

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

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

Office of Planning & Development  
**DIVISION**

Planning & Zoning COMMITTEE: 11/16/2021  
DATE  
PUBLIC SESSION: 11/16/2021  
DATE

**ITEM (CHECK ONE)**

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

**ITEM DESCRIPTION:** The following item was heard and a recommendation made by the Land Use Control Board.

**CASE NUMBER:** S.U.P. 21-24

**LOCATION:** 3114 Jackson Avenue

**COUNCIL DISTRICTS:** District 7, Super District 9-Positions 1, 2 & 3

**OWNER(S)/APPLICANT(S):** Alpha-Omega Veterans Services, Inc.

**REPRESENTATIVE:** Cordell Walker, Executive Director

**EXISTING ZONING:** Employment (EMP) District

**REQUEST:** Special permit to allow a social service institution to allow a program of supportive services for military veterans

**AREA:** 6.43 Acres

**RECOMMENDATIONS:** Division of Planning and Development: *Approval with Conditions*  
Land Use Control Board: *Approval with Conditions*

**RECOMMENDED COUNCIL ACTION:** ***No Public Hearing Required!***

**PRIOR ACTION ON ITEM:**

(1) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
10/14/2021 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>
	<u>11/08/2021</u>	PRINCIPAL PLANNER
_____	_____	ZONING ADMINISTRATOR
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**



## Memphis City Council Summary Sheet

**S.U.P. 21-24**

*(Alpha-Omega Veterans Services, Inc.)*

**A Resolution requesting a social service institution to allow a program of supportive services for military veterans for property located 3114 Jackson Avenue in the Employment (EMP) District**

- This item is a Resolution with site plan conditions for a special use permit to allow the above on real property located in Employment (EMP) District zoning; and
- The Division of Planning & Development at the request of Owner(s)/Applicant(s): Alpha-Omega Veterans Service, Inc. and Mr. Cordell Walker, Executive Director; and
- Approval of the special use permit will be reflected on the Memphis & Shelby County Zoning Atlas; and
- No public infrastructure improvements are anticipated by this item; and
- No expenditure of funds/budget amendments are anticipated by this item.

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

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

**October 18<sup>th</sup>, 2021**

Mr. Cordell Walker  
C/o Alpha-Omega Veterans Services, Inc.  
1183 Madison Avenue  
Memphis, TN 38104

Sent via electronic mail to: [cordell.walker@alphaomegaveterans.org](mailto:cordell.walker@alphaomegaveterans.org)

**RE: OPD FILE #: S.U. P. 21-24**  
**L.U.C.B. RECOMMENDATION: Approval with Conditions**

Dear Mr. Walker,

The Memphis and Shelby County Land Use Control Board on **Thursday, October 12<sup>th</sup>, 2021**, recommended **'approval'** of your special use permit application to allow a **'social service institution to allow a program of supportive services for military veterans'** located **'3114 Jackson Avenue'**, subject to the attached conditions.

The Memphis City Council will review the special use 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: Alpha-Omega Veterans Services, Inc.**  
**File: S.U.P. 21-24**

**S.U.P. 21-3124**

**~~Walker-Barnes Group Day Care Home~~**

**Alpha-Omega Services, Inc.**

Site Plan Conditions:

1. A social service institution shall be allowed to permit the Use Categories of Sub-Section 2.9.4H of the UDC.
2. A site plan shall include the use of building, access, circulation and parking, internal landscaping and signs subject to final review and approval by staff.
3. The use of the buildings shall be subject to review and approval by Development Services.

**S.U.P. 21-24**

**Alpha-Omega Veterans Services, Inc.**

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, October 14<sup>th</sup>, 2021**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** S.U.P. 21-24

**LOCATION(S):** 3114 Jackson Avenue

**COUNCIL DISTRICT(S):** District 7, Super District 9-Positions 1, 2 & 3

**OWNER(S)/APPLICANT(S):** Alpha-Omega Veterans Services, Inc.

**REPRESENTATIVE:** Cordell Walker, Executive Director

**REQUEST:** Special use permit to allow a social service institution to allow a program of supportive services for military veterans

**EXISTING ZONING:** Employment (EMP) District

**AREA:** 6.43 Acres

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**The following spoke in support of the application:** None

**The following spoke in opposition of the application:** None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to approve on the consent agenda as recommended by staff, subject to the attached site plan conditions.

**The motion passed by unanimous vote of 7 to 0 on the Consent Agenda.**

Respectfully,



**Brian S. Bacchus**

Principal Planner

Land Use and Development Services

Division of Planning and Development

**Cc: Committee Members  
File**

*S.U.P. 21-24*

*Alpha-Omega Veterans Services, Inc.*

***L.U.C.B. Site Plan Conditions:***

1. A social service institution shall be allowed to permit the Use Categories of Sub-Section 2.9.4H of the UDC.
2. A site plan shall include the use of building, access, circulation and parking, internal landscaping and signs subject to final review and approval by staff.
3. The use of the buildings shall be subject to review and approval by Development Services.

*S.U.P. 21-24*

*Alpha-Omega Veterans Services, Inc.*

**RESOLUTION APPROVING A SPECIAL USE PERMIT FOR THE SUBJECT PROPERTY  
LOCATED 3114 JACKSON AVENUE, KNOWN AS CASE NUMBER S.U.P. 21-24**

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

**WHEREAS**, the *Alpha-Omega Veterans Services, Inc.* filed a special use permit application with the Memphis and Shelby County Office of Planning and Development to allow a social service institution to allow a program of supportive services for military veterans at **3114 Jackson Avenue**; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on **Thursday, October 14<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 special use permit application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

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

**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted to allow a ***social service institution to allow a program of supportive services for military veterans*** in accordance with the attached ***site plan and conditions***.

**BE IT FURTHER RESOLVED**, that this special use permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all site plan conditions imposed by the Council of the City of Memphis have been met.

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

**S.U.P. 21-24**

**Alpha-Omega Veterans Services, Inc.**

Site Plan Conditions:

1. A social service institution shall be allowed to permit the Use Categories of Sub-Section 2.9.4H of the UDC.
2. A site plan shall include the use of building, access, circulation and parking, internal landscaping and signs subject to final review and approval by staff.
3. The use of the buildings shall be subject to review and approval by Development Services.

**S.U.P. 21-24**

**Alpha-Omega Veterans Services, Inc.**

**ATTEST:**

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





**CASE NUMBER:** S.U.P. 21-24 **L.U.C.B. MEETING:** October 14<sup>th</sup>, 2021

**DEVELOPMENT NAME:** Alpha-Omega Veterans Services Center

**LOCATION:** 3114 Jackson Avenue

**COUNCIL DISTRICT(S):** District 7: Super District 9-Positions 1, 2, & 3

**OWNER(S)/APPLICANT(S):** Alpha-Omega Veterans Services, Inc.

**REQUEST:** Special Use Permit to allow a social service institution to allow a program of supportive services for military veterans

**AREA:** 6.43 Acres

**EXISTING LAND USE & ZONING:** Former Department of Defense (DOD) U.S. Marine Corp Reserve Training Facility in Employment (EMP) District

## CONCLUSIONS:

1. The structures are not limited in sq. ft. and total occupancy will be subject to the development services staff review and approval. The building will be utilized to its full capacity to accommodate the requirements for a social service institution, including handicap accessibility.
2. A detailed site plan is required illustrating the location of the building, accessory parking and facilities, including the internal private drive access and circulation. The applicant should take precautions to maintain the building in its current form to allow for similar uses of the buildings and grounds.
3. The preliminary site plan submitted by the applicant illustrates the former use of the buildings and grounds, including the plan to build two (2) additional wing buildings for supportive living. The site plan does not address specific site improvements, such as landscaping, both internal and external with emphasis on designated land uses for each building for a social service institution.
4. The proposed use of the property, grounds, building and accessory uses and facilities, the applicant's request coincides with the former use of the building and grounds and supports the Industrial Flex (IF) land use designation of the Memphis 3.0 and allows this limited land use in an industrial zoning district by special use permit.

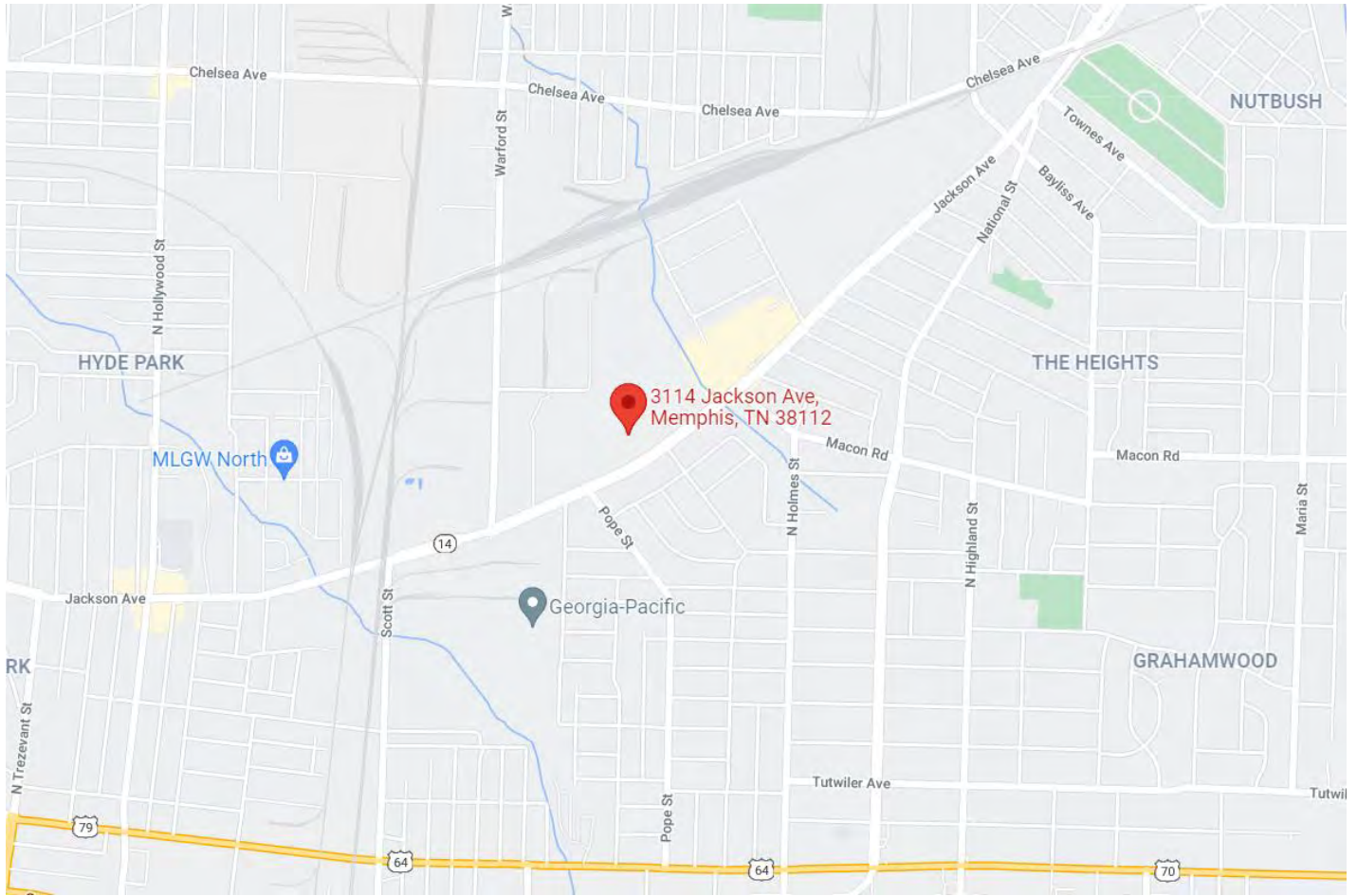
## CONSISTENCY WITH MEMPHIS 3.0

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

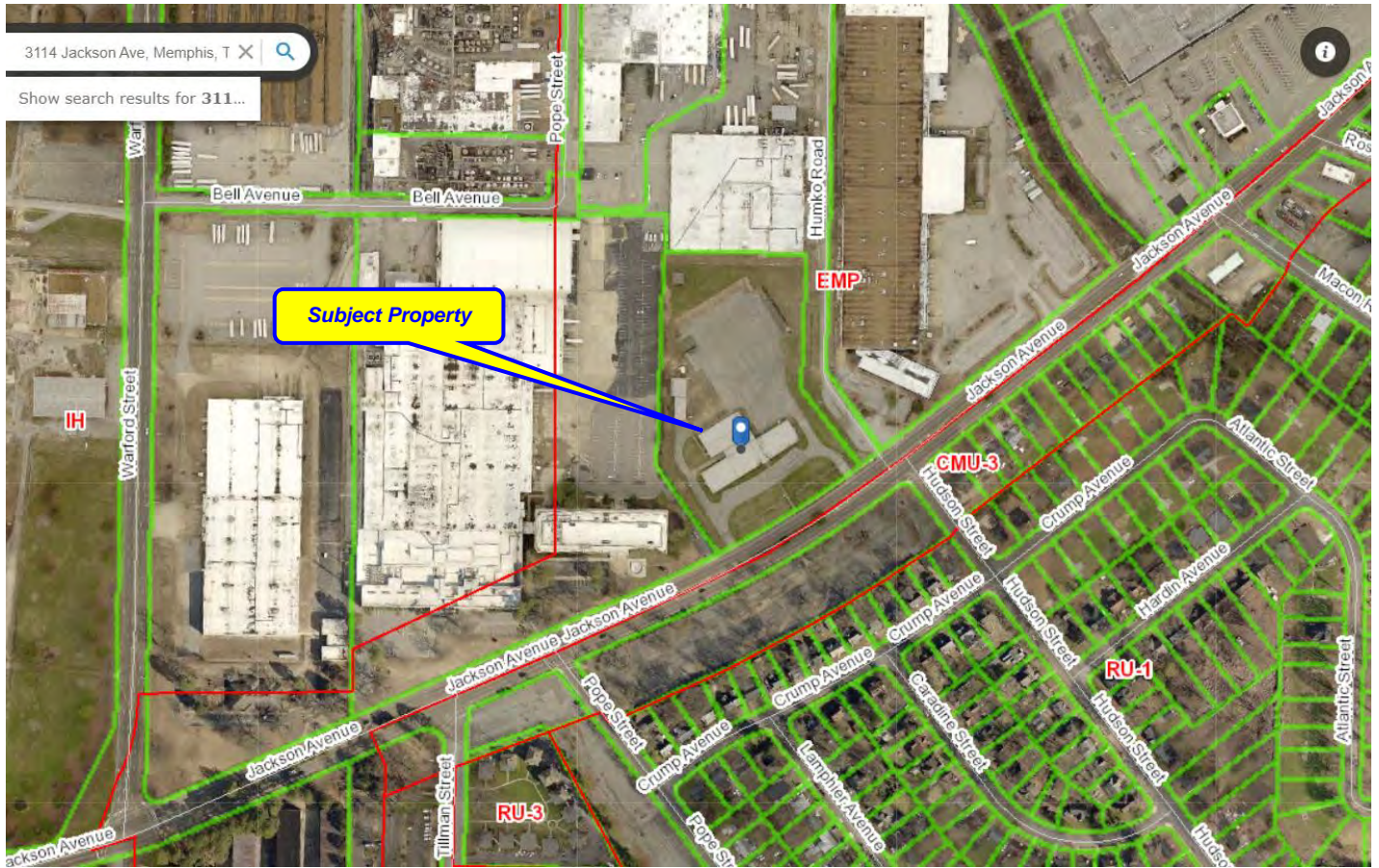
## DIVISION OF PLANNING & DEVELOPMENT RECOMMENDATION:

*Approval with Conditions*

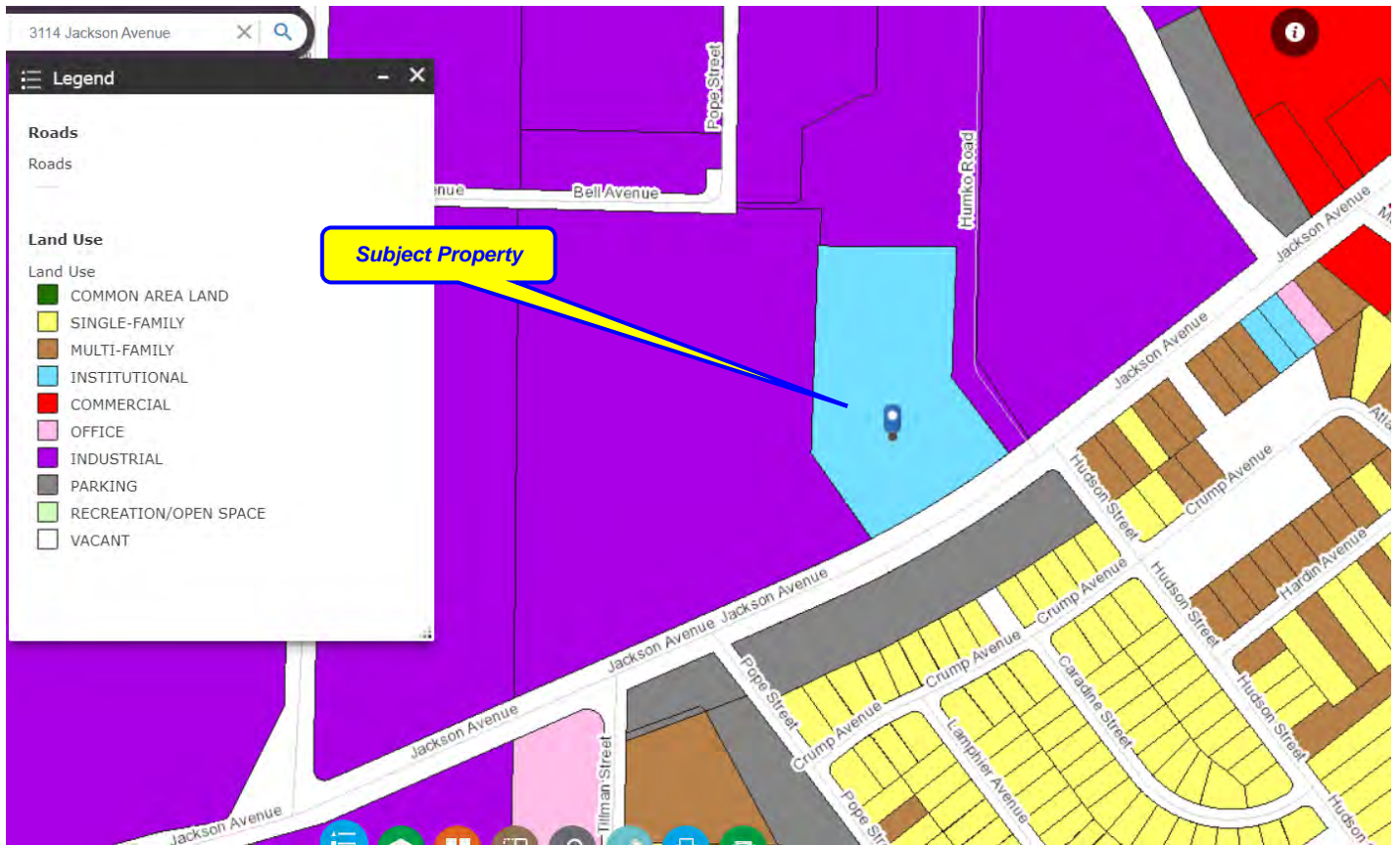
### Planning Area



### Zoning



### Land Use



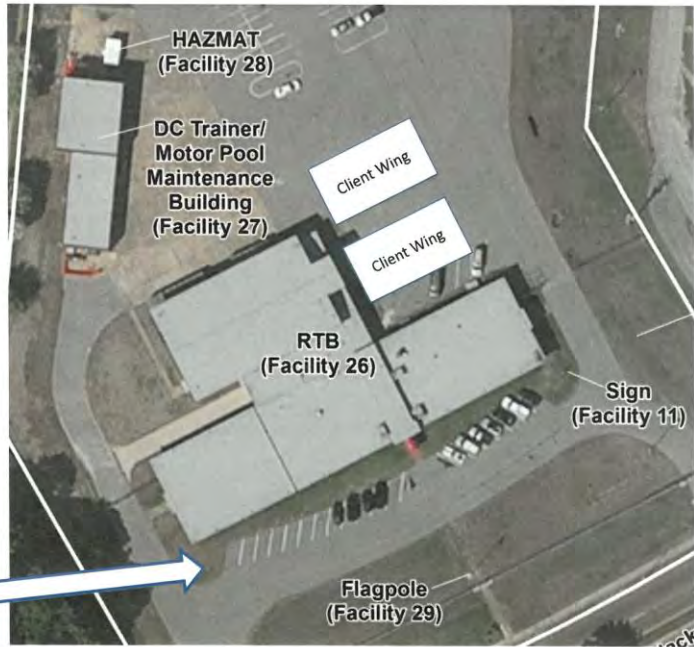
- North:** Large manufacturing, warehouse and distribution facility in Employment (EMP) District.
- East:** SCS Nutrition Center and facilities in Employment (EMP) District.
- South:** Vacant public lot in Commercial Mixed Use (CMU-3) and single-family homes in 'Jackson Terrace-2<sup>nd</sup> Addition' subdivision in Residential Urban (RU-1) Districts.
- West:** Six (6) story public office building and facilities in Employment (EMP) and Heavy Industrial (IH) Districts.

### Preliminary Site Plan



MCRC Site with  
Added Client  
Wings

18 parking spot's in front of building



**Neighborhood Meeting:** Neighborhood Meeting was held on-site Monday, October 4<sup>th</sup>, 2021.

**Sign Posting & Public Notice:** Sign posted on Wednesday, September 29<sup>th</sup>, 2021.  
Public Hearing Notices mailed by staff on Thursday, September 30<sup>th</sup>, 2021.

**NOTE:** The public notices will be mailed to adjacent property owners within a radius of five (500) hundred feet of the property and any return notices to OPD are subject to Paragraph 9.3.4F (2) of the UDC regarding undelivered and returned mailed notices that exceed 25% of the total required notices.

## STAFF ANALYSIS:

### Site Description

The subject property is a 6.43-acre tract of land occupied by one-story building with an accessory indoor recreational facility formerly used as a US Marine Corp recruitment and training center at the northwest side of Jackson Avenue. The facility is enclosed with a chain-link fence and sliding gate with one point of primary access to Jackson Avenue near the 'Heights' community of the City of Memphis. The current zoning of the parcel is Employment (EMP) District zoning. The property has approximately 428 linear feet of street frontage and approximately over 588 feet of depth. The property has improved frontage with curb, gutter and sidewalk, including internal lighting. The property does not appear to be encumbered by any major easements or utility lines.

### Request vs. Use of Building

The applicant is requesting a special use permit to allow a social service institution to allow a program of supportive services for military veterans, including group living in a facility once used for as a military recruitment and training facility. The structures are not limited in sq. ft. and total occupancy will be subject to the development services staff review and approval. The building will be utilized to its full capacity to accommodate the requirements for a social service institution, including handicap accessibility. Most importantly, a detailed site plan is required illustrating the location of the buildings, accessory parking and facilities, including the internal private drive access and circulation. The applicant should take precautions to maintain the building in its current form to allow for similar uses of the buildings and grounds. The Use Categories for a social service institution are as follows:

**Social Service Institution** Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Correctional facility (private)	Adult educational facility
Group shelter	Associated office
Neighborhood resource center	Food preparation or dining area
Rehabilitative clinic	Gardening
Social service facility, soup kitchen, transient lodging or shelter for the homeless	Meeting room
Transitional home	Off-street parking
Work release center and day reporting service establishment	On-site day care where children are cared for while parents or guardians are occupied on the premises
	Staff residences located on-site
	Solar (photovoltaic) panels
	Building-mounted wind energy system
	Electric vehicle charging unit

The proposed use for this property is consistent with the Memphis 3.0 Plan and the request is compatible and in character with surrounding land uses and zoning. The preliminary site plan submitted by the applicant illustrates the former use of the buildings and grounds, including the plan to build two (2) additional wing buildings for supportive living. The site plan does not address specific site improvements, such as landscaping, both internal and external with emphasis on designated land uses for each building for a social service institution. Therefore, a more detailed site plan shall be submitted to staff prior to forwarding the application for review by the legislative body. However, given the proposed use of the property, grounds, building and accessory uses and facilities, the applicant's request coincides with the former use of the building and grounds and supports the Industrial Flex (IF) land use designation of the Memphis 3.0 and allows this limited land use in an industrial zoning district by special use permit.

***RECOMMENDATION: Approval with Conditions***

Site Plan Conditions:

1. A social service institution shall be allowed to permit the Use Categories of Sub-Section 2.9.4H of the UDC.
2. A site plan shall include the use of building, access, circulation and parking, internal landscaping and signs subject to final review and approval by staff.
3. The use of the buildings shall be subject to review and approval by Development Services.

*S.U.P. 21-24  
Alpha-Omega Veterans Services, Inc.*



**Office of Comprehensive Planning(OCP) Review:**

This summary is being produced in response to the following Planned Development Application to support the recommendation of the Office of Planning & Development: **S.U.P. 21-24 (Alpha-Omega Veterans Services Center)**

**Site Location:** 3144 Jackson Avenue

**Land Use Designation:** Industrial Flex (IF) (See Memphis 3.0, Page 86 for details)

**Based on the future land use planning map, the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the Land Use Designation can be found on Pages 76-122 of Memphis 3.0

**1. Future Land Use Planning Map:**



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

**2. Land Use Description & Applicability:**

Industrial Flex (IF) land allows for mixed-use, which makes this land versatile for development and employment as it is also not on conservation lands or floodplain. This area is lower intensity manufacturing, usually at the scale of one to three stories and can be located next to residential neighborhoods due to their low emissions of sound, light and air pollution.



**“IF” Goals/Objectives:**

Evolution of single use industrial zones into mixed-use environments that are compatible with adjacent neighborhoods.

**“IF” Zoning Notes:**

Generally compatible with the following zone districts: EMP, IH in accordance with Form and characteristics listed above. Consult zoning map and applicable overlays for current and effective regulations. May consider establishing Industrial mixed-use zones or CMU- zones that can accommodate compatible production-oriented facilities related to neighborhoods, using EMP more specifically to certain kinds of development (at the time of a small area plan).

**“IF” Form & Location Characteristics:**

Industrial with some commercial and service uses  
1-6 stories

*The applicant is seeking a special use permit for a transitional living facility serving homeless veterans. The request meets the criteria. Although the requested use is not explicitly consistent with IF, the zoning districts compatible with IF (EMP, IH and CMU- zones) are those in which homeless shelters and other transitional homes are limited to.*

**3. Existing, Adjacent Land Use and Zoning:**

The subject site is surrounded by the following land uses: Industrial and Parking. The subject site is surrounded by the following zoning districts: EMP and CMU-3. This requested land use is compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use.*

**4. Degree of Change Descriptions:**

N/A

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

Summary Compiled by: Andrew Schmitz, Municipal Planner  
Memphis 3.0, OCP

**GENERAL INFORMATION:**

**Primary Street Frontage:** Jackson Avenue-----+/-40 linear feet.

**Neighborhoods:** The Heights and Hyde Park

**Zoning History:** The Employment (EMP) District zoning of the site date to the adoption of the UDC in 2010 and date to the adoption of the 1980 zoning map amendments.

