION:** West side of Elvis Presley between Holmes Road and Scaife Road

**COUNCIL DISTRICTS:** District 3, Super District 8-Positions 1, 2 & 3

**OWNER/APPLICANT:** BLP File Studios, LLC

**REPRESENTATIVE:** Brittenum Law, PLLC

**EXISTING ZONING:** Residential Single Family (R-8) & Commercial Mixed Use (CMU-3) Districts

**REQUEST:** Planned development to allow a film studios mixed-use plan with associated accessory structures and uses

**AREA:** 84.70 Acres

---

### **The following spoke in support of the application:**

Dedrick Brittenum, Jr., 3385 Airways Blvd-Suite 229, Memphis, TN 38116  
Jason Farmer, 254 Court Avenue-Suite 213, Memphis, TN 38103

### **The following spoke in opposition of the application:**

Charles Belenky, 5019 Welchshire Avenue, Memphis, TN 38117

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

**The motion passed by a unanimous vote of 8 to 0.**

Respectfully,



**Brian S. Bacchus**  
Principal Planner  
Land Use and Development Services  
Division of Planning and Development

**cc: Committee Members**  
**File**



**P.D. 21-018****BLP Film Studios Planned Development****Outline Plan Conditions****I. Uses Permitted: Area A, B & C**

A. Any use permitted by right in the Commercial Mixed Use (CMU-3) District and as illustrated on the Concept Plan. Additionally, the following land uses shall be permitted:

1. Movie production facility
2. Event/convention center
3. Hotel
4. Multifamily
5. Neighborhood arts center (or similar community facility)
6. Dormitory
7. Solar farm
8. Campground (travel trailer park, recreational vehicle park)
9. Sheet metal shop
10. Warehouse storage (not distribution)

B. The following land uses shall not be permitted:

1. Convenience store with or without gas pumps
2. Boarding house, single room occupancy, or rooming house
3. Cleaning establishment, pick up station
4. Outdoor advertising sign
5. Tattoo, palmist, psychic, or medium
6. Outdoor recreation
7. Vehicle parts and accessories
8. Any vehicle sales, service, and repair
9. Hourly Rate Hotel or Motels

**II. Bulk Regulations:**

A. The Bulk Regulations of the CMU-3 shall apply except for the following:

1. Maximum height for buildings shall be fifty (50) feet for buildings in "Areas A and C" and eighty-five (85) feet for buildings in "Area B" with the exception that building #10 in Area A shall not exceed thirty-five (35) feet in height.
2. Building shall be set back a minimum of thirty-five (35) feet from Duelling Oaks subdivision.
3. The location of structures shown on the concept plan may be repositioned on the site by as much as one hundred fifty (150) feet on the final plan in keeping with these conditions.

### III. Access, Circulation and Parking:

- A. All internal roads shall be private drives and have a minimum width of twenty-two (22) feet of asphalt pavement, or other suitable, all-weather paving material(s).
- B. One (1) curb cut shall be allowed along Mary Jane Avenue cul-de-sac frontage as indicated on the concept plan. The design of the curb cut shall be subject to review and approval of the City Engineer. Dedicate a permanent 50' radius cul-de-sac at the existing terminus of Mary Jane Avenue as indicated on the concept plan and improve with a 40' curb radius, curb, gutter and asphalt pavement.
- C. One (1) curb cut shall be allowed along Duelling Oaks but will serve only as an emergency exit. Dedicate and improve a permanent cul-de-sac (43' radius) at the south terminus of Duelling Oaks as indicated on the on the concept plan.
- D. One (1) point of access shall be allowed along the Scaife Road frontage as indicated on the concept plan.
- E. All gated entrances shall meet the requirements of Unified Development Code (UDC) (4.4.8).
- F. All parking and loading shall be in accordance with Section 4.5 of the UDC.

### IV. Landscaping and Screening:

- A. The outdoor filming zone (+/-9 acres) adjacent to 'Duelling Oaks' subdivision shall be preserved and maintained as generally depicted and illustrated on the concept plan. In addition, there shall be a minimum buffer width of thirty-five (35) feet between any proposed buildings and the subdivision, subject to an enhanced buffer to include evergreen plant materials between Building #10 and Lots 40, 41 & 42 of the subdivision.
- B. The site shall be surrounded by a 10-12-foot-high fence, opaque where adjacent to existing residential uses.
- C. The preservation of existing trees along Scaife Road shall be maintained to the extent possible. The tree line shall be supplemented as needed to provide an adequate streetscape.
- D. The preservation of a fifty (50) foot minimum natural buffer adjacent to the single-family homes on Scaife Road, except for the north boundary of the Rollen tract (known as 1064 Scaife Road) which shall have the required ten (10) foot buffer.
- E. The internal private drive connecting to Mary Jane Avenue shall be landscaped with street trees and shrubs.
- F. Internal parking lot landscaping for the hotel and executive office cluster shall be provided in accordance with the requirements of the UDC. The landscaped areas shall not conflict with, wherever feasible, drainage, sewer, utility easements, including overhead wires.
- G. The internal parking lot for all other buildings will not be required to have landscape islands.
- H. All heating and air conditioning equipment, refuse dumpsters, and loading facilities shall be screened from adjacent properties and public view.