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**DEPARTMENTAL COMMENTS:**

*The following comments were provided by Inter-Governmental Agencies/Organizations to which this application was referred:*

**City Engineer:**

1. Standard Subdivision Contract or Right-Of-Way 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.

**Traffic Control Provisions:**

6. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. If the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
7. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
8. The developer's engineer shall submit a **Trip Generation Report** that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

**Curb Cuts/Access:**

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

**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.

**Site Plan Notes:**

12. Adequate queuing spaces in accordance with section 4.4.8 of the UDC shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
13. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

**Cite Fire Services:**

- 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.

**Memphis & Shelby County Health Department:**

Water Quality Branch:	No comment.
Septic Tank Program:	No comment.

**Memphis Light, Gas and Water:**

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

- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- **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 pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.

- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with Memphis/Shelby County Zoning Ordinance-Landscape and Screening Regulations.
- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**Construction Code Enforcement:** No comments received.

**Office of Resiliency & Sustainability:** No comment.

**AT&T-TN:** No comment.

**Emails of Support:** None.

**Letters & Emails of Opposition:** None.

**Neighborhood Associations/Organizations:**

*The Heights:* No comments received as of 10/08/2021.

*Hyde Park:* No comments received as of 10/08/2021.

**Staff:** *bb*

**Bacchus, Brian**

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**From:** Cordell Walker <cordell.walker@alphaomegaveterans.org>  
**Sent:** Wednesday, October 06, 2021 11:34 AM  
**To:** Bacchus, Brian  
**Subject:** RE: AOVS Site Plan

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

Brian,

We will have a detailed site plan drawn to scale before going to City Council sir.

Thanks,

**Cordell Walker**  
Executive Director  
Alpha Omega Veterans Services, Inc.  
1183 Madison Avenue  
Memphis, TN 38104

Phone: (901) 729-2345  
Fax: (901) 726-6882  
[alphaomegaveterans.org](http://alphaomegaveterans.org)

*Helping Veterans Help Themselves*



**From:** Bacchus, Brian [mailto:Brian.Bacchus@memphistn.gov]  
**Sent:** Wednesday, October 6, 2021 11:28 AM  
**To:** Cordell Walker <cordell.walker@alphaomegaveterans.org>  
**Subject:** RE: AOVS Site Plan

Good morning,

Be advised, the site plan should be to scale, but this is a good Concept Plan. Be advised, a detailed site plan (drawn to scale) will be required before we go to City Council.

Thanks,



**Brian S. Bacchus**

Principal Planner, BOA, LUCB & MLC  
Land Use & Development Services  
Division of Planning and Development  
125 N. Main St.-Suite 468 Memphis, TN 38103  
Phone: 901-636-7120  
Email: [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)



Visit our [website](#)

**From:** Cordell Walker [<mailto:cordell.walker@alphaomegaveterans.org>]  
**Sent:** Wednesday, October 06, 2021 11:16 AM  
**To:** Bacchus, Brian <[Brian.Bacchus@memphistn.gov](mailto:Brian.Bacchus@memphistn.gov)>  
**Subject:** AOVS Site Plan

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

Good morning Brian,

Please find attached the Site Plan illustrating parking and building locations for the MCRC facility at 3114 Jackson Avenue. Ref#2021-24. Let me know that you have received this please.

Thanks,

Cordell

**Cordell Walker**  
Executive Director  
Alpha Omega Veterans Services, Inc.  
1183 Madison Avenue  
Memphis, TN 38104

Phone: (901) 729-2345  
Fax: (901) 726-6882  
[alphaomegaveterans.org](http://alphaomegaveterans.org)

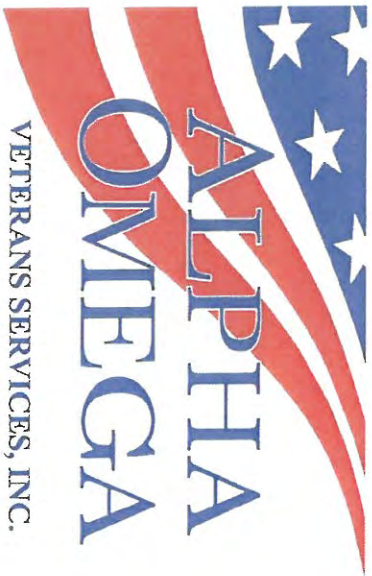
*Helping Veterans Help Themselves*



**From:** [scan@alphaomegaveterans.org](mailto:scan@alphaomegaveterans.org) [<mailto:scan@alphaomegaveterans.org>]  
**Sent:** Wednesday, October 6, 2021 11:07 AM  
**To:** [cordell.walker@alphaomegaveterans.org](mailto:cordell.walker@alphaomegaveterans.org)  
**Subject:** Scan

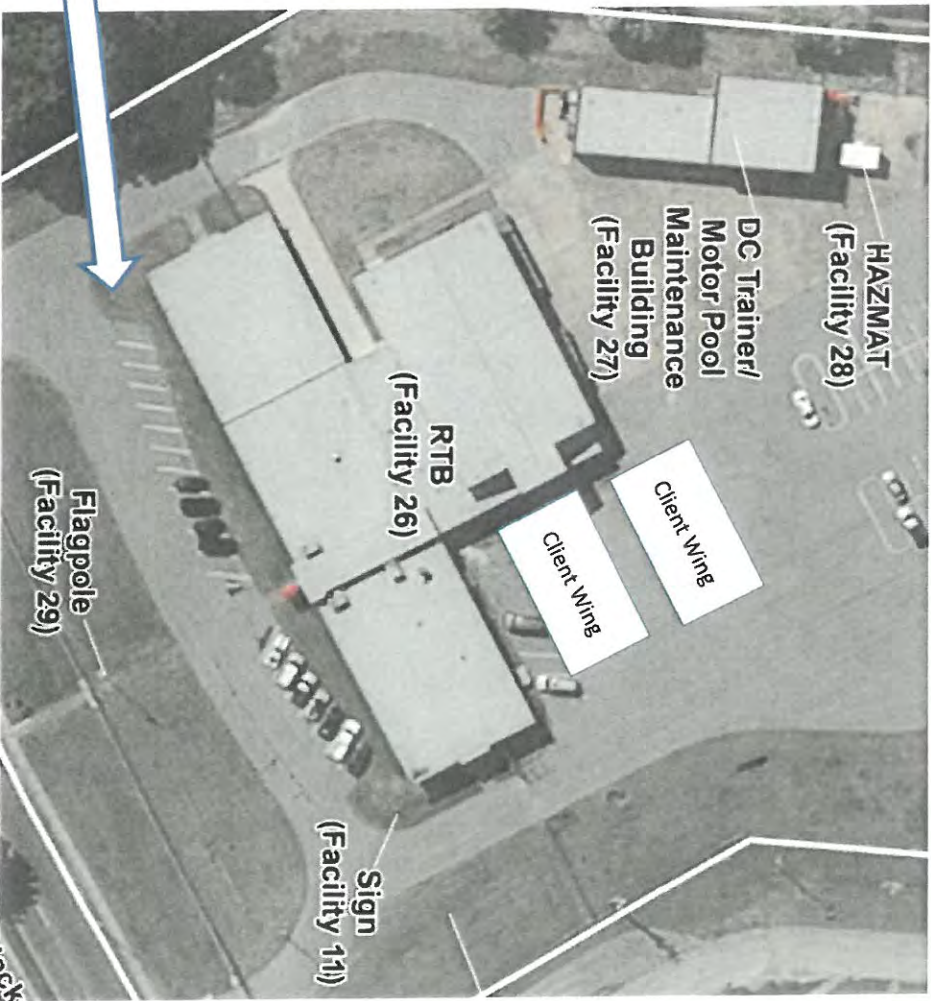
Any opinion or other information in this email or its attachments that is not related to the business of Alpha Omega Veterans Services is personal to the sender, is not given or endorsed by AOVS, and has been sent outside the sender's scope of employment with AOVS.

Any opinion or other information in this email or its attachments that is not related to the business of Alpha Omega Veterans Services is personal to the sender, is not given or endorsed by AOVS, and has been sent outside the sender's scope of employment with AOVS.



# MCRC Site with Added Client Wings

18 parking spots in front of building







## MEMPHIS AND SHELBY COUNTY

### Record Summary for Special Use Permit

#### Record Detail Information

Record Type: Special Use Permit

Record Status: Pending

Opened Date: September 7, 2021

Record Number: SUP 2021-024

Expiration Date:

Record Name: Transitional Supportive Veteran Housing

Description of Work: The property will be utilized to house veterans and provide all the supportive services needed to help them fully reintegrate back into society. This facility will allow us to expand the services and programs currently being provided; those services include, but are not limited to providing shelter, food, clothing, transportation, referrals for education, individual and group counseling, training and job placement for our clients for as long as needed. We also provide advocacy for any veteran in need, whether they are a part of our housing program or not. The location will have staff on site every day, 24 hours per day. With the added amenities included in this property we are able to add exercise areas, training classes and more private living quarters for our veterans. Alpha Omega Veterans Services, Inc. (AOVS) has contracted with the local VA for over 25 years to serve single homeless male and female veterans under the Grant Per Diem (GPD) program and was the first local agency to be a part of that program.

Parent Record Number:

Address: 3114 JACKSON AVE, MEMPHIS 38112

#### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	Alpha Omega Veterans Services, Inc.	1183 Madison Ave, MEMPHIS, TN 38104	(901) 378-1897

#### Parcel Information

Parcel No:  
043009 00094

**Contact Information**

Name	Organization Name	Contact Type	Phone
	Alpha Omega Veterans Services, Inc. DBA. Alpha Omega Veterans Services, Inc.	Applicant	(901) 378-1897

**Suffix:**

Address  
1183 Madison Avenue, 1183 Madison Avenue, Memphis, TN 38104  
1183 Madison Avenue, 1183 Madison Avenue, Memphis, TN 38104  
1183 Madison Avenue, 1183 Madison Avenue, Memphis, TN 38104  
1183 Madison Avenue, 1183 Madison Avenue, Memphis, TN 38104  
1183 Madison Avenue, 1183 Madison Avenue, Memphis, TN 38104  
1183 Madison Avenue, 1183 Madison Avenue, Memphis, TN 38104

Cordell Walker	UNITED STATES OF AMERICA	Property Owner of Record	(901) 726-6820
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Address  
0 GENERAL DELIVERY, MEMPHIS, TN, MEMPHIS, TN 38101

**Data Fields**

**PREAPPLICATION MEETING**

Preapplication Meeting	Yes
Date of Meeting	08/25/2021
Name of OPD Planner	Lucas Skinner

**GENERAL PROJECT INFORMATION**

Application Type	New Special Use Permit
Previous Case Number	ZV 2021-286
Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No
If yes, please provide additional information	-

**APPROVAL CRITERIA**

The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare (UDC Sub-Section 9.6.9A).	Agreed
UDC Sub-Section 9.6.9B	Agreed
UDC Sub-Section 9.6.9C	Agreed
UDC Sub-Section 9.6.9D	Agreed

UDC Sub-Section 9.6.9E Agreed  
UDC Sub-Section 9.6.9F Agreed

**GIS INFORMATION**

Case Layer -  
Central Business Improvement District No  
Class I  
Downtown Fire District No  
Historic District -  
Land Use INDUSTRIAL  
Municipality MEMPHIS  
Overlay/Special Purpose District -  
Zoning EMP  
State Route 1  
Lot -  
Subdivision -  
Planned Development District -

**Data Tables**

**ADDRESS AND PARCEL LIST**

Property Address: 3114 Jackson Ave  
Property Parcel Number: 043009 00094

**AREA INFORMATION**

Name: US Marine Corps Reserve Center  
Size (Acres): 6.43  
Overlay District: N/A  
Existing Use of Property: None since 2015  
Requested Use of Property: Veteran Housing/Office Space



VETERANS SERVICES, INC.  
1183 Madison Avenue  
Memphis, TN 38104

[www.alphaomegaveterans.org](http://www.alphaomegaveterans.org)

Phone: 901-729-2345  
Fax: 901-726-6882

Cordell Walker  
Executive Director

April 23, 2021

Josh Whitehead, Zoning Administrator  
Memphis & Shelby County Division of Planning and Development  
125 N. Main Street, #648  
Memphis, TN 38103

Subject: Letter of Notification - Marine Corps Reserve Center  
(HUD Property #54202110004)

Dear Mr. Whitehead:

As required per the application, I am writing to inform you that our agency is interested in the Marine Corps Reserve Center (HUD Property #54202110004) located at 3114 Jackson Avenue in Memphis, TN. We have submitted a letter of interest and plan to submit an application by the due date. We will like to use the facility to assist the homeless under Title V of the Stewart McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411). The public benefit conveyance statute that we will be applying under is 40 U.S.C. 550 (d) (1) for the use of protection of public health (research, drug rehabilitation, and homeless assistance).

Alpha Omega Veterans Services (Alpha Omega) is a 501(c)(3) non-profit charitable organization headquartered here in Memphis, Tennessee. We assist military veterans to reintegrate into society, often after achieving recovery and rehabilitation from debilitating mental and physical conditions. Alpha Omega was established in 1987 by a Memphis mother of 2 sons who returned from the Vietnam War suffering from what we now call PTSD (post-traumatic stress disorder).

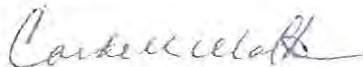
Initially serving eight veterans, Alpha Omega now has the capacity to house over 120 veterans (male and female) and provide counseling services to many more. Today, Alpha Omega provides veterans with transitional/supportive services housing (30-days to 2-year program), permanent/supportive services housing, and outreach and drop-in services; with a goal of having them

successfully rejoin society, engage in healthy independent living, and secure placement into permanent housing. Each program has an integrated system of services which includes food, clothing, housing, counseling, transportation and assistance with rehabilitation that have been designed to meet the needs of our veterans.

During the course of their programs, veterans receive intensive counseling on both an individual and group basis to deal with combat service conditions such as anger management, substance abuse, PTSD, traumatic brain injuries and other mental and physical disorders. During our 34 years, we have served over 12,000 homeless veterans. Over 90% of our program participants have reintegrated into civilian life successfully. To this end, we can certainly use this property.

By way of this letter of interest, we would appreciate and be grateful for your support in formally applying for the aforementioned property. We look forward to submitting an application. If additional information is required, please feel free to contact me at [cordell.walker@alphaomegaveterans.org](mailto:cordell.walker@alphaomegaveterans.org). We are most grateful for this opportunity.

Sincerely,



Cordell Walker  
Executive Director

cc: City of Memphis Mayor Jim Strickland  
Shelby County Mayor Lee Harris  
Memphis Division of Housing and Community Development  
Memphis and Shelby County Code Enforcement  
Shelby County Housing Department  
State of Tennessee  
MLGW



February 26, 2021

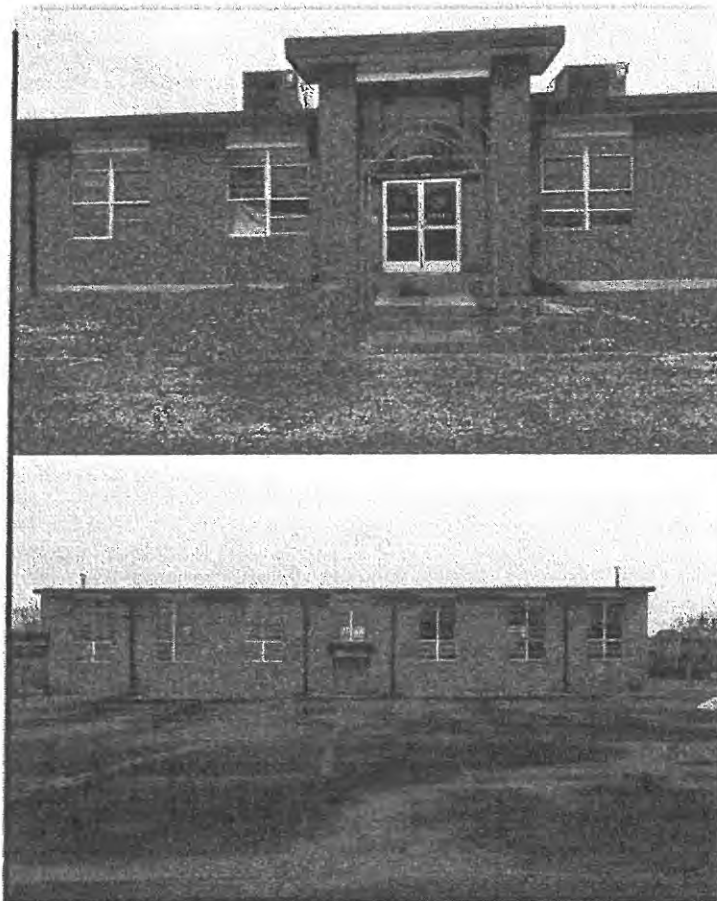
U.S. General Services Administration  
Public Buildings Service  
Real Property Utilization & Disposal Division  
77 Forsyth Street, SW  
Atlanta, GA 30303

NOTICE OF DETERMINATION OF HOMELESS SUITABILITY & AVAILABILITY  
&  
NOTICE OF SURPLUS DETERMINATION FOR FEDERAL REAL PROPERTY

Marine Corps Reserve Center  
3114 Jackson Avenue, Memphis, Shelby County, TN 38112

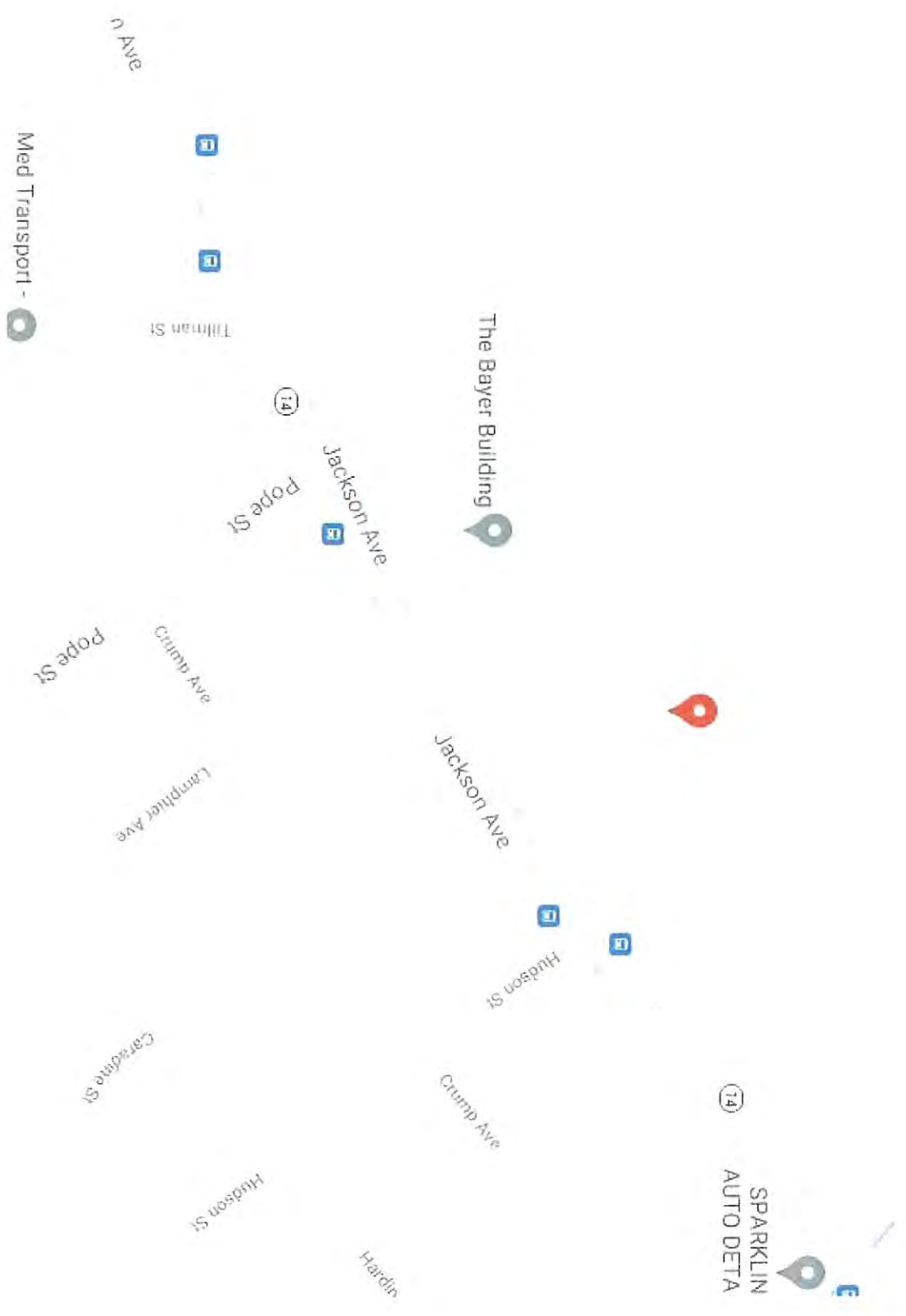
**Property Description**

The former Marine Corps Reserve Center is situated on 6.43 +/- acres located approximately five miles northeast of downtown Memphis. The site consists of the main administration building, a vehicle maintenance facility, and a small hazmat storage locker. The property is surrounded with secure/gated fencing. Subject property is zoned as an Industrial District 'EMP' which stands for Employment District. The property has been vacant since 2015 and may contain lead based paint, asbestos containing materials, and mold. Property may be eligible for listing on the National Register of Historic Places.



Marine Corps Reserve Center  
3114 Jackson Avenue  
Memphis, Shelby County, TN 38112

GSA Control # 4-N-TN-0651-AC  
HUD Property # 54202110004





Sheldandra Y. Ford  
Shelby County Register of Deeds

UNITED STATES OF AMERICA

Owner:

Parcel Address: 0 JACKSON

Parcel ID: 043009 00094

2021 Appraisal: \$569,700

Tax District: MEMPHIS

Year Built:

Lot Number:

Subdivision:

Plat BK & PG: UNKNOWN

Dimensions:

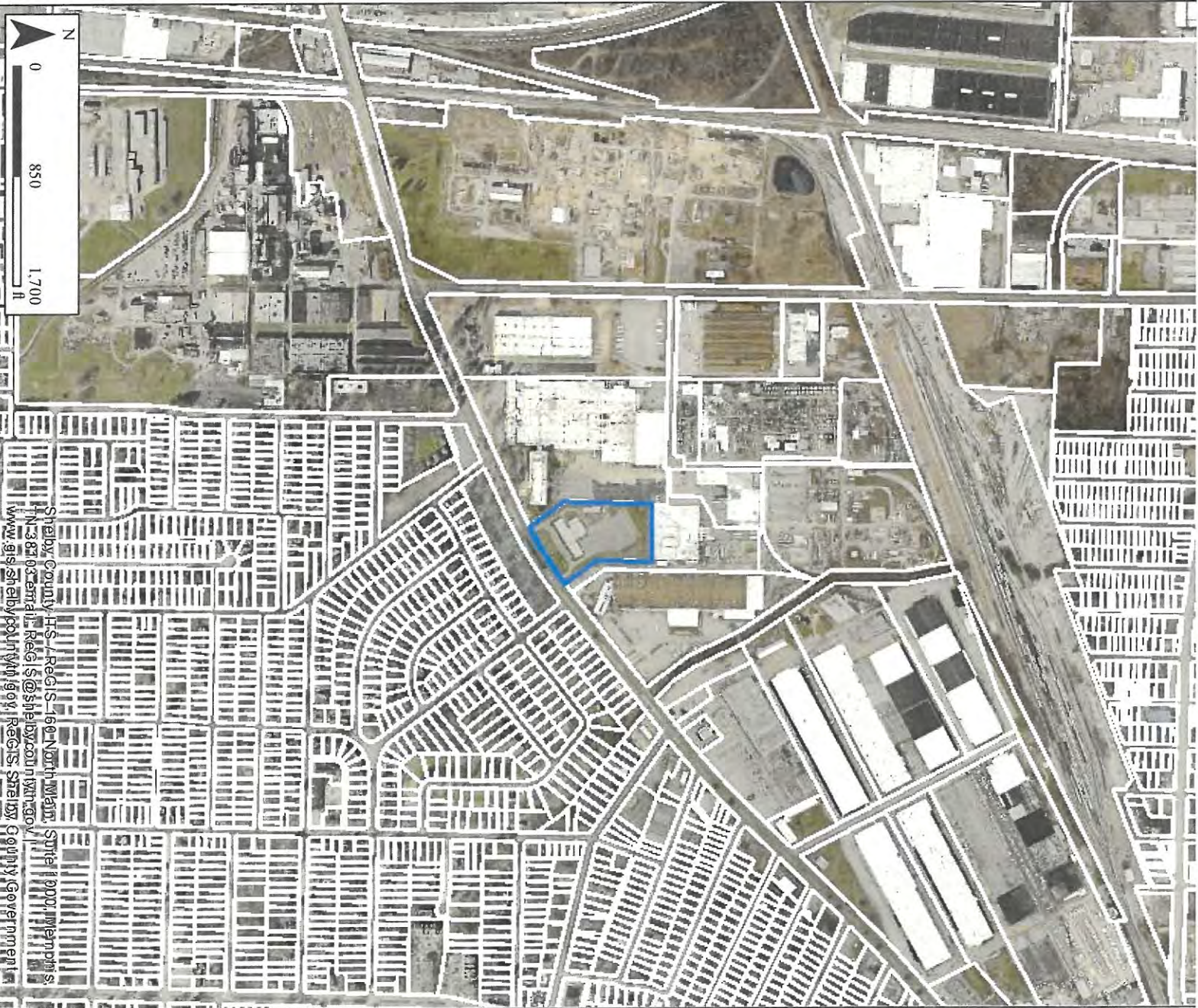
Total Acres: 6.43

Owner Address: GENERAL DELIVERY

MEMPHIS TN

38101 9999

Map prepared on 10/7/2021



Shelby County, TN - Regis - 660 North Main, Suite 1000, Memphis, TN 38103  
Email: Regis@shelbycountyttn.gov | www.shelbycountyttn.gov | Regis: Shelby County Government



Melvin Burgess  
Assessor Of Property  
Shelby County Government

Property Location and Owner Information

Parcel ID	043009 00094
Property Address	0 JACKSON
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00703A60
Tax Map Page	115N
Land Square Footage	280091
Acres	6.43
Lot Dimensions	
Subdivision Name	
Subdivision Lot Number	
Plat Book and Page	
Number of Improvements	0
Owner Name	UNITED STATES OF AMERICA
In Care Of Owner Address	undefined GENERAL DELIVERY
Owner City/State/Zip	MEMPHIS TN 38101

## Appraisal and Assessment Information

Class	EXEMPT
Land Appraisal	\$569,700
Building Appraisal	\$0
Total Appraisal	\$569,700
Total Assessment	\$0
Greenbelt Land Appraisal	\$0
Homesite Land Appraisal	\$0
Homesite Building Appraisal	\$0
Greenbelt Appraisal	\$0
Greenbelt Assessment	\$0

## Improvement/Commercial Details

Stories

Exterior Walls

Land Use - EXEMPT FEDERAL

Year Built

Total Rooms

Bedrooms

Bathrooms

Half Baths

Heat

Fuel

Heating System

Fireplace Masonry

Fireplace Pre-Fab

Ground Floor Area

Total Living Area

Car Parking

## Other Buildings

Card	Year Built	Length	Width	Area	Type
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Permits

Date of Permit	Amount of Permit	Permit Number	Reason
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## Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
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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) 636-7120

### NOTICE OF PUBLIC HEARING

You are receiving this Notice of Public Hearing because you own a property near the location of a land use case filed with the Office of Planning and Development. The MEMPHIS & SHELBY COUNTY LAND USE CONTROL BOARD will hold a Public Hearing on the following Special Use Permit application, pursuant to UDC Sub-Section 9.3.4A of the Memphis & Shelby County Unified Development Code:

**CASE NUMBER:** S.U.P. 21-24  
**DEVELOPMENT NAME:** Alpha-Omega Veterans Services, Inc.  
**LOCATION:** 3114 Jackson Avenue  
*(SEE AERIAL MAP ON REVERSE SIDE)*  
**APPLICANT(S):** Alpha-Omega Veterans Services, Inc.  
**REQUEST:** Special Use Permit to allow a social service institution to allow a program of supportive services for military veterans

**THE PUBLIC HEARING WILL BE HELD:**

**DATE:** Thursday, October 14<sup>th</sup>, 2021  
**TIME:** 9:00 A.M. (No Executive Session)  
**LOCATION:** 125 N. Main Street-Lobby  
 City Council Chambers

During the **Public Hearing**, the Board may approve with conditions, deny or continue the item until the next regularly scheduled monthly meeting of the Board. After recommendation by the Land Use Control Board, the application will require a public hearing by the Memphis City Council. The legislative body shall make the final decision to approve or deny the request for special permit to allow a social service institution for military veterans.

**Note:** The Land Use Control Board may place this item on the Consent Agenda, which is considered at the beginning of the Board meeting. No individual public hearing will be held, nor will the Board debate items on the Consent Agenda unless a request was made by a property owner, staff or a Board member requesting the item be removed from the Consent Agenda. If you have questions concerning this Planned Development application, call **Brian Bacchus @ (901) 636-7120** or via email [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)

# VICINITY MAP





RAMOS MARIA I  
3159 JACKSON AVE #  
MEMPHIS TN 38112

PMC BIOGENIX INC  
1231 POPE ST #  
MEMPHIS TN 38108

MID SOUTH HOMEBUYERS GP  
46 FLICKER ST #  
MEMPHIS TN 38104

SKEFOS JAMES J  
2884 WALNUT GROVE RD #  
MEMPHIS TN 38111

PMC BIOGENIX INC  
1231 POPE ST #  
MEMPHIS TN 38108

GARCIA JAIME AND GUADALUPE RAMIREZ  
3452 COLEMAN AVE #  
MEMPHIS TN 38122

SKEFOS JAMES J  
2884 WALNUT GROVE RD #  
MEMPHIS TN 38111

THE CITY OF MEMPHIS TN BRD OF EDUCATION  
2597 AVERY AVE #  
MEMPHIS TN 38112

YERBY DAVID J  
3150 CRUMP AVE #  
MEMPHIS TN 38112

SNIPES LATRICE  
1349 TUTWILER AVE #  
MEMPHIS TN 38107

PMC BIOGENIX INC  
1288 ROUTE 73 SOUTH ST #4TH  
MOUNT LAUREL NJ 8054

THOMPSON KURTIL  
5074 GUFFIN RD #  
BARTLETT TN 38135

WALLS SUSIE  
3156 CRUMP AVE #  
MEMPHIS TN 38112

UNITED STATES OF AMERICA  
GENERAL DELIVERY #  
MEMPHIS TN 38101

BURT BARBARA J AND EVELYN MARSHALL  
3146 CRUMP AVE #  
MEMPHIS TN 38112

JONES SHIRLEY W  
3149 CRUMP AVE #  
MEMPHIS TN 38112

AYITI PROPERTIES MANAGEMENT LLC  
1339 AGNES PL #  
MEMPHIS TN 38104

MATTHEWS LOUIS JR AND  
3140 CRUMP AVE #  
MEMPHIS TN 38112

WEAVER JACQUELINE J  
3098 CRUMP AVE #  
MEMPHIS TN 38112

MARSHALL SCOTT  
6983 8TH RD #  
BARTLETT TN 38135

BEASON ELMIRA  
3134 CRUMP AVE #  
MEMPHIS TN 38112

HARWELL RITA Y AND RENA Y HARWELL  
3131 CRUMP AVE #  
MEMPHIS TN 38112

MACIAS EDGARDO J S  
3153 JACKSON AVE #  
MEMPHIS TN 38112

OGLESBY TERRY E  
3159 CRUMP AVE #  
MEMPHIS TN 38112

THOMAS WENDELL  
3086 CRUMP AVE #  
MEMPHIS TN 38112

JUN WOJIN AND MONICA CAMACHO (RS)  
427 S 4TH ST #  
ALHAMBRA CA 91801

BEASON ELMIRA  
3134 CRUMP AVE #  
MEMPHIS TN 38112

PMC BIOGENIX INC  
1231 POPE ST #  
MEMPHIS TN 38108

SHELBY COUNTY BOARD OF EDUCATION  
160 S HOLLYWOOD ST #  
MEMPHIS TN 38112

THOMAS DONALD E & BETTY  
3126 CRUMP AVE #  
MEMPHIS TN 38112

HARWELL ALBERT & ANNIE B  
3153 CRUMP AVE #  
MEMPHIS TN 38112

FREEMAN WILLIAM & AMY  
PO BOX 2972 #  
WEST MEMPHIS AR 72303

SABRY GRANDCHILDREN'S TRUST  
6919 MONTBURY PL #  
RANCHO CUCAMONGA CA 91739

WATKINS ALFREDA M  
3093 CRUMP AVE #  
MEMPHIS TN 38112

LOYDE JAMES W & EDNA  
PO BOX 4563 #  
CHATTANOOGA TN 37405

SHELBY COUNTY BOARD OF EDUCATION  
160 S HOLLYWOOD ST #  
MEMPHIS TN 38112

HARRISON HERMAN  
3730 BROOK TRAIL LN #  
BARTLETT TN 38135

PMC BIOGENIX INC  
1231 POPE ST #  
MEMPHIS TN 38108

CAMPBELL JOYCE A  
3108 CRUMP AVE #  
MEMPHIS TN 38112

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

JEANS LINDA D  
3102 CRUMP AVE #  
MEMPHIS TN 38112

WILSON MARY L  
3092 CRUMP AVE #  
MEMPHIS TN 38112

DICKERSON JAMES W  
3125 CRUMP AVE #  
MEMPHIS TN 38112

SHAW JAMES E & SARAH L  
3119 CRUMP AVE #  
MEMPHIS TN 38112

JONES KATHERINE J  
3080 CRUMP AVE #  
MEMPHIS TN 38112



VETERANS SERVICES, INC.  
1183 Madison Avenue  
Memphis, TN 38104

**September 22, 2021**

[www.alphaomegaveterans.org](http://www.alphaomegaveterans.org) You are invited to a neighborhood meeting to discuss a Special Use Application filed with the Memphis and Shelby County Division of Planning and Development. The proposed land use is located at 3114 Jackson Avenue. We are requesting a Special Use Permit to allow for Transitional and Permanent Supportive housing for disabled and displaced military veterans.

Phone: 901-729-2345  
Fax: 901-726-6882

Cordell Walker  
Executive Director

### NEIGHBORHOOD MEETING NOTICE

Subject: Requesting a Special Use Permit to allow a transitional and permanent supportive housing facility for displaced / disabled military veterans. (DPD Case #: S.U.P. 2020-024)

Date: Tuesday, September 28<sup>th</sup>, 2021

Time: 5:30 P.M.

Location: 3114 Jackson Avenue  
Memphis, TN 38112

This Special Use Permit application will also be heard at the following **Land Use Control Board meeting:**

Date: Thursday, October 14<sup>th</sup>, 2021  
Time: 9:00 A.M.

I am available by phone or email should you have any questions concerning the neighborhood meeting or special use permit application. You may reach me at (901) 729-2345 (Office) or (901) 378-1897 (Cell) or by email [cordell.walker@alphaomegaveterans.org](mailto:cordell.walker@alphaomegaveterans.org). If you have questions concerning this application, you may also contact Brian Bacchus with the Memphis and Shelby County Division of Planning and Development at (901) 636-7120 or via his email address [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov).

Thank you,  
Cordell Walker

AFFIDAVIT

Shelby County  
State of Tennessee

I, Cordell Walker, being duly sworn, depose and say that at 10 am am/pm on the 29th day of September, 2021, I posted one Public Notice Sign(s) pertaining to Case No. 2021-24 at 3114 Jackson Avenue providing notice of a Public Hearing before the X Land Use Control Board, X Memphis City Council,        Shelby County Board of Commissioners for consideration of a proposed Land Use Action (      Planned Development, X Special Use Permit,       Zoning District Map Amendment,        Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Cordell Walker  
Owner, Applicant or Representative

10-17-2021  
Date

Subscribed and sworn to before me this 17<sup>th</sup> day of October, 2021.

Janet McIlvain  
Notary Public

My commission expires: My Comm. Exp. May 8, 2023



**SHELBY COUNTY** DIVISION OF PLANNING  
AND DEVELOPMENT  
CITY HALL, 125 N. MAIN STREET, SUITE 406, MEMPHIS, TN 38103-2084, (901) 636-6619

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED FOR A

**SPECIAL USE PERMIT**

ON THIS PROPERTY.

A PUBLIC HEARING WILL BE HELD.

CASE NO: [ #2021-24 ]  
INFORMATION: 636-6619

DETACHING, TAMPERING WITH OR REMOVAL OF THIS SIGN BY ANYONE OTHER THAN THE PROPERTY OWNER OR HIS AGENT IS PROHIBITED BY CITY OF MEMPHIS & SHELBY COUNTY ORDINANCES

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT  
CITY HALL, 129 N. MAIN STREET, SUITE 400, MEMPHIS, TN 38103-0400

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED FOR A **SPECIAL USE PERMIT**

ON THIS PROPERTY. A PUBLIC HEARING WILL BE HELD.

[ #2021-24 ]  
636-6619

CASE NO:  
INFORMATION:

ADDITIONAL INFORMATION IS AVAILABLE AT THE OFFICE OF THE PLANNING AND DEVELOPMENT DIVISION, CITY HALL, 129 N. MAIN STREET, SUITE 400, MEMPHIS, TN 38103-0400. FOR MORE INFORMATION, CONTACT THE PLANNING AND DEVELOPMENT DIVISION AT 905-636-6619.

**CASE NUMBER:** S.U.P. 21-25 **L.U.C.B. MEETING:** October 14<sup>th</sup>, 2021

**DEVELOPMENT NAME:** Veterans Administration Resource and Coordination Center

**LOCATION:** 575 Phelan Avenue

**COUNCIL DISTRICT(S):** District 6: Super District 8-Positions 1, 2, & 3

**OWNER(S)/APPLICANT(S):** Orora Packaging Solutions/SE Industrial Investments, LLC

**REQUEST:** Special Use Permit to allow a social service institution to allow a neighborhood resource and coordination center for military veterans

**AREA:** 3.46 Acres

**EXISTING LAND USE & ZONING:** One-story vacant industrial warehouse and distribution building in Employment (EMP) District

## CONCLUSIONS:

1. The structure is not limited in area or sq. ft. and interior alternations and renovations will be subject to the review and approval by the development services staff. The building will be utilized to its full capacity to accommodate the requirements for a resource center, including handicap accessibility.
2. The detailed site plan submitted with the application illustrates the location of the building, accessory parking and facilities, including the internal private drive access and circulation. The applicant should take precautions to maintain the building in its current form during demolition of a portion of the building to allow for offices associated with the resource center building and grounds.
3. The site plan submitted by the applicant does not illustrate the specific use of the building, but illustrates required parking and private drives. The site plan does not address specific site improvements, such as landscaping, both internal and external with emphasis on alternatives to landscaping and fence materials for site improvements.
4. The applicant's request coincides with the former use of the building and grounds and supports the Anchor Neighborhood (AN)-Mixed Building Type land use designation of the Memphis 3.0 and would allow office-type land use in a newly renovated warehouse building for a resource center for military veterans.

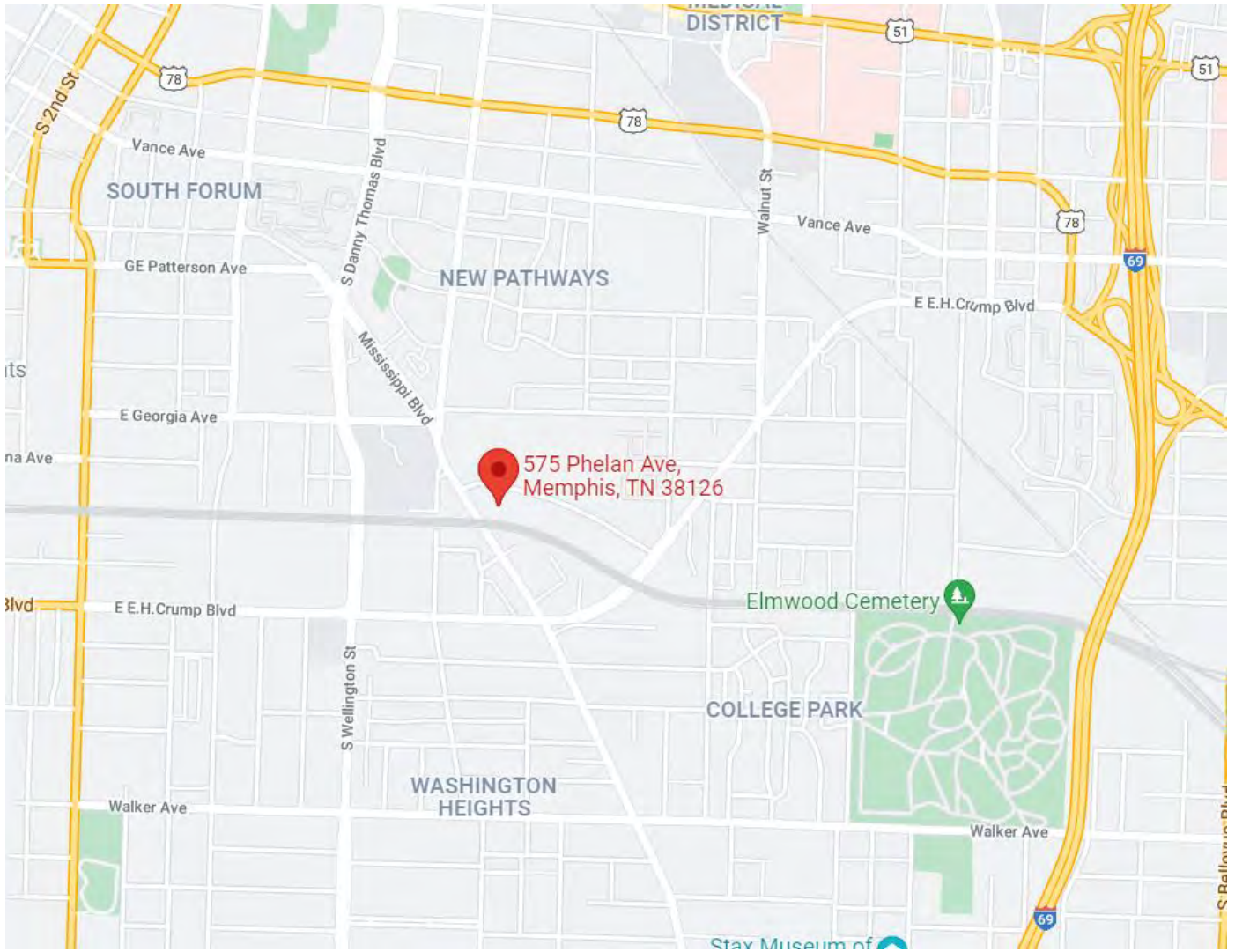
## CONSISTENCY WITH MEMPHIS 3.0

Based on adjacent mixed-use land uses and zoning in the immediate area, the proposal is CONSISTENT with Memphis 3.0 Comprehensive Plan.

## DIVISION OF PLANNING & DEVELOPMENT RECOMMENDATION:

*Approval with Conditions*

### Planning Area

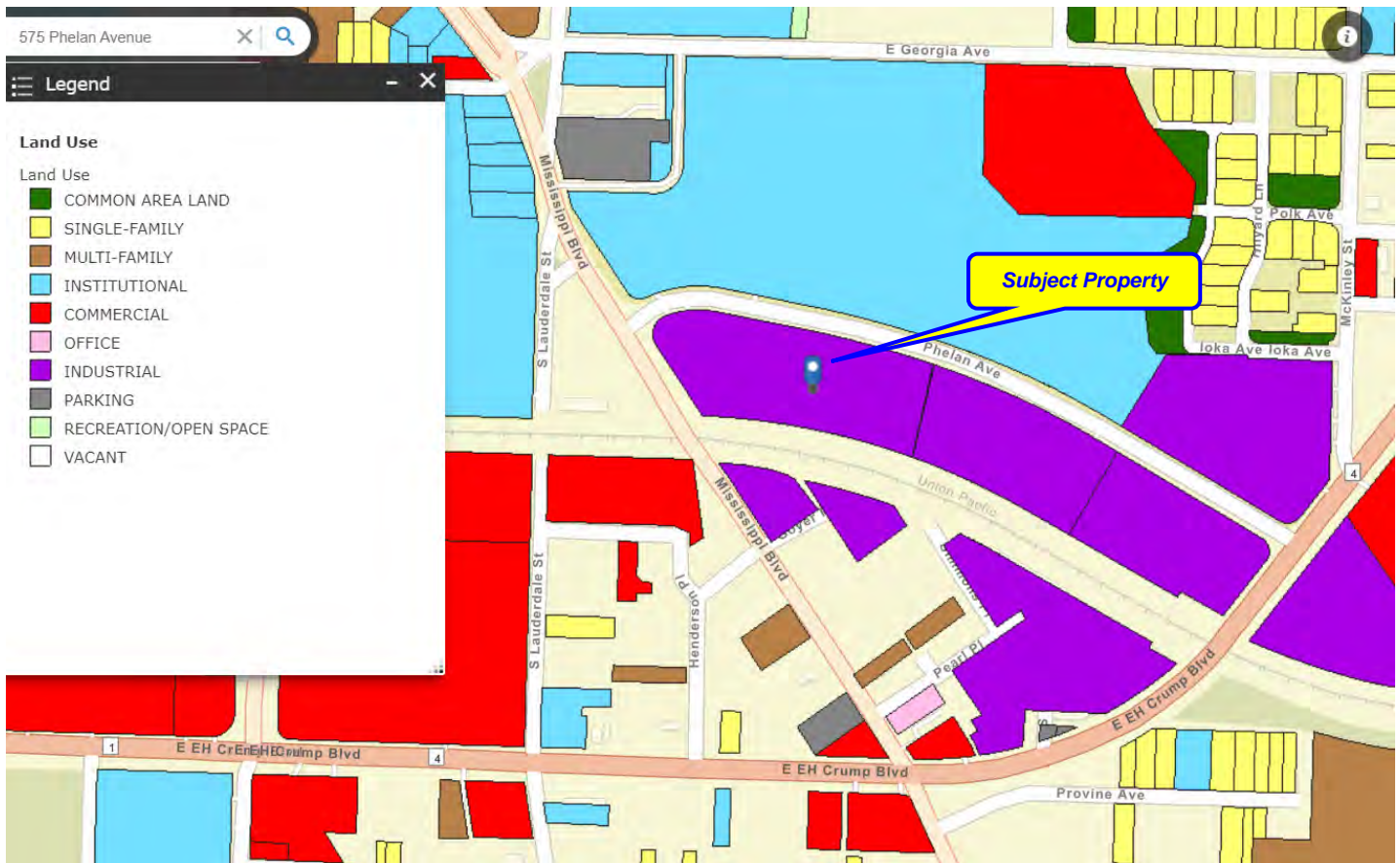




### Zoning



### Land Use



- North:** Vacant land and former public-school building in Residential Urban (RU-3) District.
- East:** Auto parts warehouse and distribution center in Employment (EMP) District.
- South:** Vacant lots, small manufacturing and warehouse facilities and major railroad right-of-way in Employment (EMP) District.
- West:** Vacant lots and public high school building in Residential Urban (RU-3) District.

**Neighborhood Meeting:** Neighborhood Meeting was held on-site Monday, October 4<sup>th</sup>, 2021.

**Sign Posting & Public Notice:** Sign posted on Monday, October 4<sup>th</sup>, 2021.  
Public Hearing Notices mailed by staff on Thursday, September 30<sup>th</sup>, 2021.

**NOTE:** The public notices will be mailed to adjacent property owners within a radius of five (500) hundred feet of the property and any return notices to OPD are subject to Paragraph 9.3.4F (2) of the UDC regarding undelivered and returned mailed notices that exceed 25% of the total required notices.

## **STAFF ANALYSIS:**

### **Site Description**

The subject property is a 3.84-acre tract of land occupied by one-story steel and masonry building with accessory parking and loading docks formerly used as warehouse and distribution building at the south side of Phelan Avenue. The facility is partially enclosed with a chain-link fence and sliding gate with one point of primary access to Jackson Avenue near the 'New Pathways' and 'South City' communities of South Memphis. The current zoning of the parcel is Employment (EMP) District zoning. The property has approximately 267 feet of street frontage on Phelan Avenue and 242 feet of frontage on Mississippi Boulevard. The property backs up to major railroad lines on Railroad Avenue with approximately over 260 feet of depth at the shallowest end of the property. The property has curb, gutter and sidewalk along Mississippi Boulevard, but only curb and gutter in need of repair along Phelan Avenue, including minimal interior and exterior lighting. The property does not appear to be encumbered by any major transmission easements or utility lines.

### **Request vs. Memphis 3.0**

The applicant is requesting a special use permit to allow a social service institution to allow a neighborhood resource and coordination center for military veterans, not to include any type of group living, shelter or lodging in a facility once used for a warehouse and distribution facility. The structure is not limited in area or sq. ft. and interior alternations and renovations will be subject to the review and approval by the development services staff. The building will be utilized to its full capacity to accommodate the requirements for a resource center, including handicap accessibility. The detailed site plan submitted with the application illustrates the location of the building, accessory parking and facilities, including the internal private drive access and circulation. The applicant should take precautions to maintain the building in its current form during demolition of a portion of the building to allow for offices associated with the resource center building and grounds.

The Use Categories for a social service institution are as follows:

**Social Service Institution** Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Correctional facility (private)	Adult educational facility
Group shelter	Associated office
Neighborhood resource center	Food preparation or dining area
Rehabilitative clinic	Gardening
Social service facility, soup kitchen, transient lodging or shelter for the homeless	Meeting room
Transitional home	Off-street parking
Work release center and day reporting service establishment	On-site day care where children are cared for while parents or guardians are occupied on the premises
	Staff residences located on-site
	Solar (photovoltaic) panels
	Building-mounted wind energy system
	Electric vehicle charging unit

The proposed use of the building will not encompass principal uses above listed in the left-hand column for group living, shelter or lodging in the use categories listed above, but may encompass accessory uses listed above in the right-hand column. The proposed use for this property for primarily a resource and coordination center is consistent with the Memphis 3.0 Plan, because the request is compatible and in character with adjacent land uses and zoning. The site plan submitted by the applicant does not illustrate the specific use of the building, but illustrates required parking and private drives. The site plan does not address specific site improvements, such as landscaping, both internal and external with emphasis on alternatives to landscaping and fence materials for site improvements. Therefore, a more detailed site plan shall be submitted to staff prior to forwarding the application for review by the legislative body. However, given the proposed use of the property, building and accessory uses and facilities, the applicant's request coincides with the former use of the building and grounds and supports the Anchor Neighborhood (AN)-Mixed Building Types land use designation of the Memphis 3.0 and would allow office-type land use in a newly renovated warehouse building for a resource center for military veterans in an industrial zoning district by special use permit.

**RECOMMENDATION:**            **Approval with Conditions**

Site Plan Conditions:

1. A social service institution shall be allowed to permit the Use Categories of Sub-Section 2.9.4H of the UDC, except the following uses: Correctional facility (private), Group Shelter, Soup Kitchen, Transient Lodging or Shelter for the Homeless, and Transitional Home.
2. A site plan shall include the use of building, access, circulation and parking, internal landscaping and signs subject to final review and approval by staff.
3. The use of the building shall be subject to review and approval by Development Services.

**Office of Comprehensive Planning(OCP) Review:**

The consistency statement is in response to the following Planned Development Application to support the recommendation of the Office of Planning & Development: **S.U.P. 21-25 (VA Resource and Coordination Center)**

**Site Location:** 575Phelan Avenue

**Land Use Designation:** Anchor Neighborhood-Mix of Building Types (See Memphis 3.0, Page 82 for details)

Based on adjacent mixed-use land uses and zoning in the area, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

**GENERAL INFORMATION:**

**Primary Street Frontage:** Phelan Avenue-----+/-267.65 curvilinear feet.  
Mississippi Boulevard-----+/-242.05 curvilinear feet.

**Neighborhoods:** South Forum, New Pathways and Washington Heights

**Zoning History:** The Employment (EMP) District zoning of the site date to the adoption of the UDC in 2010 and date to the adoption of the 1980 zoning map amendments.

**DEPARTMENTAL COMMENTS:**

*The following comments were provided by Inter-Governmental Agencies/Organizations to which this application was referred:*

**City Engineer:**

1. Standard Subdivision Contract or Right-Of-Way 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. Install 6-foot sidewalks and record a 1-foot pedestrian easement along public road frontage of property.
7. Install ADA ramps at the corner of Phelan and Mississippi.

**Traffic Control Provisions:**

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

9. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
10. The developer's engineer shall submit a **Trip Generation Report** that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and
11. 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.
14. All unused curb cuts will be closed and replaced with curb, gutter, and sidewalk.

**Drainage:**

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

**Site Plan Notes:**

16. Adequate queuing spaces in accordance with section 4.4.8 of the UDC shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
17. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

**Cite Fire Services:**

- 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.

**Memphis & Shelby County Health Department:**

Water Quality Branch:	No comment.
Septic Tank Program:	No comment.

**Memphis Light, Gas and Water:**

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

- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- **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 pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with Memphis/Shelby County Zoning Ordinance-Landscape and Screening Regulations.
- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**Construction Code Enforcement:** No comments received.

**Office of Resiliency & Sustainability:** No comment.

**AT&T-TN:** No comment.

**Emails of Support:** None.

**Letters & Emails of Opposition:** None.

**Neighborhood Associations/Organizations:**

<i>South Forum:</i>	<i>No comments received as of 10/08/2021.</i>
<i>New Pathways:</i>	<i>" " "</i>
<i>Washington Heights:</i>	<i>No comments received as of 10/08/2021.</i>

**Staff: bb**



*Memphis and Shelby County*  
*Office of Planning and Development*  
 CITY HALL 125 NORTH MAIN STREET-SUITE 477 MEMPHIS, TENNESSEE 38103-2084 (901) 636-6619

**APPLICATION FOR SPECIAL USE PERMIT  
 APPROVAL/AMENDMENT**

Date: August 30, 2021

Case #: S.U.P. 21-25

PLEASE TYPE OR PRINT

Property Owner of Record: Orora Packaging Solutions Phone #: \_\_\_\_\_

Mailing Address: 6600 Valley View St. City/State: Buena Park, CA Zip 90620

Property Owner E-Mail Address: \_\_\_\_\_

Applicant: SE Industrial Investments LLC Phone # \_\_\_\_\_

Mailing Address: 6000 Poplar Ave. Suite 201 City/State: Memphis, TN Zip 38119

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

Representative: Renaissance Group (Wesley Wooldridge) Phone #: 901-332-5533

Mailing Address: 9700 Village Circle, Suite 100 City/State: Lakeland, TN Zip 38002

Representative E-Mail Address: wwooldridge@rgroup.biz

Engineer/Surveyor: Renaissance Group Phone # 901-332-5533

Mailing Address: 9700 Village Circle, Suite 100 City/State: Lakeland, TN Zip 38002

Engineer/Surveyor E-Mail Address: wwooldridge@rgroup.biz

Street Address Location: 575 Phelan Ave.