**V. Signs, Outdoor Site Lighting and Building Elevations:**

- A. One (1) monument style sign at the Mary Jane Avenue entrance shall be permitted a maximum sign area of eighty (80) square feet per face and a maximum height of ten (10) feet.
- B. All attached building signs shall be in accordance with requirements of the UDC for CMU-3.
- C. Any site lighting and parking lot lighting shall be designed to direct lighting away from all residential properties. The parking lot light standards shall be a maximum of twenty-five (25) feet in height within 200 feet of adjacent residential and a maximum of 35 feet otherwise.
- D. The building elevations shall comply with the design principles of Paragraph 9.24.9E(1) Building Mass and Scale of the UDC.

**VI. Drainage:**

- A. An overall grading and drainage plan for the site shall be submitted to the City Engineers prior to approval of the first final plan.
- B. 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 Drainage Design Manual.
- C. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer, if necessary.

**VII. Any final plan shall include the following:**

- A. The Concept Plan Conditions; and
- B. A standard subdivision contract as required by the Unified Development Code for any required public improvements;
- C. The exact locations and dimensions including height of buildings, parking areas, utility easement drives and required landscaping and screening for this development;
- D. The location and ownership, whether public or private, of any easement;
- E. All common open areas, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by the applicant property owner. A statement to this effect shall be shown on the final plan; and

- F. The following note shall be placed on the Final Plan of 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 permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving, outlet cleaning, and repair of drainage structures."
- G. The property owner will be responsible for the ownership and maintenance requirements of any common open space areas; and
- H. A final plan shall be filed within five (5) years of approval of the concept plan. The Land Use Control Board may grant extensions at the request of the applicant; and
- I. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signs and other site design requirements if equivalent alternatives are presented for project review.
- J. The nearest Base Flood Elevation(BFE) elevation.

***P.D.21-018***

***BLP Film Studios Planned Development***

**RESOLUTION APPROVING A PLANNED DEVELOPEMNT FOR PROPERTY LOCATGED AT THE WEST SIDE OF ELEVIS PRESLEY BOULEVARAD BETWEEN E. HOLMES ROAD AND SCAIFE ROAD, KNOWN AS CASE NUMBER P.D. 21-018 BLP FILM STUDIOS PLANNED DEVELOPMENT**

---

**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 a grant a planned development for certain stated purposes in various zoning districts; and

**WHEREAS**, the *BLP Film Studios, LLC* filed a planned development application with the Memphis and Shelby County Office of Planning and Development to allow a film studios mixed-use plan with associated accessory structures and uses at the *west side of Elvis Presley Boulevard between E. Holmes Road and Scaife Road*; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on *Thursday, June 10<sup>th</sup>, 2021*, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

**WHEREAS**, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a planned development, 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 to allow a *film studios mixed-use plan with associated accessory structures and uses* in accordance with the attached *Outline Plan Conditions*.

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

**BE IT FURTHER RESOLVED**, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council of the City of Memphis, the public welfare requiring same.

***P.D. 21-018***

***BLP Film Studios Planned Development***

***ATTEST:***

***cc: Division of Planning and Development  
Land Use and Development Services  
Office of Construction Code Enforcement***

**P.D. 21-018**  
**BLP Film Studios Planned Development**  
**Outline Plan Conditions**

**I. Uses Permitted: Area A, B & C**

A. Any use permitted by right in the Commercial Mixed Use (CMU-3) District and as illustrated on the Concept Plan. Additionally, the following land uses shall be permitted:

1. Movie production facility
2. Event/convention center
3. Hotel
4. Multifamily
5. Neighborhood arts center (or similar community facility)
6. Dormitory
7. Solar farm
8. Campground (travel trailer park, recreational vehicle park)
9. Sheet metal shop
10. Warehouse storage (not distribution)

B. The following land uses shall not be permitted:

1. Convenience store with or without gas pumps
2. Boarding house, single room occupancy, or rooming house
3. Cleaning establishment, pick up station
4. Outdoor advertising sign
5. Tattoo, palmist, psychic, or medium
6. Outdoor recreation
7. Vehicle parts and accessories
8. Any vehicle sales, service, and repair
9. Hourly Rate Hotel or Motels