Distance to nearest intersecting street: At the southeast corner of Phelan Ave. & Mississippi Boulevard

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>3.839</u>	_____	_____
Existing Zoning:	<u>EMP</u>	_____	_____
Existing Use of Property	<u>Vacant Building</u>	_____	_____
Requested Use of Property	<u>VA resource center</u>	_____	_____

**Amendment(s):** Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.  
 Yes \_\_\_ No X

**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: \_\_\_\_\_



**Variations:** If the Office of Planning and Development (OPD) determines your submitted site plan requires Board of Adjustment (BOA) action on a particular standard of the Unified Development Code, this application will not be heard by the Land Use Control Board (LUCB) until an application is submitted to the BOA. Once a BOA application is received by OPD, OPD will proceed to send any public notices, including neighborhood meeting notification, for the next available LUCB meeting. Notices will not be sent out prior to a BOA application being received. All neighborhood notification and public notices shall meet the timing provided in Sections 9.3.2 and 9.3.4 of the UDC. In lieu of a BOA application being filed, this application for a Special Use Permit may be replaced with an application for a Planned Development within 14 days of the filing deadline for this application, unless the site is located within the Medical Overlay District (see Sec. 8.2.2D of the UDC). If neither a Board of Adjustment nor a Planned Development application is received within 90 days of the filing deadline for this application, then this application shall be considered defective and withdrawn from any future consideration by the Land Use Control Board.

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



  
 Property Owner of Record      August 11, 2021      Applicant      8.31.2021      Date

**REQUIREMENTS PRIOR TO APPLICATION SUBMISSION**

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

Pre-Application Conference held on: \_\_\_\_\_ with \_\_\_\_\_

**NEIGHBORHOOD MEETING** – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2). The following documentation shall be provided to OPD to verify compliance with this requirement: A copy of the letter sent to neighborhood associations and abutting property owners and a copy of the mailing list used to send notice.

Neighborhood Meeting Requirement Met:      Yes \_\_\_\_\_ Not yet X  
 (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.

### 9.6.9 Special Use Permit Approval Criteria

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

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

- The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare (UDC sub-section 9.6.9A).  
The special use permit would allow the existing vacant building to be re-purposed. A portion of the existing building will be demolished and new parking and green space added.
- The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations (UDC sub-section 9.6.9B).  
The existing vacant building will be used. Existing curb cuts not in use will be closed. No changes will be made that interfere with the development or use of adjacent properties.
- The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services (UDC sub-section 9.6.9C).  
The existing facilities are adequate and will be updated as necessary.
- The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance (UDC sub-section 9.6.9D).  
There are no significant or historic features on the site.
- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).  
The site will follow requirements of the requested use.
- The request will not adversely affect any plans to be considered (see UDC Chapter 1.9) or violate the character of existing standards for development of the adjacent properties (UDC sub-section 9.6.9F).  
The use does not affect any plans to be considered or violate the character of existing standards of the adjacent properties.



August 30, 2021

RE: Special Use Permit – 575 Phelan Avenue  
VA Homeless Resource Center and Care Coordination

Mr. Josh Whitehead  
City of Memphis, Division of Planning & Dev.  
125 N. Main, Room #477  
Memphis TN 38103

Mr. Whitehead,

On behalf of the property owner and applicant, we respectfully request approval of this Special Use Permit to allow the "*Social Service Institution*" use per Section 2.9.3.H of the UDC for the renovated building located at 575 Phelan Avenue. The planned renovation will allow for +/-56,600 s.f. of the existing warehouse to be demolished and the remaining 40,815 s.f. to be renovated into the VA Homeless Resource Center and Care Coordination facility.

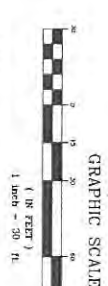
In addition to partially demolishing the existing building, a new 216 space parking lot will be constructed with landscaped endcaps and a grassed lawn along Phelan Avenue to soften the existing intersection with Mississippi Blvd. Several non-conforming driveway aprons will be removed and replaced with new curb and gutter and sidewalk

Again, on behalf of the landowner and applicant, we are pleased to bring forward this application to provide a much needed service to Memphis and the greater midsouth region. As the engineers associated with this proposal, the Renaissance Group is available should you have any questions or concerns related to this request. Please feel free to contact me at 901-332-5533.

Respectfully,

J. Wesley Wooldridge, P.E., Partner





**NOTE:** PRIOR TO LAND DISTURBANCE, EROSION PREVENTION SEDIMENT CONTROL, TREE REMOVAL, AND TREE REPLACEMENT, CITY ORDINANCES 15B AND 15A.4.

I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT EXISTING UTILITIES) SHALL BE REMOVED OR DAMAGED BY THE PROPOSED CONSTRUCTION UNLESS THE CITY OF MEMPHIS, THROUGH THE CITY ENGINEER, HAS ISSUED A PERMIT FOR PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.

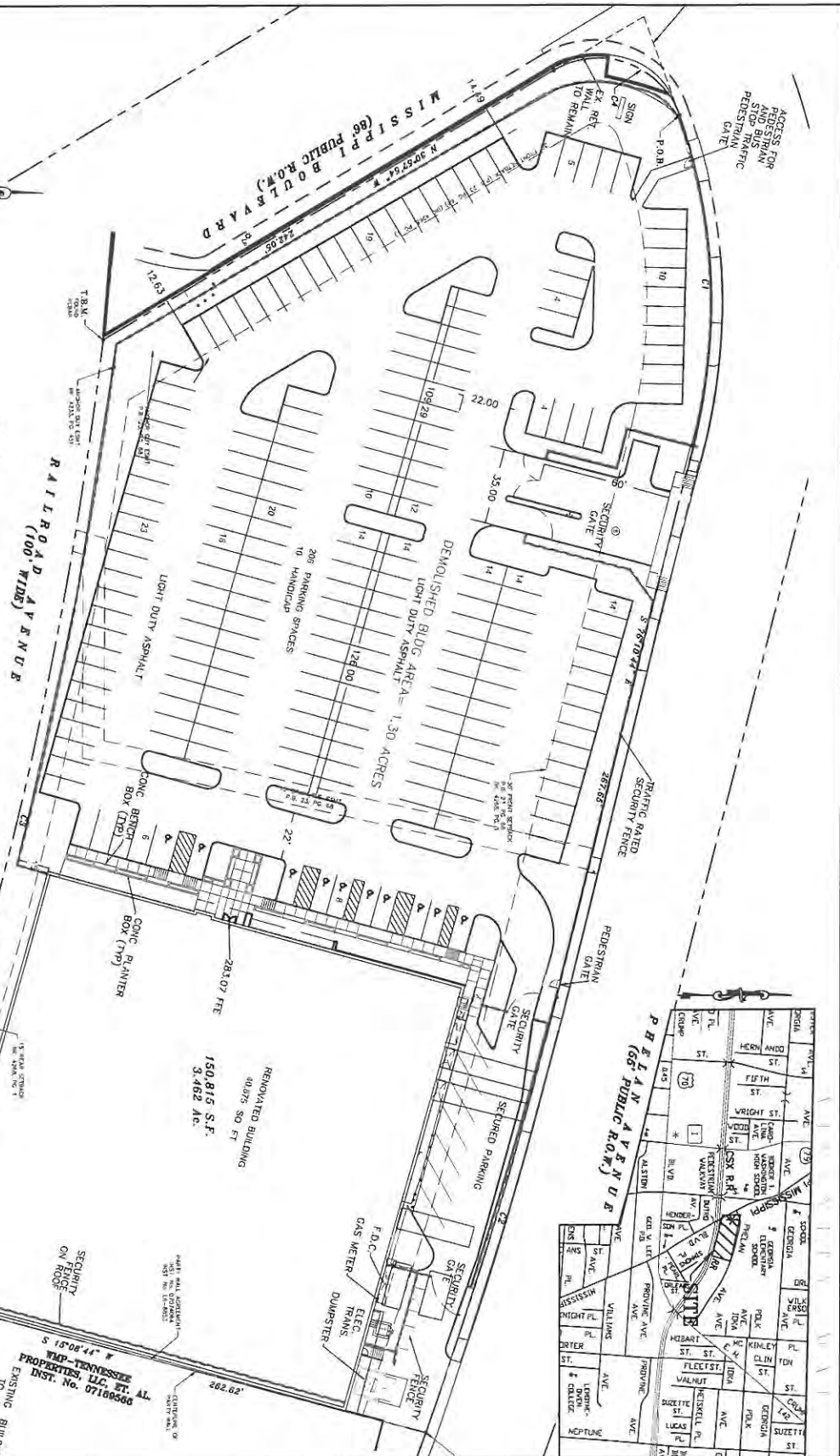
II. THE CITY OF MEMPHIS SHALL HAVE INTEREST/INTEREST RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

**PLAUSIBLE NOTE:**  
 This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C-0270 F, Community Panel No. 470177-0270 F, Effective Date: September 28, 2007.

**CITY BENEFIT:**  
 CITY OF MEMPHIS BEING MARK 4029, LOCATED AT THE INTERSECTION OF FAIRMWAY ROAD AND HAWK STREET, ELEVATION = 268.42 (NAVD83).

**SITE REMARKS:**  
 Temporary Benchmark (T.B.M.), found near the southwest corner of the subject property, as shown herein.  
 Elevation: 265.05 (NAVD 83 Datum).

**PLEASE BE ADVISED:** THAT A BUILDING PERMIT ISSUED BY THE CITY OF MEMPHIS/CHELSEA COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR THE ALTERATIONS OR IMPROVEMENTS TO ANY EXISTING OR NEW (ROW) MAINTAINED BY THE CITY OF MEMPHIS, ALTERNATIONS AND/OR IMPROVEMENTS TO THE DRIVE, DRIVES AND UTILITY THE MS ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 638-6700.



**Renaissance Group**  
 architecture • engineering • planning • interiors

920 VINE CIRCLE, SUITE 100, LEXINGTON, TN 38003 | 615.333.5533 | WWW.RENAISSANCEGROUP.COM

**REQUIRED SIDEWALKS**

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURB LINE	PROPOSED
PHELON AVENUE	45'	SOUTH	AT BACK OF CURB	

**CONCEPTUAL SITE PLAN**

**575 PHELON AVENUE**  
**VIA HOMELESS RESOURCE CENTER and CARE COORDINATION**

CLIENT	PREPARED BY	DATE
MEMPHIS, TENNESSEE	FORNHER CASE NUMBERS	
NUMBER OF LOTS: 1	AGE: 3.462 ACRES	
OWNER/DEVELOPER	WARD 73, BLOCK 89 PARCELS 1, 15, 16, 23A	
DRIVE BUILDING SOLUTIONS/DE (INDIANAPOLIS, INDIANA)	WARD 72, BLOCK 88 PARCELS 1, 15, 16, 23A	
INDIANAPOLIS, INDIANA	ENGINEER	
	RENAISSANCE GROUP, INC.	
	9720 VILLAGE CHURCH, STE. 100	
	LEXINGTON, TN 38002	
100-YEAR FLOOD ELEV. 217	FEMA MAP PANEL No. 470177-0270 F	FEWA MAP DATE: 09/28/2007
AUGUST 2021	SCALE: 1" = 30'	SHEET 1 OF X



## MEMPHIS AND SHELBY COUNTY

### Record Summary for Special Use Permit

#### Record Detail Information

Record Type: Special Use Permit

Record Status: Pending

Opened Date: September 9, 2021

Record Number: SUP 2021-025

Expiration Date:

Record Name: 575 Phelan Ave

Description of Work: Special Use Permit to allow " Social Service Institution" use per Section 2.9.3.H of the UDC for the renovated building; The planned renovation will allow for +/-56,000 s.f. of the existing warehouse to be demolished and the remaining 40,815 s.f. to be renovated into the VA homeless Resource Center and Care Coordination Facility

Parent Record Number:

Address: 575 PHELAN AVE, MEMPHIS 38126

#### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	ORORA PACKAGING SOLUTIONS	6600 VALLEY VIEW ST, BUENA PARK, CA 90620	

#### Parcel Information

Parcel No:  
011019 00002

#### Contact Information

Name	Organization Name	Contact Type	Phone
SE Industrial Investments LLC		Applicant	(901) 332-5533

Suffix:

Address

Data Fields

**PREAPPLICATION MEETING**

Preapplication Meeting No  
Date of Meeting -  
Name of OPD Planner -

**GENERAL PROJECT INFORMATION**

Application Type New Special Use Permit  
Previous Case Number -  
Is this application in response to a citation from Construction Code Enforcement or Zoning Letter? No  
If yes, please provide additional information -

**APPROVAL CRITERIA**

The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare (UDC Sub-Section 9.6.9A). SEE ATTACHED DOCS  
UDC Sub-Section 9.6.9B SEE ATTACHED DOCS  
UDC Sub-Section 9.6.9C SEE ATTACHED DOCS  
UDC Sub-Section 9.6.9D SEE ATTACHED DOCS  
UDC Sub-Section 9.6.9E SEE ATTACHED DOCS  
UDC Sub-Section 9.6.9F SEE ATTACHED DOCS

**GIS INFORMATION**

Case Layer BOA1990-088, BOA2007-007  
Central Business Improvement District No  
Class I  
Downtown Fire District No  
Historic District -  
Land Use INDUSTRIAL  
Municipality MEMPHIS  
Overlay/Special Purpose District South City  
Zoning EMP  
State Route -

Lot

0 5

Subdivision

THE RAILROAD AVENUE AREA

Planned Development District

-



NO.	PARCEL #	OWNER NAME
1.	014001 00024	-PROVINE SUBDIVISION COMMUNITY DEV LLC
2.	025004 00003	-MEMPHIS CITY OF
3.	014002 00001	-UNION RAILWAY CO
4.	014001 00004	-PROVINE SUBDIVISION COMMUNITY DEV LLC
5.	014001 00023	-SHELBY COUNTY TAX SALE 13.01
6.	014001 00003	-PROVINE SUBDIVISION COMMUNITY DEV LLC
7.	014001 00008	-PROVINE SUBDIVISION COMMUNITY DEV LLC
8.	025005 00003	-FF ENTERPRISE LLC
9.	014001 00009	-MEMPHIS CITY OF
10.	014001 00017	-MURPHY, JEROME
11.	014001 00014	-PROVINE SUBDIVISION COMMUNITY DEV LLC
12.	014001 00012	-PROVINE SUBDIVISION COMMUNITY DEV LLC
13.	014001 00016	-WILSON WILSON AND ALBERT W ENSIGN
14.	025003 00010	-M & M REALTY (PSO)
15.	011020 00009	-BOARD OF EDUCATION ETAL
16.	025003 00012	-NASH WILL E JR
17.	025003 00001	-STEEPLETON TIRE COMPANY
18.	025005 00001	-NASH WILL E JR
19.	011020 00006	-JORDAN JOHNL
20.	011020 00004	-FIRST BAPTIST CH LAUDERDALE
21.	011017 00006	-BRD OF EDUCATION OF MEMPHIS
22.	011020 00002	-FIRST BAPTIST CHURCH LAUDERDALE (TRS)
23.	011020 00003	-FIRST BAPTIST CHURCH LAUDERDALE
24.	011017 00021	-BOARD OF EDUCATION
25.	011017 00022	-BOARD OF EDUCATION
26.	011017 00023	-BRD OF EDUCATION MFS CITY SCH
27.	011018 00001	-CITY OF MEMPHIS BOARD OF EDUCA
28.	011019 00002	-ORORA PACKAGING SOLUTIONS
29.	011018 00009	-BAKER GLORIA
30.	011018 00006	-FALAH HANI
31.	025002 00001	-AES REALTY LLC
32.	025004 00001	-STEEPLETON TIRE CO
33.	025004 00002	-CITY OF MEMPHIS
34.	011019 00004	-LOEWENBERG PROPERTIES LLC
35.	014001 00002	-UNITED RUBBER DYE SERVICE INC
36.	025004 00005	-TOBERT GERALDINE H
37.	014001 00022	-MCSHANE HENRY AND BEVERLY MCSHANE-GONES
38.	014001 00006	-PROVINE SUBDIVISION COMMUNITY DEV LLC
39.	014001 00021	-PROVINE SUBDIVISION COMMUNITY DEV LLC
40.	014001 00007	-PROVINE SUBDIVISION COMMUNITY DEVELOPMENT
41.	025005 00002	-NASH WILL E JR
42.	014001 00020	-PROVINE SUBDIVISION COMMUNITY DEV LLC
43.	014001 00010	-PROVINE SUBDIVISION COMMUNITY DEV LLC
44.	014001 00019	-PROVINE SUBDIVISION COMMUNITY DEV LLC
45.	014001 00011	-PROVINE SUBDIVISION COMMUNITY
46.	014001 00018	-PETERSON ROSETTA
47.	014001 00013	-PROVINE SUBDIVISION COMMUNITY DEV LLC
48.	014001 00015	-PROVINE SUBDIVISION COMMUNITY DEV LLC
49.	014001 00005	-PROVINE SUBDIVISION COMMUNITY DEV LLC
50.	014001 00001	-UNITED RUBBER DYE SERVICE INC



NO.	PARCEL #	OWNER NAME
51.	025003 00009	-SHELBY COUNTY TAX SALE 16.02
52.	025003 00008	-SHELBY COUNTY TAX SALE 16.02
53.	025003 00007	-SHELBY COUNTY TAX SALE 16.02
54.	025003 00006	-SHELBY COUNTY TAX SALE 16.02
55.	025003 00005	-TAYLOR ENGINE & MITTEL L
56.	025003 00004	-CROWE PHANELIA
57.	025003 00003	-M & M REALTY (PSO)
58.	025003 00011	-MCCORMICK MOLLY
59.	025003 00002	-CITY OF MEMPHIS
60.	014003 00012	-KNIGHT JACK AND GENE WILSON
61.	011018 00002	-BAKER GLORIA
62.	011018 00004	-RED C CONSULTING & INVESTMENTS LLC
63.	025004 00004	-RED C CONSULTING & INVESTMENTS LLC
64.	011018 00003	-BAKER GLORIA
65.	011018 00008	-RED C CONSULTING & INVESTMENTS LLC
66.	011018 00005	-RED C CONSULTING & INVESTMENTS LLC
67.	011019 00003	-JETER R FAMILY TRUST (30%) AND WMP-TENN
68.	011020 00008	-PLANNED PACKAGING OF TN LLC

Map prepared through Shelby County Government's online mapping Portal on 09/12/2021



Shelandra Y. Ford  
Shelby County Register of Deeds

**ORORA PACKAGING SOLUTIONS**

Owner: ORORA PACKAGING SOLUTIONS  
Parcel Address: 575 PHELAN AVE  
Parcel ID: 011019 00002  
2021 Appraisal: \$632,800  
Tax District: MEMPHIS  
Year Built:  
Lot Number: 0 5  
Subdivision: THE RAILROAD AVENUE AREA  
Plat BK & PG: UNKNOWN  
Dimensions:  
Total Acres: 3.839  
Owner Address: 6600 VALLEY VIEW ST  
BUENA PARK CA  
90620 1145



Shelby County GIS / RegIS, 160 North Main, Suite 1000, Memphis, TN 38103, email: RegIS@shelbycountyttn.gov, www.gis.shelbycountyttn.gov, RegIS@shelbycountyttn.gov

Melvin Burgess  
Assessor Of Property  
Shelby County Government

Property Location and Owner Information

Parcel ID	011019 00002
Property Address	575 PHELAN AVE
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00708F91
Tax Map Page	138F
Land Square Footage	167227
Acres	3.839
Lot Dimensions	
Subdivision Name	THE RAILROAD AVENUE AREA
Subdivision Lot Number	0 5
Plat Book and Page	
Number of Improvements	1
Owner Name	ORORA PACKAGING SOLUTIONS
In Care Of Owner Address	6600 VALLEY VIEW
Owner City/State/Zip	BUENA PARK CA 90620

## Appraisal and Assessment Information

Class	INDUSTRIAL
Land Appraisal	\$269,500
Building Appraisal	\$363,300
Total Appraisal	\$632,800
Total Assessment	\$253,120
Greenbelt Land Appraisal	\$0
Homesite Land Appraisal	\$0
Homesite Building Appraisal	\$0
Greenbelt Appraisal	\$0
Greenbelt Assessment	\$0

## Improvement/Commercial Details

Land Use	- WHS STORAGE
Total Living Units	0
Structure Type	WAREHOUSE
Year Built	1961
Investment Grade	D

### Other Buildings

Card	Year Built	Length	Width	Area	Type
1	1961	6	470	2,820	FENCE CHAIN LINK
1	1961			40,000	PAVING ASPHALT <75,000 SQ.FT.

Permits

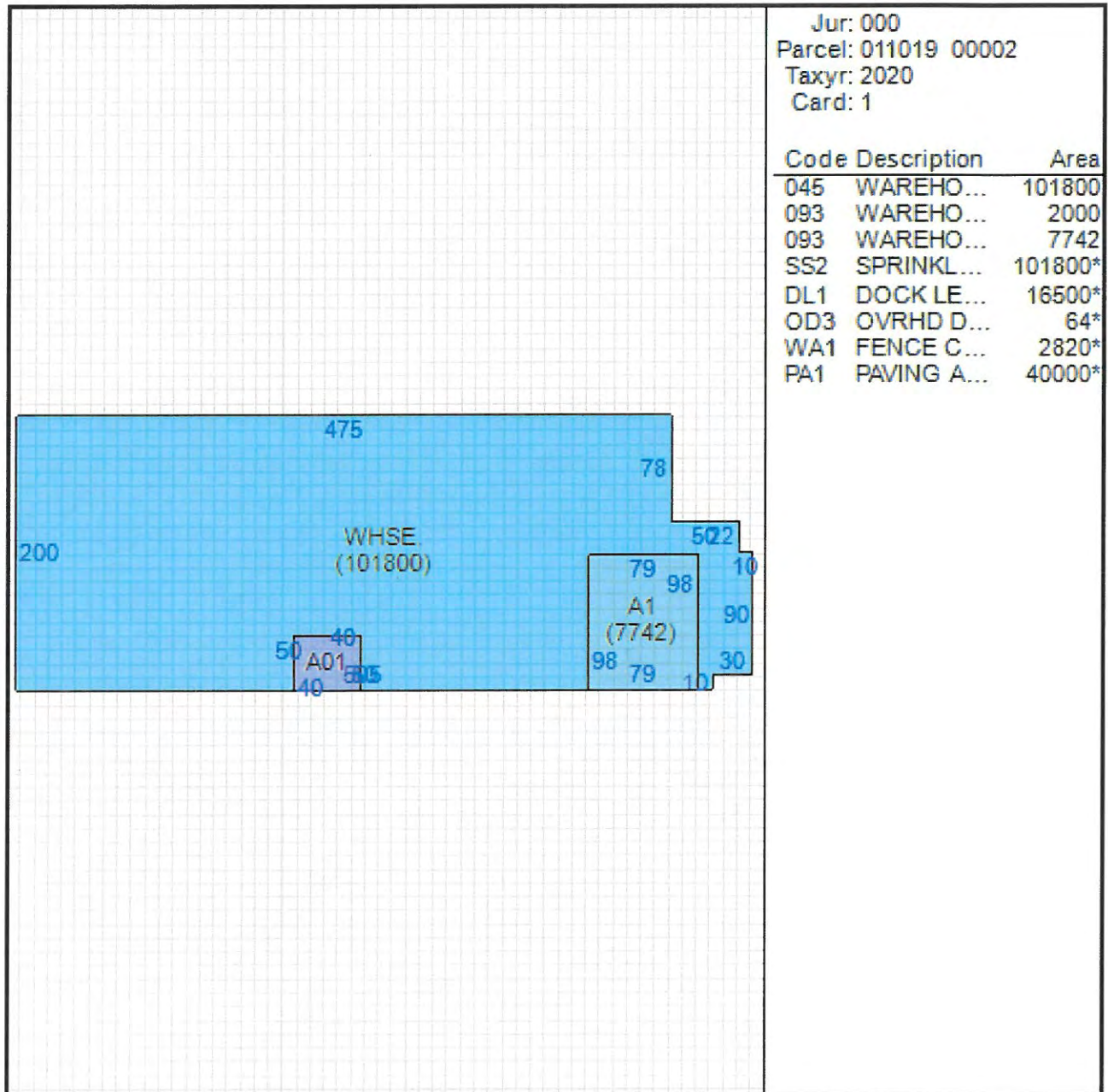
Date of Permit	Amount of Permit	Permit Number	Reason
01/15/1992	\$2,000	15112	
03/19/1987	\$7,000	78093	
01/16/1987	\$25,943	16131	
11/11/1977	\$1,770	14613	

## Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
07/12/2017	\$0	17084045	QC
05/07/2010	\$468,350	10046931	WD
04/15/1999	\$654,500	JH6958	WD
11/18/1998	\$7,107,000	JE8134	QC
05/27/1998	\$0	HK9293	QC
12/29/1961	\$0	4630-498	UN



Sketch



**September 15, 2021**

You are invited to a neighborhood meeting to discuss a Special Use Application filed with the Memphis and Shelby County Division of Planning and Development. The proposed land use is located 575 Phelan Avenue. We are requesting a Special Use Permit to allow a Veterans Administration Resource and Coordination Center.

**NEIGHBORHOOD MEETING NOTICE**

Subject: Requesting a Special Use Permit to allow a VA Resource & Coordination Center (DPD Case #: S.U.P. 21-25)

Date: Monday, October 4<sup>th</sup>, 2021

Time: 4:00 P.M.

Location: 575 Phelan Avenue  
Memphis, TN 38126

This Special Use Permit application will also be heard at the following **Land Use Control Board meeting:**

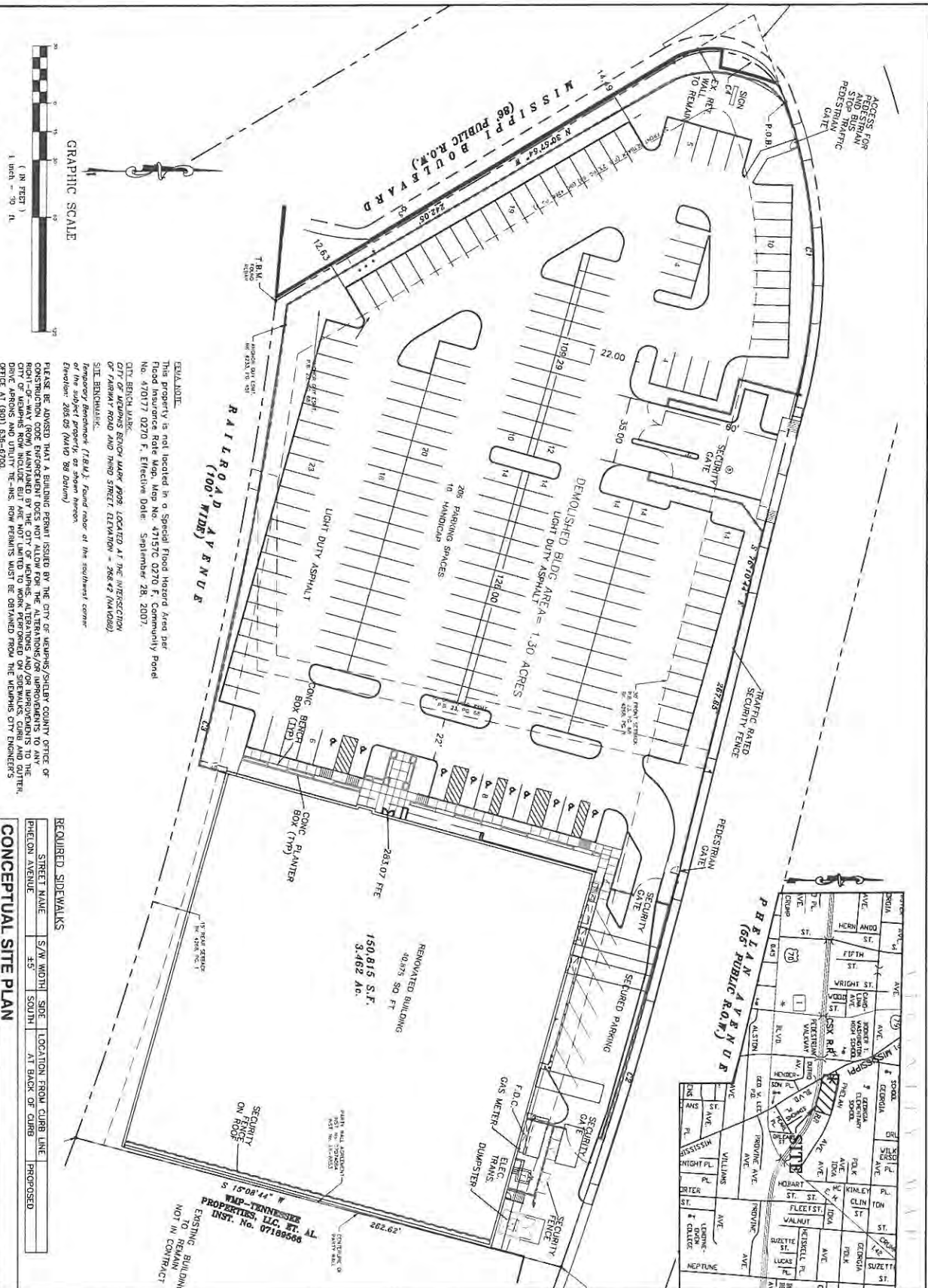
Date: Thursday October 14, 2021

Time: 9:00 A.M.

I am available by phone or email should you have any questions concerning the neighborhood meeting or special use permit application. You may reach me at (901) 373-0380 (Office) or (901) 870-7003 (Cell) or by email [cindy@srce-memphis.com](mailto:cindy@srce-memphis.com). If you have questions concerning this application, you may also contact Brian Bacchus with the Memphis and Shelby County Division of Planning and Development at 901-636-7120 or via his email address [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov).

Thank you,

Cindy Reaves



**NOTE:** PRIOR TO LAND DISTURBANCE, EROSION PREVENTION/STABILIZATION CONTROL MEASURES SHALL BE IMPLEMENTED PER CITY ORDINANCES, CODES & STANDARDS.

1. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT POWER UTILITIES OR SERVICES THAT OCCUPY EXISTING STRUCTURES) SHALL BE REMOVED OR ALTERED EXCEPT FOR CROSSINGS.

ii. THE CITY OF MEMPHIS SHALL HAVE ACCESS/ACCESS RIGHTS TO USE PRIVATE DRIVEWAYS AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SERVICE UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SUCH PRIVATE DRIVEWAYS AND YARDS.

**LEGAL NOTE:**  
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C-0270 F, Community Panel No. 470177-0270 F, Effective Date: September 28, 2007.

**CITY BENEFIT USER:**  
CITY OF MEMPHIS ENVIRONMENTAL SERVICES, LOCATED AT THE INTERSECTION OF FAIRMONT ROAD AND THIRD STREET ELEVATION = 268.42 (NAVD83) SITE BENCHMARK.

*Temporary Benchmark (TBM), found near the southwest corner of the subject property, as shown herein.*  
Elevation: 268.09 (NAVD 88 Datum)

**PLEASE BE ADVISED:** THAT A BUILDING PERMIT ISSUED BY THE CITY OF MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR THE ALTERATIONS OR IMPROVEMENTS TO ANY EXISTING OR NEW (GROW) MAINTAINED BY THE CITY OF MEMPHIS, ALTERATIONS AND/OR IMPROVEMENTS TO THE DRIVE, DRIVEWAY AND UTILITY TIE-IN. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 638-0700.



**Renaissance Group**  
architecture • engineering • planning • interiors

570 Village Circle, Suite 200, Lakeland, TN 37021 | 615.501.3353 | www.renaissgroup.com

**REQUIRED SIDEWALKS**

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURB LINE	PROPOSED
PHELON AVENUE	45'	SOUTH	AT BACK OF CURB	PROPOSED

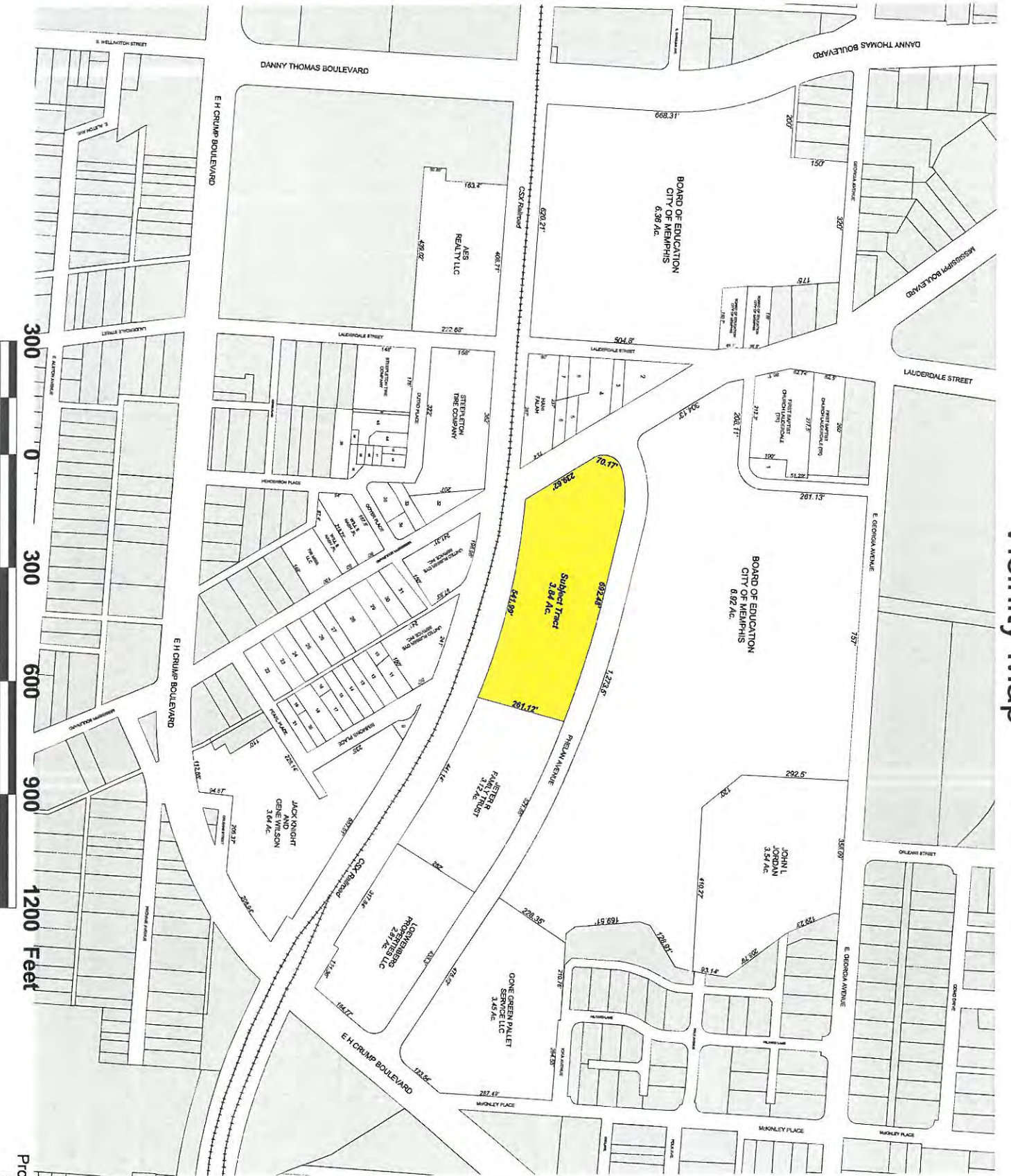
**575 PHELON AVENUE  
VA HOMELESS RESOURCE CENTER and CARE COORDINATION  
CONCEPTUAL SITE PLAN**

CASE NUMBER: PD # 24-0388	FORWARD CASE NUMBERS
MEMPHIS, TENNESSEE	
NUMBER OF LOTS: 1	WARD 21, BLOCK 18 PARCELS 28C
AGE/AGE: 3.462 ACRES	WARD 22, BLOCK 88 PARCELS 14, 15, 16, 24
OWNERS/DEVELOPERS	ENGINEER:
Orion Building Solutions/SE Industrial	RENAISSANCE GROUP, INC.
	9700 VILLAGE CIRCLE, STE 100
	LAKELAND, TN 37002
100-YEAR FLOOD ELEV: 217'	FEWA MAP DATE: 9/28/2007
AUGUST 2021	SCALE: 1" = 20'
	SHEET 1 OF X

EXISTING BUILDING NOT IN CONTACT

MEMPHIS, TENNESSEE  
PROPERTY, LLC, ST. AL  
INST. No. 07169568

# Vicinity Map



Date: 08/03/21  
 Prepared By:  
 Property Research Data  
 PRD Job #21-070

799 Miss LLC  
4710 S. Mayflower Street  
Seattle, WA 98118-2350

AES Realty LLC  
777 S. Lauderdale Street  
Memphis, TN 38126-4604

Baker Gloria  
460 S. Lauderdale Street, Ste. 426  
Memphis, TN 38126-2756

Board Of Education City Of Memphis  
2597 Avery Avenue  
Memphis, TN 38112-4818

City Of Memphis  
N. Main Street, Room 568  
Memphis, TN 38103-2026

Cordova Felix  
P O Box 41856  
Memphis, TN 38174-1856

Falah Hani  
9149 Raspberry Lane  
Cordova, TN 38016-9516

First Baptist Church Lauderdale (TR)  
682 S. Lauderdale Street  
Memphis, TN 38126-3907

Gone Green Pallet Service LLC  
6515 Goodman Road  
Olive Branch, MS 38654-7333

Jeter R Family Trust  
1155 Roberts Boulevard, Ste. 175  
Kennesaw, GA 30144-3666

Jordan John L  
P O Box 280921  
Memphis, TN 38168-0921

Knight Jack And Gene Wilson  
P O Box 40406  
Memphis, TN 38174-0406

Loewenberg Properties LLC  
P O Box 6  
Memphis, TN 38101

M & M Realty (PSO)  
P O Box 405  
Memphis, TN 38101

McCormick Molly  
1139 Fiber Road  
Memphis, TN 38109-3410

McCormick Robert L Jr.  
1139 Fiber Road  
Memphis, TN 38109-3410

McShan Henry And Beverly McShan-  
Goines  
197 Northcross Place  
Collierville, TN 38017-8703

Nash Will E Jr.  
3911 Fawn Valley Drive  
Memphis, TN 38125-4603

Peterson Rosetta  
2214 Henry Avenue  
Memphis, TN 38108-3234

Provine Subdivision Community Dev. LLC  
P O Box 40406  
Memphis, TN 38174-0406

Red C Consulting & Investments LLC  
2817 West End Avenue, Ste. 126  
Nashville, TN 37203-1453

Shelby County Tax Sale  
P O Box 2751  
Memphis, TN 38101-2751

Steepleton Tire Company  
777 S. Lauderdale Street  
Memphis, TN 38126

Taylor Eugene & Mittie L  
3942 James Road  
Memphis, TN 38128

Tolbert Geraldine H  
1335 Snowden Avenue  
Memphis, TN 38107-4828

Union Railway Company  
General Delivery  
Memphis, TN 38101

United Rubber Dye Service Incorporated  
P O Box 160  
Memphis, TN 38101

Wilson Jeffrey And Albert W Ensign  
P O Box 6152  
Moreno Valley, CA 92554-6152

Wilson Wilson And Albert W Ensign  
P O Box 6152  
Moreno Valley, CA 92554-6152

Phanelia Crowe  
1139 Fiber Rd  
Memphis, TN 38109

Tenant  
543 Dutro Place  
Memphis, TN 38126

Tenant  
547 Dutro Place  
Memphis, TN 38126

Tenant  
549 Dutro Place  
Memphis, TN 38126

Tenant  
551 Dutro Place  
Memphis, TN 38126

Tenant  
611 Simmons Place  
Memphis, TN 38126

Tenant  
641 Phelan Avenue  
Memphis, TN 38126

Tenant  
645 E. Georgia Avenue  
Memphis, TN 38126

Tenant  
676 E H Crump Boulevard  
Memphis, TN 38126

Tenant  
677 Phelan Avenue  
Memphis, TN 38126

Tenant  
680 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
686 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
695 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
703 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
707 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
712 E H Crump Boulevard  
Memphis, TN 38126

Tenant  
721 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
725 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
729 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
735 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
739 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
750 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
770 S. Lauderdale Street  
Memphis, TN 38126

Bishop Hall Temple Church of God & Christ  
672 S. Lauderdale  
Memphis, TN 38126

Tenant  
781 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
784 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
788 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
788 S. Lauderdale Street  
Memphis, TN 38126

Tenant  
789 Henderson Place  
Memphis, TN 38126

Tenant  
789 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
792 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
793 Simmons Place  
Memphis, TN 38126

Tenant  
794 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
795 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
795 Simmons Place  
Memphis, TN 38126

Tenant  
799 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
799 Simmons Place  
Memphis, TN 38126

Tenant  
801 Simmons Place  
Memphis, TN 38126

Tenant  
802 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
805 Simmons Place  
Memphis, TN 38126

Tenant  
806 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
807 Simmons Place  
Memphis, TN 38126

Tenant  
808 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
811 Simmons Place  
Memphis, TN 38126

Tenant  
812 Beavenuer Alley  
Memphis, TN 38126

Tenant  
812 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
813 Simmons Place  
Memphis, TN 38126

Tenant  
816 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
816 Mississippi Boulevard  
Memphis, TN 38126

Tenant  
817 Simmons Place  
Memphis, TN 38126

Tenant  
821 Simmons Place  
Memphis, TN 38126

Tenant  
822 Mississippi Boulevard  
Memphis, TN 38126

Edmund Ford, Sr.  
City of Memphis  
125 N. Main, Room 514  
Memphis, TN 38103

JB Smiley, Jr.  
City of Memphis  
125 N. Main, Room 514  
Memphis, TN 38103

Cheyenne Johnson  
City of Memphis  
125 N. Main, Room 514  
Memphis, TN 38103

City of Memphis  
125 N. Main St.  
Memphis, TN 38103

Nash Will E Jr.  
1718 Ordway Pl  
Nashville, TN 37206

FF Enterprise LLC  
32 Orange St  
Central Islip, NY 11722

Nash Will E Jr.  
3509 Hicky St.  
Memphis, TN 38109

Orora Packaging Solutions  
6600 Valley View St.  
Buena Park, CA 90620

Planned Packaging of Tn LLC  
19558 S Harlem Ave #5  
Frankfort, IL 60423

AFFIDAVIT

Shelby County  
State of Tennessee

I, Raphael Shivers, being duly sworn, depose and say that at 4:20 pm on the 4th day of October, 2021 I posted two Public Notice Signs pertaining to Case No. SUP 21-25 one on Mississippi Blvd. and one on Phelan Ave. providing notice of a Public Hearing before the October 14, 2021 Land Use Control Board for consideration of a proposed Land Use Action (Special Use Permit), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Raphael Shivers

10/06/2021

Owner, Applicant or Representative

Date

Subscribed and sworn to before me this 6th day of October, 2021.

Notary Public

My commission expires: 9/21/23



MY COMMISSION EXPIRES





**MEMPHIS AND SHELBY COUNTY**  **DIVISION OF PLANNING AND DEVELOPMENT**  
CITY HALL, 125 N. MAIN STREET, SUITE 468, MEMPHIS, TN 38103-2084; (901) 636-6619

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED FOR A **SPECIAL USE PERMIT** ON THIS PROPERTY.

A PUBLIC HEARING WILL BE HELD.

CASE NO: SUP 21-25  
INFORMATION: 636-6619

DEFACING, TAMPERING WITH OR REMOVAL OF THIS SIGN BY ANYONE OTHER THAN THE PROPERTY OWNER OR HIS AGENT IS PROHIBITED BY CITY OF MEMPHIS & SHELBY COUNTY ORDINANCES

MEMPHIS AND  
SHELBY COUNTY DIVISION OF PLANNING  
AND DEVELOPMENT  
CITY HALL, 429 1/2 MAIN STREET, SUITE 402, MEMPHIS, TN 38102-2064 (901) 676-6819

## PUBLIC NOTICE

AN APPLICATION HAS  
BEEN FILED FOR A

**SPECIAL USE  
PERMIT**

ON THIS PROPERTY.

A PUBLIC HEARING  
WILL BE HELD.

CASE NO: SUP 21-25

INFORMATION: 636-6619

IN FACILITY SUPPORTING WITH OUR RECORDS OF THIS SIGN IF ANYONE OTHER THAN THE PROPERTY  
OWNER OR HIS AGENT IS PROVIDED BY CITY OF MEMPHIS & SHELBY COUNTY ORDINANCES



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

City Hall – 125 N. Main Street-Suite 468 – Memphis, Tennessee 38103 – (901) 636-7120

### NOTICE OF PUBLIC HEARING

You are receiving this Notice of Public Hearing because you own a property near the location of a land use case filed with the Office of Planning and Development. The MEMPHIS & SHELBY COUNTY LAND USE CONTROL BOARD will hold a Public Hearing on the following Special Use Permit application, pursuant to UDC Sub-Section 9.3.4A of the Memphis & Shelby County Unified Development Code:

**CASE NUMBER:** S.U.P. 21-25  
**DEVELOPMENT NAME:** Veterans Administration Resource and Coordination Center  
**LOCATION:** 575 Phelan Avenue  
*(SEE CONCEPT PLAN ON REVERSE SIDE)*  
**APPLICANT(S):** SE Industrial Investments, LLC  
**REQUEST:** Special Use Permit to allow a social service institution to allow a neighborhood resource and coordination center for military veterans

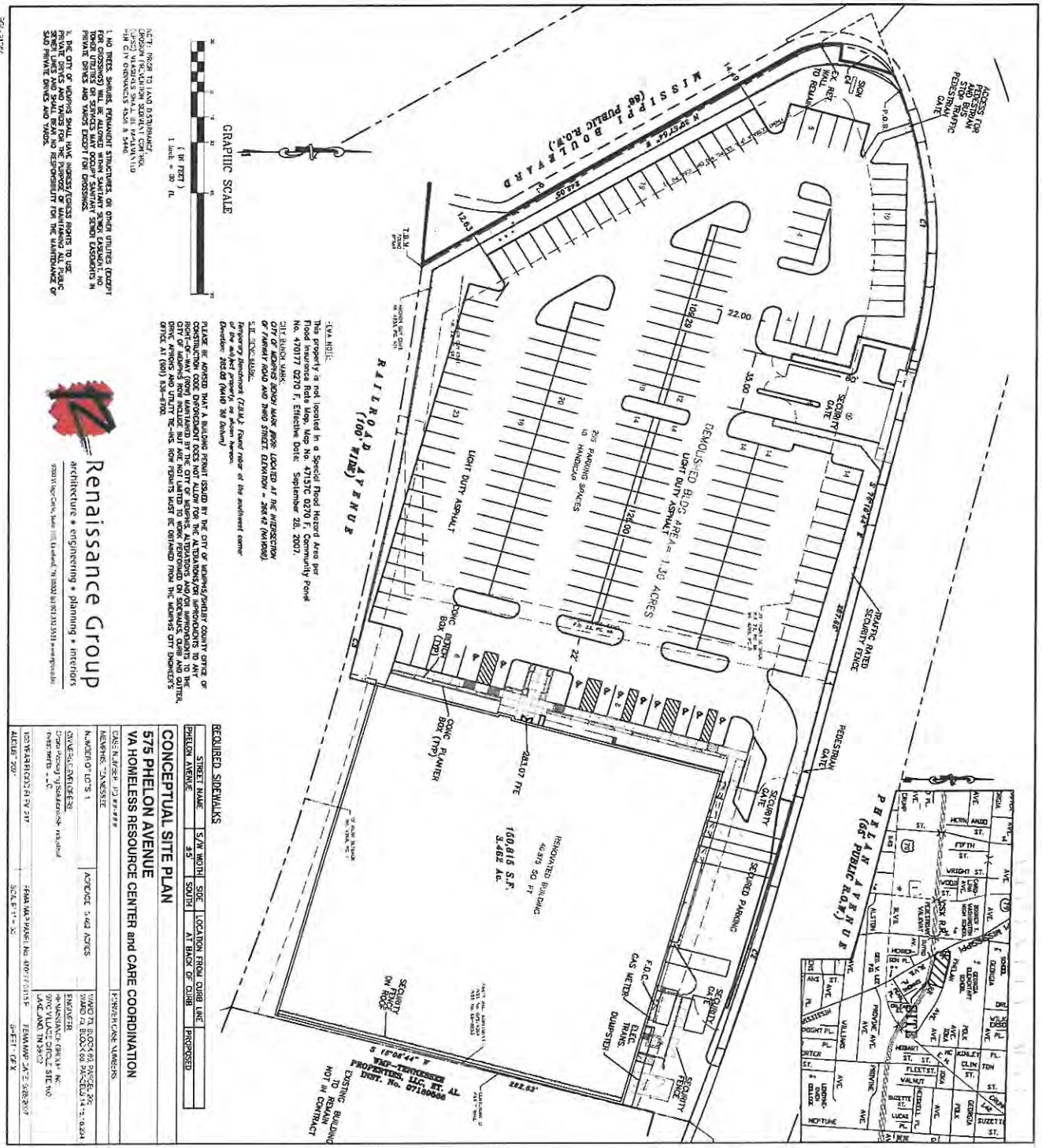
**THE PUBLIC HEARING WILL BE HELD:**

**DATE:** Thursday, October 14<sup>th</sup>, 2021  
**TIME:** 9:00 A.M. (No Executive Session)  
**LOCATION:** 125 N. Main Street-Lobby  
 City Council Chambers

During the **Public Hearing**, the Board may approve with conditions, deny or continue the item until the next regularly scheduled monthly meeting of the Board. After recommendation by the Land Use Control Board, the application will require a public hearing by the Memphis City Council. The legislative body shall make the final decision to approve or deny the request for special permit to allow a social service institution for military veterans.

**Note:** The Land Use Control Board may place this item on the Consent Agenda, which is considered at the beginning of the Board meeting. No individual public hearing will be held, nor will the Board debate items on the Consent Agenda unless a request was made by a property owner, staff or a Board member requesting the item be removed from the Consent Agenda. If you have questions concerning this Planned Development application, call **Brian Bacchus @ (901) 636-7120** or via email [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)

# CONCEPT MAP



1. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES EXIST ON THE PROPERTY. THE PROPERTY IS TO BE DEVELOPED AS A COMMERCIAL OFFICE BUILDING. THE CITY OF MEMPHIS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREET LIGHTS AND SHALL BEAM TO RESPONSIBILITY FOR THE MAINTENANCE OF THE SIDEWALKS AND YARDS.

**DISCLAIMER:**  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47151C 0270 F, COMMUNITY FLOOD INSURANCE PROGRAM, SEPTEMBER 23, 2007.  
 CITY OF MEMPHIS 2009 ZONING MAPS LOCATED AT THE INTERSECTION OF RAILROAD AVENUE AND PHEASANT AVENUE (2009 ZONING MAPS) SHOWS THE PROPERTY AS A COMMERCIAL OFFICE ZONE (CO).  
 PROPERTY INFORMATION (T.A.L.): Former owner of the subject property, or their heirs.  
 Developer: 2023 (910) 381-0000



**Renaissance Group**  
 Architecture • Engineering • Planning • Interiors

**REQUIRED SIDEWALKS**

STREET NAME	57' W/ WIDTH	SIZE	LOCATION FROM CURB LINE
PHEASANT AVENUE	25'	SOOTH	AT BASE OF CURB
			PROCESSED

**CONCEPTUAL SITE PLAN**

**575 PHEASANT AVENUE**  
 VA HOMELESS RESOURCE CENTER AND CARE COORDINATION

OWNER NAME	ADDRESS	PERMISSION NUMBER
MEMPHIS, TENNESSEE		
NUMBER OF LOTS	1	
DATE OF PLAN	10/21/2010	
PROJECT NAME	575 PHEASANT AVENUE	
PROJECT ADDRESS	575 PHEASANT AVENUE	
PROJECT CITY	MEMPHIS, TN	
PROJECT STATE	TN	
PROJECT ZIP	38103	
PROJECT COUNTY	MEMPHIS	
PROJECT DISTRICT	MEMPHIS	
PROJECT ZONING	CO	
PROJECT SUBDIVISION		
PROJECT LOT	1	
PROJECT AREA	0.10	
PROJECT PERMITS		
PROJECT STATUS		
PROJECT COMMENTS		