**II. Bulk Regulations:**

A. The Bulk Regulations of the CMU-3 shall apply except for the following:

1. Maximum height for buildings shall be fifty (50) feet for buildings in "Areas A and C" and eighty-five (85) feet for buildings in "Area B" with the exception that building #10 in Area A shall not exceed thirty-five (35) feet in height.
2. Building shall be set back a minimum of thirty-five (35) feet from Duelling Oaks subdivision.
3. The location of structures shown on the concept plan may be repositioned on the site by as much as one hundred fifty (150) feet on the final plan in keeping with these conditions.

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- A. All internal roads shall be private drives and have a minimum width of twenty-two (22) feet of asphalt pavement, or other suitable, all-weather paving material(s).
- B. One (1) curb cut shall be allowed along Mary Jane Avenue cul-de-sac frontage as indicated on the concept plan. The design of the curb cut shall be subject to review and approval of the City Engineer. Dedicate a permanent 50' radius cul-de-sac at the existing terminus of Mary Jane Avenue as indicated on the concept plan and improve with a 40' curb radius, curb, gutter and asphalt pavement.
- C. One (1) curb cut shall be allowed along Duelling Oaks but will serve only as an emergency exit. Dedicate and improve a permanent cul-de-sac (43' radius) at the south terminus of Duelling Oaks as indicated on the on the concept plan.
- D. One (1) point of access shall be allowed along the Scaife Road frontage as indicated on the concept plan.
- E. All gated entrances shall meet the requirements of Unified Development Code (UDC) (4.4.8).
- F. All parking and loading shall be in accordance with Section 4.5 of the UDC.

**IV. Landscaping and Screening:**

- A. The outdoor filming zone (+/-9 acres) adjacent to 'Duelling Oaks' subdivision shall be preserved and maintained as generally depicted and illustrated on the concept plan. In addition, there shall be a minimum buffer width of thirty-five (35) feet between any proposed buildings and the subdivision, subject to an enhanced buffer to include evergreen plant materials between Building #10 and Lots 40, 41 & 42 of the subdivision.
- B. The site shall be surrounded by a 10-12-foot-high fence, opaque where adjacent to existing residential uses.
- C. The preservation of existing trees along Scaife Road shall be maintained to the extent possible. The tree line shall be supplemented as needed to provide an adequate streetscape.
- D. The preservation of a fifty (50) foot minimum natural buffer adjacent to the single-family homes on Scaife Road, except for the north boundary of the Rollen tract (known as 1064 Scaife Road) which shall have the required ten (10) foot buffer.
- E. The internal private drive connecting to Mary Jane Avenue shall be landscaped with street trees and shrubs.
- F. Internal parking lot landscaping for the hotel and executive office cluster shall be provided in accordance with the requirements of the UDC. The landscaped areas shall not conflict with, wherever feasible, drainage, sewer, utility easements, including overhead wires.
- G. The internal parking lot for all other buildings will not be required to have landscape islands.
- H. All heating and air conditioning equipment, refuse dumpsters, and loading facilities shall be screened from adjacent properties and public view.



**V. Signs, Outdoor Site Lighting and Building Elevations:**

- A. One (1) monument style sign at the Mary Jane Avenue entrance shall be permitted a maximum sign area of eighty (80) square feet per face and a maximum height of ten (10) feet.
- B. All attached building signs shall be in accordance with requirements of the UDC for CMU-3.
- C. Any site lighting and parking lot lighting shall be designed to direct lighting away from all residential properties. The parking lot light standards shall be a maximum of twenty-five (25) feet in height within 200 feet of adjacent residential and a maximum of 35 feet otherwise.
- D. The building elevations shall comply with the design principles of Paragraph 9.24.9E(1) Building Mass and Scale of the UDC.

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- A. An overall grading and drainage plan for the site shall be submitted to the City Engineers prior to approval of the first final plan.
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- C. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer, if necessary.

**VII. Any final plan shall include the following:**

- A. The Concept Plan Conditions; and
- B. A standard subdivision contract as required by the Unified Development Code for any required public improvements;
- C. The exact locations and dimensions including height of buildings, parking areas, utility easement drives and required landscaping and screening for this development;
- D. The location and ownership, whether public or private, of any easement;
- E. All common open areas, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by the applicant property owner. A statement to this effect shall be shown on the final plan;
- F. The following note shall be placed on the Final Plan of 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 permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving, outlet cleaning, and repair of drainage structures."

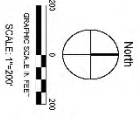
- G. The property owner will be responsible for the ownership and maintenance requirements of any common open space areas; and
- H. A final plan shall be filed within five (5) years of approval of the concept plan. The Land Use Control Board may grant extensions at the request of the applicant; and
- I. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signs and other site design requirements if equivalent alternatives are presented for project review.
- J. The nearest Base Flood Elevation(BFE) elevation.

***P.D.21-018***

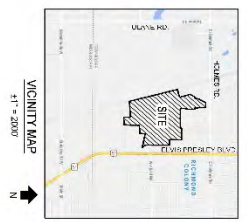
***BLP Film Studios Planned Development***

***: Attachment-Concept Plan***

Map 201906-0002721-0002 BLP-Film-Studios-Concept-Plan-01.dwg, May 16, 2021, 1:00pm



- LEGEND**
- 1 SECURITY / ENTRY SIGN
  - 2 HOTEL
  - 3 EVENT CENTER
  - 4 OFFICE
  - 5 EDITING SUITS
  - 6 COMMISSARY
  - 7 SOUND STAGE - 48,000 S.F.
  - 8 SOUND STAGE - 24,000 S.F.
  - 9 SOUND STAGE - 24,000 S.F.
  - 10 STORAGE / WAREHOUSE - 100,000 S.F.
  - 11 OUTDOOR FILMING ZONE
  - 12 NATURE TRAIL
  - 13 NATURE TRAIL
  - 14 NATURE TRAIL
  - 15 STUDIO FOOTING






The Reaves Firm  
ARCHITECTS

**BLP**  
FILM STUDIOS

CONCEPT PLAN  
**BLP FILM STUDIOS**  
OWNER: JASON A. FARMER  
MEMPHIS, TN    MAY 2021

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

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

**June 15<sup>th</sup>, 2021**

Mr. Dedrick Brittenum, Jr.-Attorney  
C/o BLP Film Studios, LLC  
3385 Airways Boulevard-Suite 229  
Memphis, TN 38116

Sent via electronic mail to: [db@brittenumlaw.com](mailto:db@brittenumlaw.com); [blpmemphis@gmail.com](mailto:blpmemphis@gmail.com); [mdavis@reavesfirm.com](mailto:mdavis@reavesfirm.com)

**RE: OPD FILE #: P.D. 21-018**  
**L.U.C.B. RECOMMENDATION: Approval with Conditions**

Dear Dedrick,

The Memphis and Shelby County Land Use Control Board on **Thursday, June 10<sup>th</sup>, 2021**, recommended **'approval'** of your planned development application to allow a **'film studios mixed-use plan with associated accessory structures and uses'** located at the **'west side of Elvis Presley Boulevard between E. Holmes Road and Scaife Road'**, subject to the attached conditions.

The Memphis City Council will review the planned development application in Planning and Zoning Committee meeting prior to voting in public session. The applicant or the applicant's representative(s) shall attend all meetings and public sessions. At least two (2) weeks after receiving this letter, please contact the City Council Records office to determine when the application will be scheduled for committee and in public session. The Council Records office phone number is (901) 636-6792.

If for some reason you choose not to go forward with the application, a letter should be mailed to the Office of Planning and Development at the address provided above. If you have questions or concerns regarding this matter or of any necessary submittals, please call me at (901) 636-7120 or you may contact me via email at [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov).

Sincerely,



**Brian S. Bacchus**, Principal  
Josh Whitehead, Secretary, LUCB  
Division of Planning and Development

**CC: BLP Films Studios, LLC**  
**Reaves Firm, Inc.**  
**File: P.D. 21-018**

**P.D. 21-018****BLP Film Studios Planned Development  
Outline Plan Conditions****I. Uses Permitted: Area A, B & C**

A. Any use permitted by right in the Commercial Mixed Use (CMU-3) District and as illustrated on the Concept Plan. Additionally, the following land uses shall be permitted:

1. Movie production facility
2. Event/convention center
3. Hotel
4. Multifamily
5. Neighborhood arts center (or similar community facility)
6. Dormitory
7. Solar farm
8. Campground (travel trailer park, recreational vehicle park)
9. Sheet metal shop
10. Warehouse storage (not distribution)

B. The following land uses shall not be permitted:

1. Convenience store with or without gas pumps
2. Boarding house, single room occupancy, or rooming house
3. Cleaning establishment, pick up station
4. Outdoor advertising sign
5. Tattoo, palmist, psychic, or medium
6. Outdoor recreation
7. Vehicle parts and accessories
8. Any vehicle sales, service, and repair
9. Hourly Rate Hotel or Motels

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**P.D.21-018**

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