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

BRD OF EDUCATION OF MEMPHIS  
2597 AVERY AVE #  
MEMPHIS TN 38112

MEMPHIS CITY OF  
125 N MAIN ST #  
MEMPHIS TN 38103

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

FIRST BAPTIST CHURCH LAUDERDALE (TRS)  
682 S LAUDERDALE ST #  
MEMPHIS TN 38126

UNION RAILWAY CO  
GENERAL DELIVERY #  
MEMPHIS TN 38101

WILSON WILSON AND ALBERT W ENSIGN  
PO BOX 6152 #  
MORENO VALLEY CA 92554

FIRST BAPTIST CHURCH LAUDERDALE  
682 S LAUDERDALE ST #  
MEMPHIS TN 38126

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

M & M REALTY (PSO)  
PO BOX 405 #  
MEMPHIS TN 38101

BOARD OF EDUCATION  
2597 AVERY AVE #  
MEMPHIS TN 38112

SHELBY COUNTY TAX SALE 13.01  
PO BOX 2751 #  
MEMPHIS TN 38101

BOARD OF EDUCATION ETAL  
2597 AVERY AVE #  
MEMPHIS TN 38112

BOARD OF EDUCATION  
2597 AVERY AVE #  
MEMPHIS TN 38112

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

NASH WILL E JR  
1718 ORDWAY PL #  
NASHVILLE TN 37206

BRD OF EDUCATION MPS CITY SCH  
2597 AVERY AVE #  
MEMPHIS TN 38112

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

STEEPLETON TIRE COMPANY  
777 S LAUDERDALE ST #  
MEMPHIS TN 38126

CITY OF MEMPHIS BOARD OF EDUCA  
2597 AVERY AVE #  
MEMPHIS TN 38112

FF ENTERPRISE LLC  
32 ORANGE ST #  
CENTRAL ISLIP NY 11722

NASH WILL E JR  
3509 HICKY ST #  
MEMPHIS TN 38109

ORORA PACKAGING SOLUTIONS  
6600 VALLEY VIEW ST #  
BUENA PARK CA 90620

MEMPHIS CITY OF  
125 N MAIN ST #  
MEMPHIS TN 38103

JORDAN JOHN L  
PO BOX 280921 #  
MEMPHIS TN 38168

BAKER GLORIA  
460 S LAUDERDALE ST ##426  
MEMPHIS TN 38126

MURPHY JEROME  
3911 FERDIE CV #  
MEMPHIS TN 38127

FIRST BAPTIST CH LAUDERDALE  
682 S LAUDERDALE ST #  
MEMPHIS TN 38126

FALAH HANI  
9149 RASPBERRY LN #  
CORDOVA TN 38016

AES REALTY LLC  
777 S LAUDERDALE ST #  
MEMPHIS TN 38126

NASH WILL E JR  
3911 FAWN VALLEY DR #  
MEMPHIS TN 38125

SHELBY COUNTY TAX SALE 16.02  
PO BOX 2751 #  
MEMPHIS TN 38101

STEEPLETON TIRE CO  
777 S LAUDERDALE ST #  
MEMPHIS TN 38126

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

SHELBY COUNTY TAX SALE 16.02  
PO BOX 2751 #  
MEMPHIS TN 38101

CITY OF MEMPHIS  
GENERAL DELIVERY #  
MEMPHIS TN 38101

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

SHELBY COUNTY TAX SALE 16.02  
PO BOX 2751 #  
MEMPHIS TN 38101

LOEWENBERG PROPERTIES LLC  
PO BOX 6 #  
MEMPHIS TN 38101

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

SHELBY COUNTY TAX SALE 16.02  
PO BOX 2751 #  
MEMPHIS TN 38101

UNITED RUBBER DYE SERVICE INC  
PO BOX 160 #  
MEMPHIS TN 38101

PROVINE SUBDIVISION COMMUNITY  
PO BOX 40406 #  
MEMPHIS TN 38174

TAYLOR EUGENE & MITTIE L  
3942 JAMES RD #  
MEMPHIS TN 38128

TOLBERT GERALDINE H  
1335 SNOWDEN AVE #  
MEMPHIS TN 38107

PETERSON ROSETTA  
2214 HENRY AVE #  
MEMPHIS TN 38108

CROWE PHANELIA  
1139 FIBER RD #  
MEMPHIS TN 38109

MCSHAN HENRY AND BEVERLY MCSHAN-GOINES  
197 NORTHCROSS PL W #  
COLLIERVILLE TN 38017

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

M & M REALTY (PSO)  
PO BOX 405 #  
MEMPHIS TN 38101

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

MCCORMICK MOLLY  
1139 FIBER RD #  
MEMPHIS TN 38109

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

PROVINE SUBDIVISION COMMUNITY DEV LLC  
PO BOX 40406 #  
MEMPHIS TN 38174

CITY OF MEMPHIS  
GENERAL DELIVERY #  
MEMPHIS TN 38101

PROVINE SUBDIVISION COMMUNITY DEVELOPMENT  
PO BOX 40406 #  
MEMPHIS TN 38174

UNITED RUBBER DYE SERVICE INC  
PO BOX 160 #  
MEMPHIS TN 38101

KNIGHT JACK AND GENE WILSON  
PO BOX 40406 #  
MEMPHIS TN 38174

BAKER GLORIA  
460 S LAUDERDALE ST #426  
MEMPHIS TN 38126

RED C CONSULTING & INVESTMENTS LLC  
2817 WEST END AVE #126  
NASHVILLE TN 37203

RED C CONSULTING & INVESTMENTS LLC  
2817 WEST END AVE #126  
NASHVILLE TN 37203

BAKER GLORIA  
460 S LAUDERDALE ST #426  
MEMPHIS TN 38126

RED C CONSULTING & INVESTMENTS LLC  
2817 WEST END AVE #126  
NASHVILLE TN 37203

RED C CONSULTING & INVESTMENTS LLC  
2817 WEST END AVE #126  
NASHVILLE TN 37203

JETER R FAMILY TRUST (30%) AND WMP-TENN  
1155 ROBERTS BLVD #175  
KENNESAW GA 30144

PLANNED PACKAGING OF TN LLC  
19558 S HARLEM AVE #5  
FRANKFORT IL 60423

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

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

Office of Planning & Development  
**DIVISION**

Planning & Zoning COMMITTEE: 11/16/2021  
DATE  
PUBLIC SESSION: 11/16/2021  
DATE

**ITEM (CHECK ONE)**

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

**ITEM DESCRIPTION:** The following item was heard and a recommendation made by the Land Use Control Board.

**CASE NUMBER:** P.D. 21-31

**LOCATION:** East side of Horn Lake Road; +/-732 feet north of Levi Road

**COUNCIL DISTRICTS:** District 6, Super District 8-Positions 1, 2 & 3

**OWNER(S)/APPLICANT(S):** Kim Hill Group, LLC

**REPRESENTATIVE:** Renaissance Group, Inc. (Wesley Wooldridge, P.E.)

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

**REQUEST:** Planned development to allow construction of sixty-two (62) new single-family attached units of two-family homes and townhomes

**AREA:** 9.30 Acres

**RECOMMENDATIONS:** Division of Planning and Development: **Approval with Conditions**  
Land Use Control Board: **Approval with Conditions**

**RECOMMENDED COUNCIL ACTION:** **No Public Hearing Required:      Date: November 16<sup>th</sup>, 2021**

**PRIOR ACTION ON ITEM:**

(1) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
October 14<sup>th</sup>, 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>
	<u>11/08/2021</u>	PRINCIPAL PLANNER
_____	_____	ZONING ADMINISTRATOR
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**





## Memphis City Council Summary Sheet

**P.D. 21-31**  
*(Kim Hill Group, LLC)*

**A Resolution requesting a planned development to allow construction of sixty-two (62) new single-family attached units of two-family and townhomes within the Concept Plan, subject to Outline Plan Conditions**

- This item is a Resolution with a Concept Plan for a planned development to allow sixty-two (62) new single family attached units of two-family and townhomes in the Residential Single Family (R-6) District zoning; and
- The Division of Planning & Development at the request of the Owner(s)/Applicant(s): Kim Hill Group, LLC and Representative: Renaissance Group, Inc. (Wesley Wooldridge, P.E.); 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.

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

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

**October 18<sup>th</sup>, 2021**

J. Wesley Woolridge, P.E.  
C/o Kim Hill Group, LLC  
9700 Village Circle-Suite 100  
Lakeland, TN 38002

Sent via electronic mail to: [wwoolridge@rgroup.biz](mailto:wwoolridge@rgroup.biz); [kimhill@hilljohnsonweinstein.com](mailto:kimhill@hilljohnsonweinstein.com)

**RE: OPD FILE #: P.D. 21-31**  
**L.U.C.B. RECOMMENDATION: Approval with Conditions**

Dear Wesley,

The Memphis and Shelby County Land Use Control Board on **Thursday, October 14<sup>th</sup>, 2021**, recommended **'approval'** of your planned development application to allow **'construction of sixty-two (62) new single-family attached units of two-family homes and townhomes up to a maximum of ninety-two (92) attached units'** located at the **'east side of Horn Lake Road; +/-732 feet north of Levi 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 this 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: Kim Hill Group, LLC**  
**Renaissance Group, Inc.**  
**File: P.D. 21-31**

*P.D. 21-31*  
*Farm Hills Estates Planned Development*  
*Outline Plan Conditions*

**I. Use Permitted:**

- A. A maximum of sixty-two (62) units of single-family attached units of two-family, townhome and apartment homes, including a clubhouse with rental office, and associated accessory structures and uses.
- B. The development shall be a mix of the housing types above, but not to exceed a maximum of ninety-two (92) dwelling units.
- C. The building elevations, design, setback, placement and orientation of buildings shall be illustrated on the final plan, subject to final plan review and approval by staff.

**II. Bulk Regulations:**

- A. The bulk regulations of the RU-3 District shall apply in the Concept Plan, except the front yard setback from Horn Lake Road shall be 30 feet.
- B. The exterior walls of all buildings shall have and contain a minimum of fifty (50%) percent of the opaque wall area of brick construction.

**III. Access, Parking, Circulation:**

- A. The access, circulation and private drive shall be subject to review and approval by the City Engineer.
- B. The City Engineer shall approve the design, number and location of any new curb cut.

**IV. Landscaping, Lighting, Fencing and Trash:**

- A. All landscaping, streetscapes and internal landscaping shall be as illustrated on the Concept Plan or an equivalent alternative landscaping plan may be submitted for review and approval by staff.
- B. The preservation of mature trees shall be identified on the final plan.
- C. All lighting shall be in accordance with the UDC.
- D. All lighting shall be directed so as not to glare into any residential property or the public right-of-way of Horn Lake Road.

- E. Any fence along Horn Lake Road shall be constructed of wrought-iron, wrought-iron and masonry columns or black metal tubing with posts or columns.
  - F. Refuse containers or trash compactors shall be completely screened from view from the public road and any adjacent residential property owner.
- V. Signs:** All Signs shall be in accordance with the RU-3 District regulations and no attached signs shall be located on any elevation of the any building.
- VI. Drainage:**
- A. An overall grading and drainage plan for the site shall be submitted to the City Engineer prior to approval of the Outline/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 Outline Plan Conditions; and
  - B. A standard subdivision contract as required by the Unified Development Code for any required public improvements; if necessary.
  - C. The exact locations and dimensions including height of buildings, parking areas, utility easements, drives, landscaping and screening for this development;
  - D. The location and ownership, whether public or private, of any easements;
  - 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, screening, signs and other site design requirements, if equivalent alternatives are presented for project review.

***P.D. 21-31***

***Farm Hills Estates Planned Development***

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, October 14<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. 21-31

**LOCATION:** East side of Horn Lake Road; +/-732 feet north of Levi Road

**COUNCIL DISTRICTS:** District 6, Super District 8-Positions 1, 2 & 3

**OWNER/APPLICANT:** Kim Hill Group, LLC

**REPRESENTATIVE:** Renaissance Group, Inc. (Wesley Wooldridge, P.E.)

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

**REQUEST:** Planned development to allow construction of sixty-two (62) new single-family attached units of tow-family homes and townhomes

**AREA:** 9.30 Acres

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**The following spoke in support of the application:** None

**The following spoke in opposition of the application:** None

The Land Use Control Board reviewed the application and the report of staff. A motion was made and seconded to approve on the consent agenda as recommended by staff, subject to attached outline plan conditions.

**The motion passed by unanimous vote of 7 to 0 on the Consent Agenda.**

Respectfully,



**Brian S. Bacchus**

Principal Planner

Land Use and Development Services

Division of Planning and Development

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

**P.D. 21-31****Farm Hill Estates Planned Development****L.U.C.B.: Outline Plan Conditions****I. Use Permitted:**

- A. A maximum of sixty-two (62) units of single-family attached units of two-family, townhome and apartment homes, including a clubhouse with rental office, and associated accessory structures and uses.
- B. The development shall be a mix of the housing types above, but not to exceed a maximum of ninety-two (92) dwelling units.
- C. The building elevations, design, setback, placement and orientation of buildings shall be illustrated on the final plan, subject to final plan review and approval by staff.

**II. Bulk Regulations:**

- A. The bulk regulations of the RU-3 District shall apply in the Concept Plan, except the front yard setback from Horn Lake Road shall be 30 feet.
- B. The exterior walls of all buildings shall have and contain a minimum of fifty (50%) percent of the opaque wall area of brick construction.

**III. Access, Parking, Circulation:**

- A. The access, circulation and private drive shall be subject to review and approval by the City Engineer.
- B. The City Engineer shall approve the design, number and location of any new curb cut.

**IV. Landscaping, Lighting, Fencing and Trash:**

- A. All landscaping, streetscapes and internal landscaping shall be as illustrated on the Concept Plan or an equivalent alternative landscaping plan may be submitted for review and approval by staff.
- B. The preservation of mature trees shall be identified on the final plan.
- C. All lighting shall be in accordance with the UDC.
- D. All lighting shall be directed so as not to glare into any residential property or the public right-of-way of Horn Lake Road.

- E. Any fence along Horn Lake Road shall be constructed of wrought-iron, wrought-iron and masonry columns or black metal tubing with posts or columns.
  - F. Refuse containers or trash compactors shall be completely screened from view from the public road and any adjacent residential property owner.
- V. Signs:** All Signs shall be in accordance with the RU-3 District regulations and no attached signs shall be located on any elevation of the any building.
- VI. Drainage:**
- A. An overall grading and drainage plan for the site shall be submitted to the City Engineer prior to approval of the Outline/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 Outline Plan Conditions; and
  - B. A standard subdivision contract as required by the Unified Development Code for any required public improvements; if necessary.
  - C. The exact locations and dimensions including height of buildings, parking areas, utility easements, drives, landscaping and screening for this development;
  - D. The location and ownership, whether public or private, of any easements;
  - 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, screening, signs and other site design requirements, if equivalent alternatives are presented for project review.

***P.D.21-31***

***Farm Hill Estates Planned Development***

**RESOLUTION APPROVING A PLANNED DEVELOPEMNT FOR PROPERTY LOCATED AT THE EAST SIDE OF HORN LAKE ROAD; +/-732 FEET NORTH OF LEVI ROAD, KNOWN AS CASE NUMBER P.D. 21-31, FARM HILL ESTATES PLANNED DEVELOPMENT**

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

**WHEREAS**, the *Kim Hill Group, LLC* filed a planned development application with the Memphis and Shelby County Office of Planning and Development to allow construction of sixty-two (62) new single-family attached units of two-family homes and townhomes at the *east side of Horn Lake Road; +/-732 feet north of Levi 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, October 14<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 *sixty-two (62) new single-family attached units of two-family homes and townhomes* 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. 21-31***

***Farm Hill Estates Planned Development***

***ATTEST:***

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

**P.D. 21-31****Farm Hill Estates Planned Development  
Outline Plan Conditions****I. Use Permitted:**

- A. A maximum of sixty-two (62) units of single-family attached units of two-family, townhome and apartment homes, including a clubhouse with rental office, and associated accessory structures and uses.
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  - D. The location and ownership, whether public or private, of any easements;
  - 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, screening, signs and other site design requirements, if equivalent alternatives are presented for project review.

***P.D. 21-31***

***Farm Hill Estates Planned Development***

# Farm Hill Estates PD CONCEPT PLAN

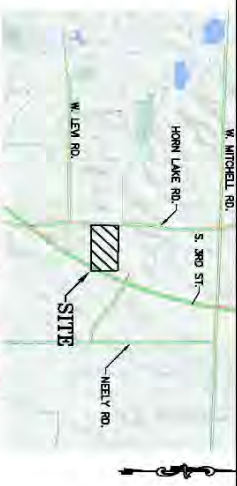


BLDG NO.	NO. OF UNITS	UNIT TYPE	STORIES	FIN. FLOOR
1	4	3 BEDROOM	2	
2	4	3 BEDROOM	2	
3	4	3 BEDROOM	2	
4	4	3 BEDROOM	2	
5	4	3 BEDROOM	2	
6	4	3 BEDROOM	2	
7	4	3 BEDROOM	2	
8	4	3 BEDROOM	2	
9	4	3 BEDROOM	2	
10	4	3 BEDROOM	2	
11	4	3 BEDROOM	2	
12	4	3 BEDROOM	2	
13	4	3 BEDROOM	2	
14	4	3 BEDROOM	2	
15	4	3 BEDROOM	2	
16	4	3 BEDROOM	2	
17	4	3 BEDROOM	2	

### FINAL SITE DATA

TOTAL AREA SITE	403,098 SF. (9.30 AC.)
TOTAL LOTS	2/UNIT W/ 2 OR MORE B/BROOMS
PARKING REQUIRED	114
ON-SITE SURFACE PARKING	126
MAX. UNIT HEIGHT	40 FEET
MAX. UNITS PER AC	7.30
TOTAL NO. OF UNITS	62 UNITS
PLANNED DEVELOPMENT (R-6)	SINGLE FAMILY

MEMPHIS  
HIGHLAND BLVD. & CRANE  
HIGHWAY 61 SUBDIVISION  
PLAT BOOK 22 PAGE 58



- #### NATIONAL LEGEND
- TREE STREAM BUFFER
  - BR/ ACCESS EASEMENT
  - 5' UTILITY EASEMENT
  - 5' UTILITY EASEMENT
- NOTE: THERE TO LAND SUBDIVISION...  
L AND TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CONDUITS) BE SERVICED WITH SANITARY SEWER CONNECTIONS IN PRIVATE DROVES AND YARDS EXCEPT FOR CROSSINGS.  
E. THE CITY OF MEMPHIS SHALL HAVE INTEREST/ACCESS RIGHTS TO USE SAID PRIVATE DROVES AND YARDS FOR THE MAINTENANCE OF THE MAINTENANCE OF SAID PRIVATE DROVES AND YARDS.

REMARKS:  
1. ALL LOTS TO BE DEVELOPED WITHIN THE CITY OF MEMPHIS.  
2. ALL LOTS TO BE DEVELOPED WITHIN THE CITY OF MEMPHIS.  
3. ALL LOTS TO BE DEVELOPED WITHIN THE CITY OF MEMPHIS.  
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16. ALL LOTS TO BE DEVELOPED WITHIN THE CITY OF MEMPHIS.  
17. ALL LOTS TO BE DEVELOPED WITHIN THE CITY OF MEMPHIS.

#### REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE WALK LOCATION FROM CURB LINE
HORN LAKE ROAD	48'	E & W 7.5' FROM BACK OF CURB PROPOSED

#### OUTLINE PLAN/FINAL PLAT - Site Plan

USE NUMBER	APPLICABLE PARAGRAPHS	FORMER USE NUMBERS
100	404	
101	404	
102	404	
103	404	
104	404	
105	404	
106	404	
107	404	
108	404	
109	404	
110	404	
111	404	
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**CASE NUMBER:** P.D. 21-31                      **L.U.C. B. MEETING:** October 14<sup>th</sup>, 2021

**DEVELOPMENT NAME:** FARM HILLS ESTATES PLANNED DEVELOPMENT

**LOCATION:** East side of Horn Lake Road; +/-732 feet north of Levi Road

**COUNCIL DISTRICT(S):** District 6, Super District 8-Positions 1, 2, & 3

**OWNER(S)/APPLICANT(S):** Kim Hill Group, LLC

**REPRESENTATIVE(S):** Renaissance Group, Inc. (Wesley Woolridge)

**REQUEST:** Planned Development to allow construction of sixty-two (62) new single-family attached units of two-family homes and townhomes

**AREA:** 9.30 Acres

**EXISTING LAND USE & ZONING:** Large vacant tract of land in Residential Single Family (R-6) District

**CONCLUSIONS:**

1. The interior of the development plan should also include a walking trail amenity and the most important aspect of the plan should include natural landscape buffers adjacent to the single-family home to the south supplemented with evergreen plant materials and sight-proof fencing.
2. The request is for sixty-two housing units for two-family attached and townhomes, but a mix of housing types has been the development norm in this area in recent years for plans that include a mix of apartment homes within the development plan.
3. The proposal for unit types is consistent with the Memphis 3.0 Plan to allow a mix of housing on a large tract and the surrounding land use and zoning is compatible to this type of suburban style development which meets the criteria in land use, scale and height.

**CONSISTENCY WITH MEMPHIS 3.0**

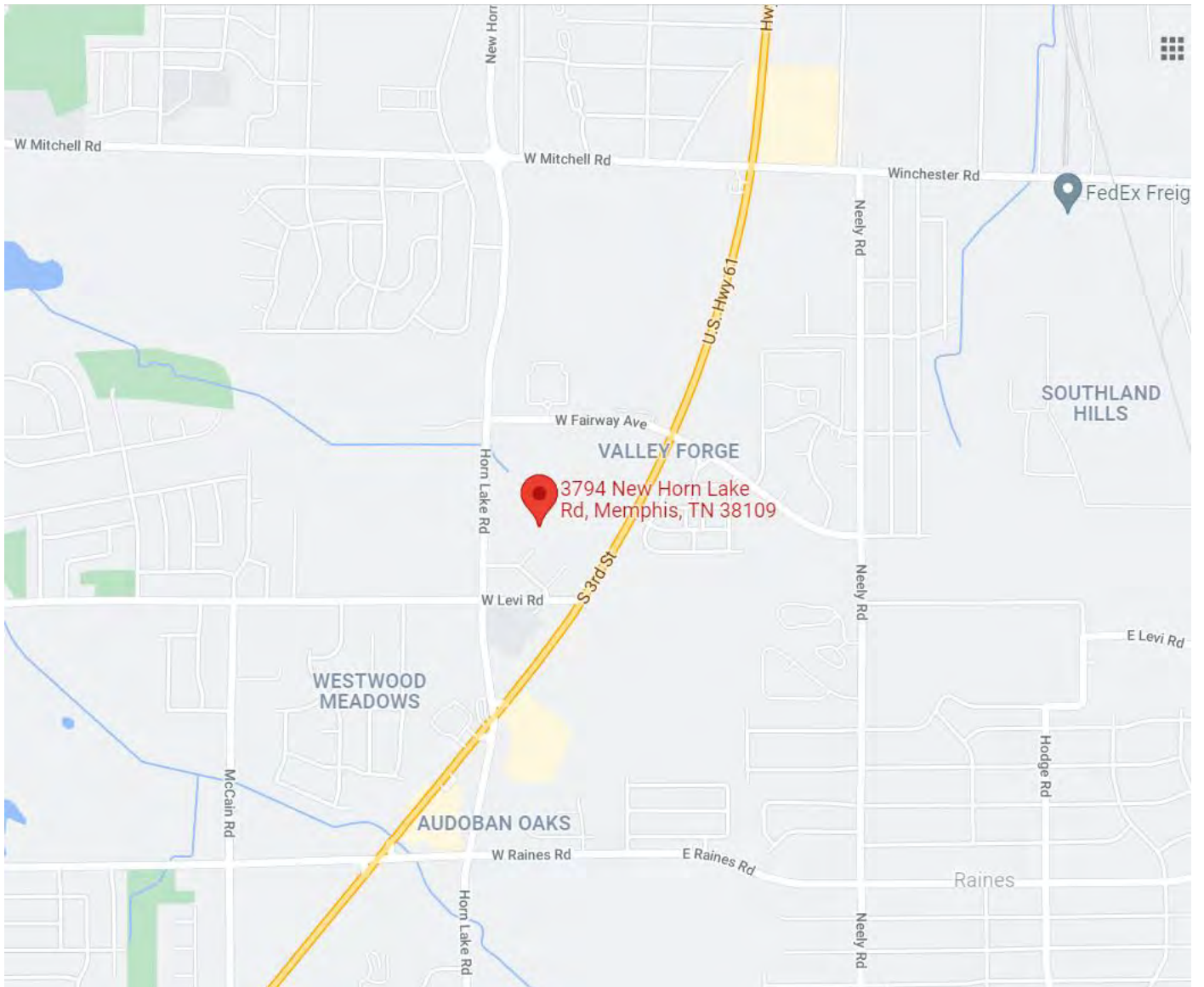
Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

**OFFICE OF PLANNING & DEVELOPMENT RECOMMENDATION:**

*Approval with Conditions*



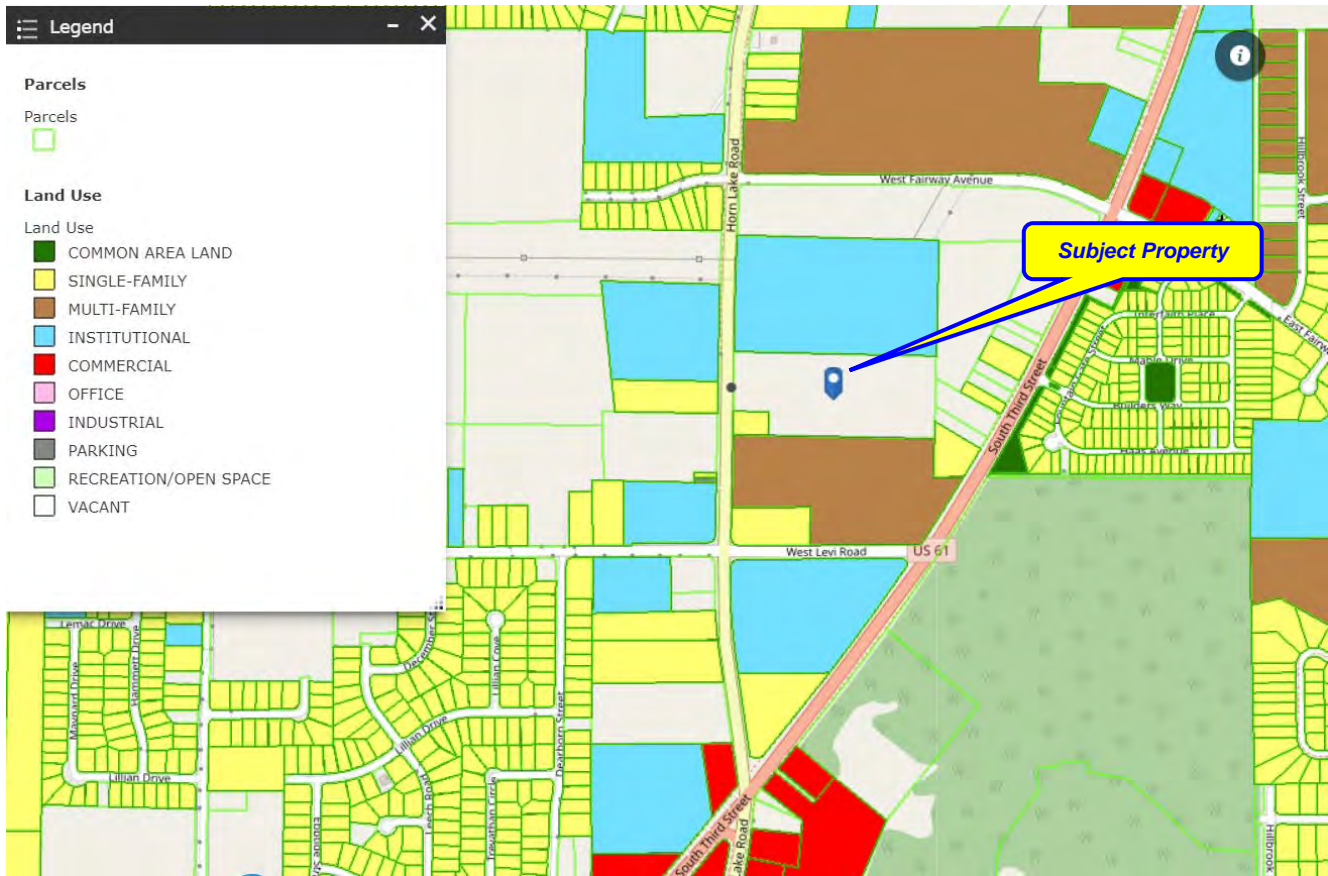
### Planning Area



### Zoning



### Land Use



**North:** Vacant tract, senior living facility and apartment homes in Residential Urban (RU-3) District and vocational technical school in Single Family Residential (R-6) District.

**East:** Vacant lots, vacant tract and single-family homes in Single Family Residential (R-6) District.

**South:** Single family home, church, elementary school in Residential Single Family (R-6) District and apartment homes approved by planned development.

**West:** Vacant tracts, single family home, daycare and church in Residential Single Family (R-6) District.

### Vicinity Map (Property Owner Notification)





**Neighborhood Meeting:** Neighborhood Meeting held virtually on Monday, October 4<sup>th</sup>, 2021 @ 5:30 P.M.

**Sign Posting & Public Notice:** Sign posted on Thursday, September 30<sup>th</sup>, 2021.  
Public Hearing Notices mailed Thursday, September 30<sup>th</sup>, 2021.

**NOTE:** The public notices will be mailed to adjacent property owners within a radius of five (500) hundred feet of the property and any return notices to OPD shall be subject to Paragraph 9.3.4F (2) of the UDC regarding undelivered and returned mailed notices that exceed 25% of the total required notices.

**STAFF ANALYSIS:**

**Site Description**

The subject property is a large vacant tract containing 9.30 acres located on the east side of Horn Lake Road and north of Levi Road in a suburban southwest community within the City of Memphis between Westwood Meadows and Valley Forge neighborhoods. The current zoning of the parcel is Residential Single Family (R-6) District with almost 300 linear feet of street frontage along Horn Lake Road. The property has improved frontage with curb, gutter and sidewalk along the roadway and heavily encumbered by mature trees and underbrush.

**Request & Housing Types**

The applicant is proposing a planned residential development of sixty-two (62) new single -family attached units of two-family homes and townhomes on one (1) lot with access via a private drive with forty-seven (47) feet of right-of-way and 26.5 fee of pavement, including sidewalk and curb and gutter with a traffic circle turn-a-round and a common open space amenity. The entire development will have common open space and an area reserved for storm-water detention. A streetscape along Horn Lake Road to include street tree 'A' with maybe a Shrub 'B' to meet landscape requirements. The interior of the development plan should also include a walking trail amenity and the most important aspect of the plan should include natural landscape buffers adjacent to the single-family home to the south supplemented with evergreen plant materials and sight-proof wood fencing.

The request is for sixty-two housing units for two-family attached and townhomes, but a mix of housing types has been the norm in this area in recent years for plans that include a mix of apartment homes within the development plan. The proposal for unit types is consistent with the Memphis 3.0 Plan to allow a mix of housing on a large tract similar to senior housing and apartment homes to the north along Fairway Avenue. An apartment home development (Levi Planned Development) was approved to the south for a maximum of 160 apartments on 11.5 acres and the applicant is contemplating development of thirty (30) additional units to accommodate the right mix of housing types for a residential development on a 9.30-acre tract of vacant land. The property is not located within any special Sewer Basin and an application for sewer connection permit letter from the Director of Public Works is necessary prior to engineering review. The design and length of the private street should meet the maximum distance for a dead-end street designed as a cove with a traffic circle and a large common outdoor space. The land use for mixed housing type development is consistent with the Memphis 3.0 Plan, because the surrounding land use and zoning is compatible to this suburban style development meets the criteria in land use, scale and height.

**RECOMMENDATION:** *Approval with Conditions*

*P.D. 21-31  
Farm Hills Estates Planned Development  
Outline Plan Conditions*

**I. Use Permitted:**

- A. A maximum of sixty-two (62) units of single-family attached units of two-family, townhome and apartment homes, including a clubhouse with rental office, and associated accessory structures and uses.
- B. The development shall be a mix of the housing types above, but not to exceed a maximum of ninety-two (92) dwelling units.
- C. The building elevations, design, setback, placement and orientation of buildings shall be illustrated on the final plan, subject to final plan review and approval by staff.

**II. Bulk Regulations:**

- A. The bulk regulations of the RU-3 District shall apply in the Concept Plan, except the front yard setback from Horn Lake Road shall be 30 feet.
- B. The exterior walls of all buildings shall have and contain a minimum of fifty (50%) percent of the opaque wall area of brick construction.

**III. Access, Parking, Circulation:**

- A. The access, circulation and private drive shall be subject to review and approval by the City Engineer.
- B. The City Engineer shall approve the design, number and location of any new curb cut.

**IV. Landscaping, Lighting, Fencing and Trash:**

- A. All landscaping, streetscapes and internal landscaping shall be as illustrated on the Concept Plan or an equivalent alternative landscaping plan may be submitted for review and approval by staff.
- B. The preservation of mature trees shall be identified on the final plan.
- B. All lighting shall be in accordance with the UDC.
- C. All lighting shall be directed so as not to glare into any residential property or the public right-of-way of Horn Lake Road.
- D. Any fence along Horn Lake Road shall be constructed of wrought-iron, wrought-iron and masonry columns or black metal tubing with posts or columns.

E. Refuse containers or trash compactors shall be completely screened from view from the public road and any adjacent residential property owner.

V. **Signs:** All Signs shall be in accordance with the RU-3 District regulations and no attached signs shall be located on any elevation of the any building.

VI. **Drainage:**

A. An overall grading and drainage plan for the site shall be submitted to the City Engineer prior to approval of the Outline/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 Outline Plan Conditions; and

B. A standard subdivision contract as required by the Unified Development Code for any required public improvements; if necessary.

C. The exact locations and dimensions including height of buildings, parking areas, utility easements, drives, landscaping and screening for this development;

D. The location and ownership, whether public or private, of any easements;

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, screening, signs and other site design requirements, if equivalent alternatives are presented for project review.

***P.D.21-31  
Farm Hills Estates Planned Development***

**Office of Comprehensive Planning(OCP) Review:**

This summary is being produced in response to the following Planned Development Application to support the recommendation of the Office of Planning & Development: **PD 21-31 (Farm Hills Estates Planned Development)**

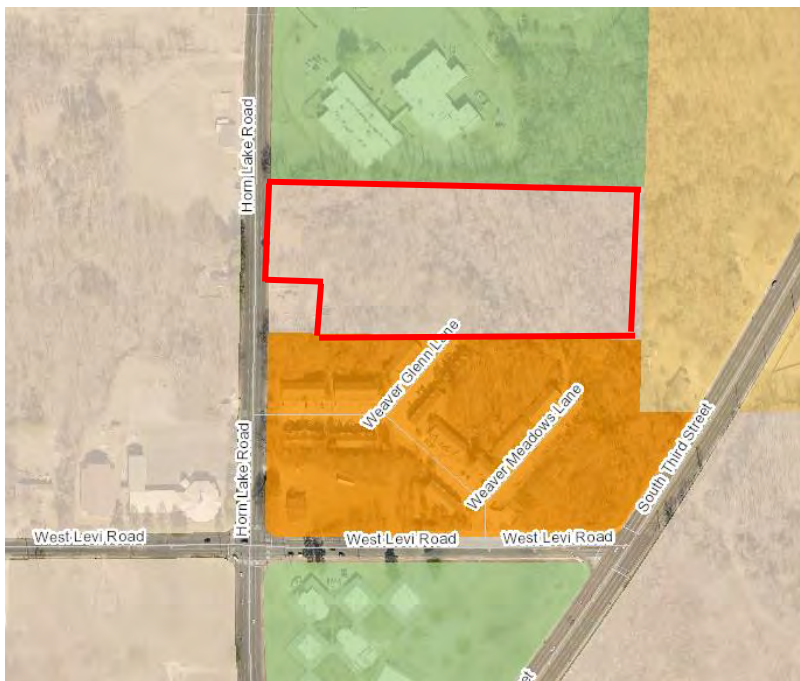
**Site Location:** 3794 Horn Lake Road (East side of Horn Lake Road; +/-732 feet north of W. Levi Road)

**Land Use Designation:** Primarily Single-Unit Neighborhood (See Memphis 3.0, Page 86 for details)

**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 site on the Future Land Use Map.

**2. Land use description & applicability:**

Primarily Single-Unit Neighborhoods are located greater than a half-mile outside of any anchor destination. These neighborhoods contain mostly detached, house scale residencies, serving mostly single-family style living. This is considered the typical suburban community that is not walkable or accessible from an anchor.

**“NS” Goals/Objectives:**

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



**“NS” Form & Location Characteristics:**

Primarily detached. House scale buildings. Primarily residential. 1-3 stories. Beyond ½ mile from a Community Anchor.

*The applicant is requesting approval to build 62 units of residential structures that are a mix of triplexes and quadplexes. The request does not meet the criteria in the form of a single-family home. However, the request meets the criteria with scale, height, and use. Therefore, the request is consistent.*

**3. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential and Commercial. The subject site is surrounded by the following zoning districts: RU-2, RU-3, CMU-3, CMU-1, R-6, and R-8. This requested land use is compatible with the adjacent land use because *existing land uses surrounding the parcels is similar in nature to the requested use.*

**4. Degree of Change map**



**Red polygon denotes the proposed site. There is not a degree of change.**

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

Summary Compiled by: *Melanie Batke, Municipal Planner, OCP*

**GENERAL INFORMATION:**

**Primary Street Frontage:** Horn Lake Road-----+/-299.88 linear feet.

**Neighborhood(s):** Westwood Meadows and Valley Forge

**Zoning History:** The Residential Single Family (R-6) District zoning of the site date to the adoption of the UDC in 2010 and date to the adoption of the 1980 zoning map amendments.

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**DEPARTMENTAL COMMENTS:**

*The following comments were provided by Inter-Governmental Agencies/Organizations to which this application was referred:*

**City Engineer:**

1. Standard Subdivision Contract or Right-Of-Way 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. All road widths and radius must comply with Memphis Fire Code.

**Traffic Control Provisions:**

7. 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. If the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
8. 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.

9. 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.

**Private Drives:**

10. Identify the drive as "Private".
11. All private drives/rear service drives shall be constructed to meet pavement requirements of the Unified Development Code, applicable City Standards, and provide a minimum width of twenty-two feet (22')/eighteen (18) feet.
12. Easements for sanitary sewers, drainage and other required services as indicated on the final recorded plat may be located and utilized within private drives. The City shall not be responsible for street repairs within the private drives, even though the pavement and base may have to be removed to work on sewers or drainage. The responsibility of repairing the private drives shall be that of the owners and/or Property Owners' Association.

**Curb Cuts/Access:**

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

**Drainage:**

15. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
16. This site is located within a sensitive drainage basin (South Cypress Creek). Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
17. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
18. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
19. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

**Cite Fire Services:**

- 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).
- Clear street width of at least 20' shall be maintained. On street parking would reduce this width obstructing fire department access.
- 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.

**Memphis & Shelby County Health Department:**

Water Quality Branch:	No comment.
Septic Tank Program:	No comment.

**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.
- **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's Residential Engineer at Builder Services: (901) 729-8675 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.

<b>Construction Code Enforcement:</b>	No comments received.
<b>Office of Resiliency &amp; Sustainability:</b>	No comment.
<b>AT&amp;T-TN:</b>	No comment.
<b>Letters of Opposition or Support:</b>	None as of date and time.
<b>Neighborhood Associations/Organizations:</b>	
<i>Westwood Meadows:</i>	<i>No comments as of 10/08/2021.</i>
<i>Valley Forge:</i>	<i>No comments as of 10/08/2021.</i>

**Staff: bb**



# 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: SEPT. 02, 2021

Case #: P.D. 21-31

PLEASE TYPE OR PRINT

Name of Development: FARM HILLS ESTATES PLANNED DEVELOPMENT

Property Owner of Record: THE KIM HILL GROUP Phone #: \_\_\_\_\_

Mailing Address: 1490 UNION AVENUE, #140 City/State: MEMPHIS/TN Zip 38104

Property Owner E-Mail Address: kimhill@hilljohnsonweinstein.com

Applicant: KIMBERLY HILL Phone # 800-399-4530

Mailing Address: 1490 UNION AVENUE, #140 City/State: MEMPHIS/TN Zip 38104

Applicant E-Mail Address: kimhill@hilljohnsonweinstein.com

Representative: J. WESLEY WOOLDRIDGE Phone #: (901) 219-8661

Mailing Address: 9700 VILLAGE CIRCLE, SUITE 100 City/State: LAKELAND/TN Zip 38002

Representative E-Mail Address: wooldridge@rgroup.biz

Engineer/Surveyor: THE RENAISSANCE GROUP Phone # (901) 332-5533

Mailing Address: 9700 VILLAGE CIRCLE, SUITE 100 City/State: MEMPHIS/TN Zip 38002

Engineer/Surveyor E-Mail Address: wooldridge@rgroup.biz

Street Address Location: 3794 HORN LAKE ROAD

Distance to nearest intersecting street: +/-732.16 FEET NORTH OF THE CENTERLINE OF WEST LEVI ROAD.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	9.30	_____	_____
Existing Zoning:	R-6	_____	_____
Existing Use of Property	VACANT	_____	_____
Requested Use of Property	SINGLE FAMILY DUPLEX	_____	_____

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

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

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

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



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

Yes \_\_\_\_\_ No

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

#### **4.10.3 Planned Development General Provisions**

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

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

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

The proposed development will not unduly injure or damage nor hinder or prevent the development of adjacent properties because sufficient open space and depth of lots are provided in the proposed layout.

- 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.

Adequate water, sanitary sewer and storm drainage is available on-site and will be improved to serve the new 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)

All proposed improvements including but not limited to streets, parking areas, lighting, security gate and other service facilities shall be in compliance with UDC sub-section 4.10.3C and all city engineering standards that apply.

- 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.

All modifications of the district standards applicable to the site are warranted by the design of the Outline plan and the amenities incorporated therein and are consistent with the public's best interest.

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

A property management company will be hired to lease and maintain the units.

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

Lots of record will be created with the recording of the P.D. 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.

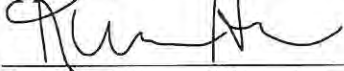
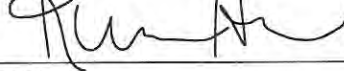
Pre-Application Conference held on: 8/23/2021 with SETH THOMAS

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

Neighborhood Meeting Requirement Met: Yes or Not 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.

	09/02/21		09/02/21
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



September 2, 2021

RE: Application for PLANNED DEVELOPMENT Approval – 9.30 acres off Horn Lake Road, Memphis TN.

Mr. Josh Whitehead  
City of Memphis, Division of Planning & Dev.  
125 N. Main, Room #477  
Memphis TN 38103

Mr. Whitehead,

On behalf of the property owner and applicant, we respectfully request approval of this Planned Development application for 9.30 acres located at 3794 Horn Lake Road. The owner wishes to develop a 31 lot Two Family duplex style private community and retain ownership to be managed through a property management company.

Currently, the 9.30 acre property is vacant and wooded. The property is bisected by an un-named tributary of South Cypress Creek and fronts Horn Lake Road to the west, the Weaver Fields Apartment community to the south, the South West Career and Technology Center property to the north and undeveloped residentially zoned property to the east. The back corner of one single family home does contact the southeast corner of the property.

Requested development standards for the property are RU-4 building envelope standards per the chart shown in the UDC Section 3.7.2 with the exception of side yard setbacks that we are requested to be 3.50 feet for Two Family duplex homes. Additional characteristics and amenities for the property will include a gated private street constructed to the City of Memphis street standards, a leasing office and pool located on the first lot fronting Horn Lake Road, a large wooded creek buffer and an open land-scaped green at the terminus of the development. The duplexes will not be garaged but will have two dedicated parking pads per unit.

Sanitary sewer is provided by an existing sewer outfall along the creek. Water, electrical and gas are provided by MLG&W.

Again, on behalf of the landowner and applicant, we are pleased to bring forward this Application for a new Planned Development on 9.30 acres to provide much needed housing alternatives in the south Memphis area. As the engineers associated with this proposal, the Renaissance Group is available should you have any questions or concerns related to this request. Please feel free to contact me at 901-332-5533.

Respectfully,

J. Wesley Wooldridge, P.E., Partner  
Director of Civil Engineering  
Renaissance Group, Inc.



## MEMPHIS AND SHELBY COUNTY

### Record Summary for Planned Development

#### Record Detail Information

Record Type: **Planned Development**

Record Status: **Pending**

Opened Date: **September 9, 2021**

Record Number: **PD 2021-031**

Expiration Date:

Record Name: **3794 Horn Lake Rd**

Description of Work: **9.3 acre SFR-6 planned development**

Parent Record Number:

**Address: 3794 HORN LAKE RD, MEMPHIS 38109**

#### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	KIM HILL GROUP LLC	3794 HORN LAKE RD, MEMPHIS, TN 38109	

#### Parcel Information

Parcel No:  
**075074 00037**

#### Contact Information

Name	Organization Name	Contact Type	Phone
Kimberly Hill		Applicant	(800) 399-4530

Suffix:  
Address

Data Fields

**PREAPPLICATION MEETING**

Preapplication Meeting No  
Date of Meeting -  
Name of OPD Planner -

**GENERAL PROJECT INFORMATION**

Planned Development Type New  
Previous Case Numbers -  
Description and Justification for Request see attached docs  
Medical Overlay / Uptown No  
Is this application in response to a citation from  
Construction Code Enforcement or Zoning  
Letter? No  
If yes, please provide additional information -

**APPROVAL CRITERIA**

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. (UDC  
Sub-Section 4.10.3A) see attached docs

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. (UDC  
Sub-Section 4.10.3B) see attached docs

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

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. (UDC  
Sub-Section 4.10.3D) see attached docs

Homeowners' associations or some other  
responsible party shall be required to maintain -

any and all common open space and/or common elements. (UDC Sub-Section 4.10.3E)

Lots of records are created with the recording of a planned development final plan. (UDC Sub-Section 4.10.3F) -

**GIS INFORMATION**

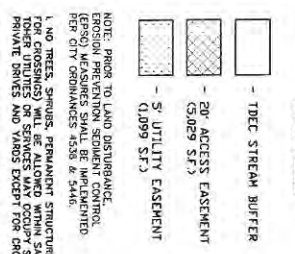
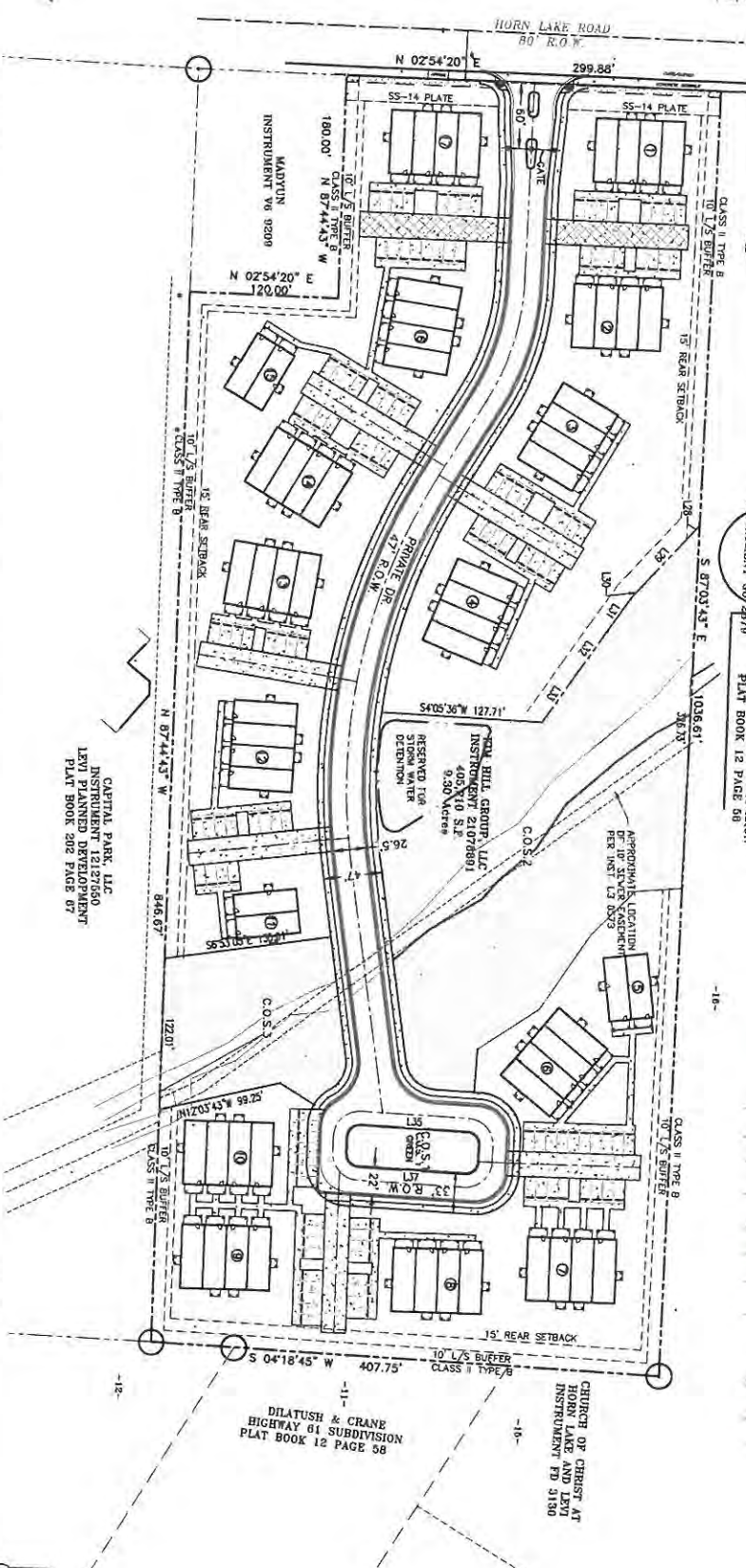
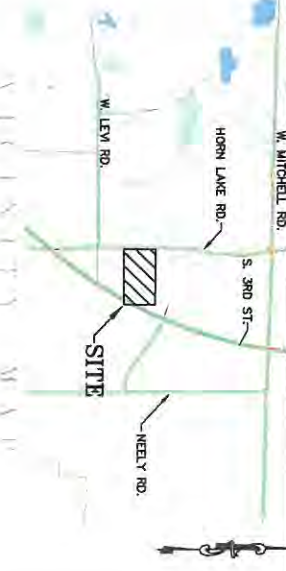
Case Layer	BOA1987-067, PD99-367, Z03-113
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-6
State Route	-
Lot	0 4
Subdivision	SECTION 5
Planned Development District	-

BLDG NO.	NO OF UNITS	UNIT TYPE	STORIES	FIN FLOOR
1	4	3 BEDROOM	2	
2	4	3 BEDROOM	2	
3	4	3 BEDROOM	2	
4	4	3 BEDROOM	2	
5	4	3 BEDROOM	2	
6	4	3 BEDROOM	2	
7	4	3 BEDROOM	2	
8	4	3 BEDROOM	2	
9	4	3 BEDROOM	2	
10	4	3 BEDROOM	2	
11	4	3 BEDROOM	2	
12	4	3 BEDROOM	2	
13	4	3 BEDROOM	2	
14	4	3 BEDROOM	2	
15	4	3 BEDROOM	2	
16	4	3 BEDROOM	2	
17	4	3 BEDROOM	2	

FINAL SITE DATA	
TOTAL AREA SITE:	405,108 S.F. (9.30 AC.)
TOTAL LOTS:	1 LOT
PARKING REQUIRED:	2/UNIT W/ 2 OR MORE B./ROOMS
PARKING PROVIDED:	12
ON-SITE SURFACE PARKING:	114
TOTAL:	126
MAXIMUM BLDG. HEIGHT:	40 FEET
PROPOSED BLDG. HEIGHT:	40 FEET
MAX UNITS PER AC:	7.30
ACTUAL UNITS PER AC:	62 UNITS
TOTAL NO. OF UNITS:	62 UNITS
ZONING:	PLANNED DEVELOPMENT (R-6)
LAND USE:	SINGLE FAMILY

MEMPHIS BOARD OF EDUCATION INSTRUMENT 69/2878

DILATUSH & CRANE HIGHWAY 61 SUBDIVISION PLAT BOOK 12 PAGE 98



NOTE: PER TO LAND DISTURBANCE PERMITS, THE CITY ENGINEER SHALL REVIEW THE EROSION CONTROL PLAN AND THE EROSION CONTROL MEASURES SHALL BE IDENTIFIED PER CITY ORDINANCES 4538 & 5416.

L. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT, AND OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVE AND VARIOUS CORNER FOR CROSSINGS.

THE CITY OF MEMPHIS SHALL HAVE INTEREST/EGRESS RIGHTS TO USE SANITARY SEWER EASEMENT AND VARIOUS CORNER FOR CROSSINGS.

FINAL NOTE TO THE GENERAL AGENCY: MASSACHUSETTS AGENCY ACCORDING PLANS HEREON FROM THIS PROPERTY DOES NOT DE IN A FLOOD HAZARD AREA AS DESIGNATED IN COMMUNITY FLOOD NUMBER 470177 0415 F. MAP REVISED SEPTEMBER 28, 2007.

CITY OF MEMPHIS: BENCH MARK 8909, LOCATED AT THE INTERSECTION OF PARKWAY ROAD AND THIRD STREET ELEVATION = 266.42 (NAVD80).

CITY OF MEMPHIS: BENCH MARK 8909, LOCATED AT THE INTERSECTION OF PARKWAY ROAD AND THIRD STREET ELEVATION = 266.42 (NAVD80).

SIZE DESIGNABLE: 100' FOR THE EAST SIDE OF HORN LAKE ROAD AT THE APPROXIMATE CENTER OF PROJECT.

THE AREAS DESIGNATED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS BUILDING SITE OR FILLD. WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION SHALL BE LOCATED IN THE REAR YARD OF THE PROPERTY. THE PROPERTY OWNER'S ASSOCIATION SHALL MAINTAINANCE 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, INSPECTION, CLEANING, REPAIRS, AND REPLACEMENT OF PARTS, AND OTHER MAINTENANCE AND REPAIR OF DRAINAGE STRUCTURES.

PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE CITY OF MEMPHIS/SHELBY COUNTY OFFICE OF PERMITS AND INSPECTION SHALL BE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT TO ALL RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ANY ALTERATIONS AND/OR APPROXIMATIONS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND CUTTER, DRIVE APPROXIS ROW AND UTILITY-THEMS ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 528-0700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURB LINE	PROPOSED
HORN LAKE ROAD	48'	E & W	7.5' FROM BACK OF CURB	PROPOSED

OUTLINE PLAN/FINAL PLAT - Site Plan

FARM HILLS ESTATES PLANNED DEVELOPMENT

DATE NUMBER	RD 21-041	FORMER CASE NUMBERS
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 1	ACREAGE: 9.30 ACRES	WARD 73 BLOCK 89 PARCELS 275
OWNERS/DEVELOPERS:		WARD 73 BLOCK 88 PARCELS 14, 15, 16, 234
WAL HILL GROUP, LLC.		
WAL UNION, LLC.		
MEMPHIS, TN 38108		
ENGINEER:		
RENNASSANCE GROUP INC.		
1700 W. WINDYBROOK DRIVE		
MEMPHIS, TN 38102		
101 YEAR FLOOD ELEV: 217'		
FEPA MAP PANEL NO. 501777 0415 F		
FEPA MAP DATE: 02/28/2007		
SEPTEMBER 2021	SCALE: 1" = 60'	SHEET 1 OF 4







- I. USES PERMITTED
  - A. Single-Family Attached/ Two-Family Residential
  - B. Private Community Center/Pool as a principal use
  - C. Accessory Uses shall be permitted in accordance with Chapter 2.9 of the MSC Unified Development Code.
- II. BULK REGULATIONS
  - A. Maximum Dwelling Units Permitted = 60 Units
  - B. The Bulk Regulations of the RU-4 District outlined in Chapter 3.7 of the MSC Unified Development Code shall apply as modified herein:
    - C. Building Setbacks:
      - 1. Front Yard: 20-Foot
      - 2. Side Yard: 3.5-Foot (7-foot total)
      - 3. Rear Yard: 20-Foot
    - D. Minimum Lot Area: 6,000sqf
- III. ACCESS, CIRCULATION, AND PARKING
  - A. Access and Circulation
    - 1. Permitted one (1) point of vehicular access along Horn Lake Road in the general location illustrated on the Outline Plan/Final Plat.
    - 2. All internal drives shall be private, owned and maintained by a property owner's association, and constructed to City of Memphis Standards.
    - 3. All internal private drives shall be classified as Minor Local streets having a minimum width of 28-foot in accordance with Chapter 5.2.7(D2) of the MSC Unified Development Code.
    - 4. A five-foot wide (5-foot) concrete sidewalk shall be constructed along both sides of the internal private drive.
    - 5. The final design and location of curb cuts to be approved by the City Engineer.
    - 6. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/cord reader, etc.
    - 7. Clear sight triangles: No sight obstruction may be within the area to be kept clear. A sight obstruction is considered any object whose height is greater than three feet (3') above the grade of the respective center lines of the intersecting street, driveway, or vehicle access easement or tract.
  - B. Parking
    - 1. Two (2) off-street parking spaces shall be provided for each dwelling unit.
    - 2. Internal on-street parking shall be permitted.
- IV. COMMON OPEN SPACE, LANDSCAPING and LIGHTING
  - A. Common Open Space
    - 1. All common open space and common facilities shall be owned and maintained by a property owner's association.
    - 2. Common Open Space areas shall be used for passive recreational purposes only.
  - B. Landscaping
    - 1. The landscape and screening specifications outlined in Chapter 4.6 of the MSC Unified Development Code shall apply. Three separate and modified items:
      - 2. Stormwater detention system shall be required along the planned development's Horn Lake Road Frontage.
      - 3. A. To meet Class II, Type B. Landscaping shall be required along the north east and south perimeter of the planned development boundary where internal single-family residential lots adjoin adjacent properties.
  - C. Lighting
    - All outdoor site lighting shall comply with Chapter 4.7 of the MSC Unified Development Code.

- VI. SIGNS
  - A. Signs shall be permitted in accordance with the applicable provisions outlined in Chapter 4.9 of the MSC Unified Development Code.
- VII. DRAINAGE
  - A. All areas denoted by "Reserved For Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer as applicable.
  - B. All stormwater detention systems, except for those parts located in a public drainage easement shall be owned and maintained by a 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 or County Engineer's office. Such maintenance shall include, but not be limited to, removal of sedimentation, fallen objects and trash, mowing, outlet cleaning, and repair of drainage structures.
  - C. All drainage plans shall be submitted to the City Engineer for review and approval.
  - D. The developer is required under 40CFR 122.26(b)(14) and TCA 69-3-101 a) 5(e) to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the cleaning and grading activity on this site.
- VIII. MISCELLANEOUS
  - The Land Use Control Board may modify the building and parking placement, building setbacks, streetclosures and landscaping, site development standards, signs, outdoor site lighting and public improvements if equivalent alternatives are presented. Any adjacent property owner who is dissatisfied with the modifications approved by the Land Use Control Board may within ten (10) 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. PERIOD OF VALIDITY
  - A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.
  - B. Time extensions: Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

**OUTLINE PLAN/FINAL PLAT - Conditions  
FARM HILLS PLANNED DEVELOPMENT, PH. 1**

CASE NUMBER: PD ****-****	FORMER CASE NUMBERS:
MEMPHIS, TENNESSEE	WARD 71, BLOCK 96 PARCELS 202
NUMBER OF LOTS: 31	WARD 72, BLOCK 86, PARCELS 14, 15, 16, 23A
ACREAGE: 9.30 ACRES	
OWNERS/DEVELOPERS:	ENGINEER:
494 HILL GROUP, L.L.C.	RENAISSANCE GROUP, INC.
1660 UNION AVE	9700 WILGUSE CIRCLE, STE 103
MEMPHIS, TN 38104	LANE/LAND, TN 38102
100 YEAR FLOOD ELEV: 217	FEMA MAP PANEL No. 4701177 0115 F
SEPTEMBER 2021	FEMA MAP DATE 02/24/2007
	SCALE: N/A
	SHEET 3 OF 4

Owner's Certificate

We, \_\_\_\_\_ the undersigned owner of the property shown, hereby adopt this plan of development and dedicate the streets, right-of-ways, and grant the easements as shown and/or described to public use forever. We certify that we are the owner of Said Property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes which have become due and payable.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Notary Certificate  
State of \_\_\_\_\_  
County of \_\_\_\_\_

Before me, the undersigned a notary public in and for the State and County aforesaid, duly commissioned and qualified personally appeared \_\_\_\_\_ and he as such representative personally acquainted and who, upon oath acknowledged himself to be the owner of \_\_\_\_\_ and he as such representative executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereunto set out by hand and affix my seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
(NOTARY PUBLIC)  
MY COMMISSION EXPIRES: \_\_\_\_\_

Engineering Certificate

It is hereby certified that this plat is true and correct, is in compliance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable Federal, State and local building laws and regulation.

BY: \_\_\_\_\_ (seal)  
Date: \_\_\_\_\_  
Tennessee Certificate No.: 104878



Surveyor's Certificate

It is hereby certified that this is a Class \_\_\_\_\_ survey and that the precision of the undisturbed survey is 1:\_\_\_\_\_ or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws and local zoning ordinances, subdivision regulations and specific conditions imposed on this development relating to the practice of surveying.

BY: \_\_\_\_\_ (seal)  
Date: \_\_\_\_\_  
Tennessee Certificate No. \_\_\_\_\_

Office of Planning and Development Certificate

This Final Plan conforms with the planned development acted on by the Land Use Control Board on December 4th, 2006, approved by the Shelby County Commission on February 5th, 2007, and approved by the Memphis City Council on February 6th, 2007. On March 11th, 2021, the Memphis and Shelby County Land Use Control Board approved a Major Modification (Map 21-005) to allow one (1) vehicle rental facility in Area A-3 of the Outline Plan.

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zoning Administrator: \_\_\_\_\_  
City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
OPD: \_\_\_\_\_ Date: \_\_\_\_\_

OUTLINE PLAN/FINAL PLAT - Signatures  
FARM HILLS PLANNED DEVELOPMENT, PH. 1

CASE NUMBER - PD###-###	FORNER CASE NUMBERS
MEMPHIS, TENNESSEE	WARD 7A BLOCK 89 PARCELS 2C
NUMBER OF LOTS: 31	WARD 7A BLOCK 89 PARCELS 11, 15, 18, 23, 24
ACREAGE: 0.30 ACRES	
OWNERS/DEVELOPERS	ENGINEER
KIM HILL GROUP, L.L.C.	RENUSSANCE GROUP, INC.
1409 UNION AVE	9703 WILDAE CIRCLE, STE. 100
MEMPHIS, TN 38104	MEMPHIS, TN 38122
100 YEAR FLOOD ELEV: 217	FEMA MAP PANEL No. 220177 0415 F
SEPTEMBER 2021	SCALE: N/A
	SHEET 4 OF 4

NO.	PARCEL #	OWNER NAME
1.	075074 00025	CHRUCH OF CHRIST AT HORN LAKE AND LEVI
2.	075074 00024	JACKSON TONI
3.	075074 00026	LP ENTERPRISES (DBA)
4.	075087 00176	MAUL DIN SUSAN A
5.	075074 00031	EDEN EMILY
6.	075074 00030	DANBRIDGE LINDA AND JOHN LOTT (RS)
7.	075074 00032	EDEN EMILY
8.	075087 00180	CHURCH OF CHRIST AT HORN LAKE AND LEVI
9.	075034 00095	RC TENNESSEE HOLDINGS LLC
10.	075034 F00077	NEHEMIAH COM DEV CORP
11.	075034 00056	MAWMAW LLC
12.	075087 00174	CHURCH OF CHRIST AT HORN LAKE AND LEVI
13.	075074 00027	LP ENTERPRISES (DBA)
14.	075074 00037	LINTON ERLINE
15.	075074 00028	WRIGHT GLENN
16.	075074 00029	DANDRIDGE LINDA AND JOHN LOTT (RS)
17.	075074 00036	MADYUN SALEEM & C TAJHEDAH
18.	075034 F00009	WILLIAMS PHYLLIS R AND MICHELLE WILLIAMS
19.	075074 00033	EDEN EMILY
20.	075074 00034	CAPITAL PARK LLC
21.	075087 00179	CHURCH OF CHRIST AT HORN LAKE AND LEVI
22.	075074 00035	NEW FELLOWSHIP BAPTIST CHURCH TRS
23.	075034 F00013	TAYLOR ELEANOR
24.	075034 F00012	KELEY DIANNA A & CHARLES E
25.	075034 F00011	ALBEA DEORAH L
26.	075034 F00010	ADAMS BRYANT K
27.	075074 000396C	BOARD OF EDUCATION OF MEMPHIS
28.	075087 00173	COMMUNITY LD LLC
29.	075087 00177	MAUL DIN SUSAN
30.	075087 00178	SMITH VERNEST



Map prepared through Shelby County Government's  
online mapping Portal on 9/7/2021

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3867 HORN LAKE RD #  
MEMPHIS TN 38109

MAWMAW LLC  
2308 PORTSIDE WAY #  
CHARLESTON SC 29407

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3867 HORN LAKE RD #  
MEMPHIS TN 38109

JACKSON TONI  
559 NONCONNAH #  
MEMPHIS TN 38109

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3759 HORN LAKE RD #  
MEMPHIS TN 38109

NEW FELLOWSHIP BAPTIST CHURCH TRS  
3866 HORN LAKE RD #  
MEMPHIS TN 38109

LP ENTERPRISES (DBA)  
6896 MANSLICK RD #  
CORDOVA TN 38018

LP ENTERPRISES (DBA)  
6896 MANSLICK RD #  
CORDOVA TN 38018

TAYLOR ELEASER  
7 HAAS AVE #  
MEMPHIS TN 38109

MAULDIN SUSAN A  
3803 HORN LAKE RD #  
MEMPHIS TN 38109

LINTON ERLINE  
6199 ROLLINGS HILLS DR #  
OLIVE BRANCH MS 38654

KELLEY DIANN A & CHARLES E  
2044 OAKVALLEY RD #  
MEMPHIS TN 38116

EDEN EMILY  
9710 PINEAPPLE PRESERVE CT #  
FORT MYERS FL 33908

WRIGHT GLENN  
PO BOX 3968 #  
MEMPHIS TN 38173

ALBEA DEBORAH L  
3811 FOUNTAIN GATE ST #  
MEMPHIS TN 38109

DANDRIDGE LINDA AND JOHN LOTT (RS)  
3558 DAGGETT RD #  
MEMPHIS TN 38109

DANDRIDGE LINDA AND JOHN LOTT (RS)  
3558 DAGGETT RD #  
MEMPHIS TN 38109

ADAMS BRYANT K  
3807 FOUNTAIN GATE ST #  
MEMPHIS TN 38109

EDEN EMILY  
9710 PINEAPPLE PRESERVE CT #  
FORT MYERS FL 33908

MADYUN SALEEM & C TAUHEEDAH  
3810 HORN LAKE RD #  
MEMPHIS TN 38109

BOARD OF EDUCATION OF MEMPHIS  
2597 AVERY AVE #  
MEMPHIS TN 38112

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3867 HORN LAKE RD #  
MEMPHIS TN 38109

WILLIAMS PHYLLIS R AND MICHELLE WILLIAMS  
3803 FOUNTAIN GATE ST #  
MEMPHIS TN 38109

COMMUNITY LD LLC  
70-13 AUSTIN ST #  
FOREST HILLS NY 11375

RC TENNESSEE HOLDINGS LLC  
1843 COMMERCE BLVD #  
MIDWAY FL 32343

EDEN EMILY  
3833 S 3RD ST #  
MEMPHIS TN 38109

MAULDIN SUSAN  
3803 HORN LAKE RD #  
MEMPHIS TN 38109

NEHEMIAH COM DEV CORP  
PO BOX 38409 #  
GERMANTOWN TN 38183

CAPITAL PARK LLC  
224 MADISON AVE #  
MEMPHIS TN 38103

SMITH VERNEST  
10415 CATALPA CV #  
OLIVE BRANCH MS 38654

# Notice of Neighborhood Meeting

At the request of Kim Hill Group, L.L.C., the Renaissance Group will hold a NEIGHBORHOOD MEETING on the following Planned Development:

**DPD CASE #:** PD 21-31  
**PROPERTY LOCATION:** 3794 HORN LAKE ROAD  
(EAST SIDE OF HORN LAKE ROAD; +/-732 FEET NORTH OF WEST LEVI ROAD)

**APPLICANT:** Kim Hill Group, L.L.C.  
**AREA:** 9.30 Acres  
**ZONING:** Residential Single Family (R-6) District

**REQUEST:** PLANNED DEVELOPMENT to allow RU-4 building envelope standards per the chart shown in the UDC Section 3.7.2 except for side yard setbacks that are being requested to be 3.50 feet for the development of thirty (30) two-family homes.

A Vicinity Map and Site Plan are attached for your review per UDC requirements. This meeting provides the opportunity to give and receive feedback from the community regarding the plans. All interested parties are encouraged to attend or contact Wesley Wooldridge (Applicant's Representative) by email at [wooldridge@rgroup.biz](mailto:wooldridge@rgroup.biz) or by telephone at (901) 219-8661 for additional details and information.

## THE NEIGHBORHOOD MEETING WILL BE HELD VIRTUALLY:

**DATE:** MONDAY - OCT. 4<sup>TH</sup>, 2021  
**TIME:** 5:30 P.M.  
**LOCATION:** Virtual (Microsoft Teams Application)  
**Meeting ID / URL:** <https://tinyurl.com/HORN-LAKE-ROAD>  
**Access Code:** 470 729 382#  
**Phone:** +1 469-998-6098, 470729382#

*This item will be heard at a formal Public Hearing of the Memphis/Shelby County Land Use Control Board on: Thursday, October 14<sup>th</sup>, 2021 at 9:00 a.m. in the council chambers of City Hall located at 125 N. Main. You can view the meeting of the Land Use Control Board by going to:*

<https://www.youtube.com/c/divisionofplanninganddevelopment>

Questions and comments may also be addressed to Brian Bacchus, Principal Planner with the Division of Planning & Development, Land Use & Development Services:

*Brian Bacchus  
Principal Planner  
Memphis and Shelby County  
Division of Planning and Development  
City Hall, 125 N. Main Street-Ste 468  
Memphis, Tennessee 38103  
p: (901) 636-7120  
[brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)*



October 5, 2021

RE: Neighborhood Meeting for PD 21-31.

Mr. Brian Bacchus, Principal Planner  
City of Memphis, Division of Planning & Dev.  
125 N. Main, Room #477  
Memphis TN 38103

Mr. Bacchus,

As required by the Memphis/Shelby County UDC for the approval of a new planned development, the Renaissance Group performed a Neighborhood Meeting via Microsoft Teams for PD 21-31 at 5:30 p.m. on October 4, 2021. Participation was marginal at best, attendees included:

Wesley Wooldridge, Renaissance Group

Kim Hill, Kim Hill Group, L.L.C.

Carsett Weber, resident

Leslie Pickett, resident. (Ms. Pickett exited the meeting soon after the project description was read).

Noted questions from Carsett included:

How many bedrooms/bathrooms will the units have? RESPONSE – 3 bedrooms 2 baths.

How long for construction? RESPONSE – estimated 9 months to 1 year after all approvals are obtained.

Will it be rental properties or for sale? RESPONSE – developer will retain ownership and rent.

As the engineers/representative associated with this proposal, the Renaissance Group is available should you have any questions or concerns related to this request. Please feel free to contact me at 901-332-5533.

Respectfully,

J. Wesley Wooldridge, P.E., Partner

PROPERTY DESCRIPTION

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTH LINE OF THE MADYUN PROPERTY AS DESCRIBED IN INSTRUMENT V6 9209 AND THE EAST LINE OF HORN LAKE ROAD (80 FEET RIGHT OF WAY); THENCE NORTH 02 DEGREES 54 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF HORN LAKE ROAD A DISTANCE OF 299.88 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF THE MEMPHIS BOARD OF EDUCATION PROPERTY AS DESCRIBED IN INSTRUMENT G6 2879; THENCE SOUTH 87 DEGREES 03 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF THE MEMPHIS BOARD OF EDUCATION PROPERTY A DISTANCE OF 1036.61 FEET TO AN IRON PIN FOUND IN THE WEST LINE OF LOT 15, DILATUSH AND CRANE HIGHWAY 61 SUBDIVISION AS RECORDED IN PLAT BOOK 12 PAGE 58; THENCE SOUTH 04 DEGREES 18 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF LOT 15, LOT 11 AND LOT 12, HIGHWAY 61 SUDVISION A DISTANCE OF 407.75 FEET TO AN IRON PIN FOUND IN THE NORTH LINE OF THE CAPITAL PARK, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 12127550; THENCE NORTH 87 DEGREES 44 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE CAPITAL PARK, LLC PROPERTY A DISTANCE OF 846.67 FEET TO AN IRON PIN SET IN THE EAST LINE OF THE MADYUN PROPERTY; THENCE NORTH 02 DEGREES 54 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF THE MADYUN PROPERTY A DISTANCE OF 120.00 FEET TO AN IRON PIN SET IN THE NORTH LINE OF THE MADYUN; THENCE NORTH 87 DEGREES 44 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF MADYUN PROPERTY A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 405,210 SQUARE FEET / 9.30 ACRES.



Sheldandra Y. Ford  
Shelby County Register of Deeds

Owner: KIM HILL GROUP LLC

Parcel Address: 3794 HORN LAKE RD

Parcel ID: 075074 00037

2021 Appraisal: \$31,200

Tax District: MEMPHIS

Year Built:

Lot Number: 0 4

Subdivision: SECTION 5

Plat BK & PG: UNKNOWN

Dimensions:

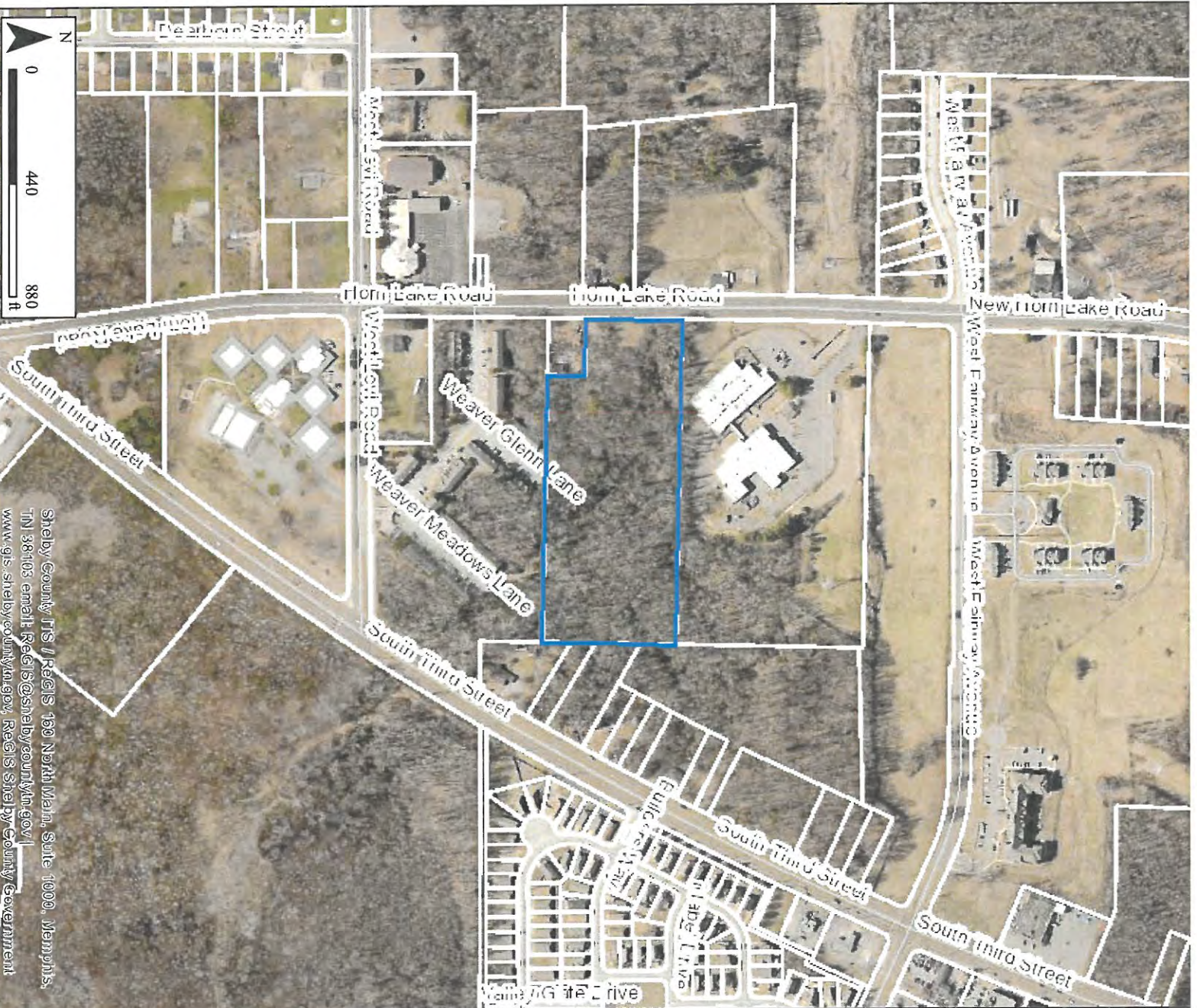
Total Acres: 9.312

Owner Address: 3794 HORN LAKE RD

MEMPHIS TN

38109 0000

Map prepared on 9/21/2021



Shelby County GIS / REGIS 160 North Main, Suite 1000, Memphis,  
TN 38103 email: [regis@shelbycountymn.gov](mailto:regis@shelbycountymn.gov)  
[www.gis.shelbycountymn.gov](http://www.gis.shelbycountymn.gov) REGIS Shelby County Government



Melvin Burgess  
Assessor Of Property  
Shelby County Government

Property Location and Owner Information

Parcel ID	075074 00037
Property Address	3794 HORN LAKE RD
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00801D00
Tax Map Page	194A
Land Square Footage	405631
Acres	9.312
Lot Dimensions	
Subdivision Name	SECTION 5
Subdivision Lot Number	0 4
Plat Book and Page	
Number of Improvements	0
Owner Name	KIM HILL GROUP LLC
In Care Of Owner Address	3794 HORN LAKE
Owner City/State/Zip	MEMPHIS TN 38109

## Appraisal and Assessment Information

Class	RESIDENTIAL
Land Appraisal	\$31,200
Building Appraisal	\$0
Total Appraisal	\$31,200
Total Assessment	\$7,800
Greenbelt Land Appraisal	\$0
Homesite Land Appraisal	\$0
Homesite Building Appraisal	\$0
Greenbelt Appraisal	\$0
Greenbelt Assessment	\$0

## Improvement/Commercial Details

Stories

Exterior Walls

Land Use - VACANT LAND

Year Built

Total Rooms

Bedrooms

Bathrooms

Half Baths

Heat

Fuel

Heating System

Fireplace Masonry

Fireplace Pre-Fab

Ground Floor Area

Total Living Area

Car Parking

## Other Buildings

Card	Year Built	Length	Width	Area	Type
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Permits

Date of Permit	Amount of Permit	Permit Number	Reason
01/14/1997		B0756122	

Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
06/16/2021	\$60,000	21078891	WD
10/14/1983	\$0	1550	DN



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

City Hall – 125 N. Main Street-Suite 468 – Memphis, Tennessee 38103 – (901) 636-7120

### NOTICE OF PUBLIC HEARING

You are receiving this Notice of Public Hearing because you own a property near the location of a land use case filed with the Office of Planning and Development. The MEMPHIS & SHELBY COUNTY LAND USE CONTROL BOARD will hold a Public Hearing on the following Planned Development application, pursuant to Sub-Section 9.3.4A of the Memphis & Shelby County Unified Development Code:

**CASE NUMBER:** P.D. 21-31

**DEVELOPMENT NAME:** Farm Hills Estates Planned Development

**LOCATION:** East side of Horn Lake Road; +/-732 feet north of W. Levi Road  
*(SEE CONCEPT PLAN ON REVERSE SIDE)*

**APPLICANT(S):** Kim Hill Group, LLC

**REQUEST:** Planned development to allow construction of sixty-two (62) new single-family attached units of two-family homes and townhouses

**THE PUBLIC HEARING WILL BE HELD:**

**DATE:** Thursday, October 14<sup>th</sup>, 2021  
**TIME:** 9:00 A.M. (No Executive Session)  
**LOCATION:** 125 N. Main Street-Lobby  
 City Council Chambers

During the **Public Hearing**, the Board may approve with conditions, deny or continue the item until the next regularly scheduled monthly meeting of the Board. After recommendation by the Land Use Control Board, the application will require a public hearing by the Memphis City Council. This legislative body shall make the final decision to approve or deny the request for planned development to allow single-family attached development of two-family homes and townhouses.

**Note:** The Land Use Control Board may place this item on the Consent Agenda, which is considered at the beginning of the Board meeting. No individual public hearing will be held, nor will the Board debate items on the Consent Agenda unless a request was made by a property owner, staff or a Board member requesting the item be removed from the Consent Agenda. If you have questions concerning this Planned Development application, call **Brian Bacchus @ (901) 636-7120** or via email [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)





CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3867 HORN LAKE RD #  
MEMPHIS TN 38109

MAWMAW LLC  
2308 PORTSIDE WAY #  
CHARLESTON SC 29407

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3867 HORN LAKE RD #  
MEMPHIS TN 38109

JACKSON TONI  
559 NONCONNAH #  
MEMPHIS TN 38109

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3759 HORN LAKE RD #  
MEMPHIS TN 38109

NEW FELLOWSHIP BAPTIST CHURCH TRS  
3866 HORN LAKE RD #  
MEMPHIS TN 38109

LP ENTERPRISES (DBA)  
6896 MANSLICK RD #  
CORDOVA TN 38018

LP ENTERPRISES (DBA)  
6896 MANSLICK RD #  
CORDOVA TN 38018

TAYLOR ELEASER  
7 HAAS AVE #  
MEMPHIS TN 38109

MAULDIN SUSAN A  
3803 HORN LAKE RD #  
MEMPHIS TN 38109

LINTON ERLINE  
6199 ROLLINGS HILLS DR #  
OLIVE BRANCH MS 38654

KELLEY DIANN A & CHARLES E  
2044 OAKVALLEY RD #  
MEMPHIS TN 38116

EDEN EMILY  
9710 PINEAPPLE PRESERVE CT #  
FORT MYERS FL 33908

WRIGHT GLENN  
PO BOX 3968 #  
MEMPHIS TN 38173

ALBEA DEBORAH L  
3811 FOUNTAIN GATE ST #  
MEMPHIS TN 38109

DANDRIDGE LINDA AND JOHN LOTT (RS)  
3558 DAGGETT RD #  
MEMPHIS TN 38109

DANDRIDGE LINDA AND JOHN LOTT (RS)  
3558 DAGGETT RD #  
MEMPHIS TN 38109

ADAMS BRYANT K  
3807 FOUNTAIN GATE ST #  
MEMPHIS TN 38109

EDEN EMILY  
9710 PINEAPPLE PRESERVE CT #  
FORT MYERS FL 33908

MADYUN SALEEM & C TAUHEEDAH  
3810 HORN LAKE RD #  
MEMPHIS TN 38109

BOARD OF EDUCATION OF MEMPHIS  
2597 AVERY AVE #  
MEMPHIS TN 38112

CHURCH OF CHRIST AT HORN LAKE AND LEVI  
3867 HORN LAKE RD #  
MEMPHIS TN 38109

WILLIAMS PHYLLIS R AND MICHELLE WILLIAMS  
3803 FOUNTAIN GATE ST #  
MEMPHIS TN 38109

COMMUNITY LD LLC  
70-13 AUSTIN ST #  
FOREST HILLS NY 11375

RC TENNESSEE HOLDINGS LLC  
1843 COMMERCE BLVD #  
MIDWAY FL 32343

EDEN EMILY  
3833 S 3RD ST #  
MEMPHIS TN 38109

MAULDIN SUSAN  
3803 HORN LAKE RD #  
MEMPHIS TN 38109

NEHEMIAH COM DEV CORP  
PO BOX 38409 #  
GERMANTOWN TN 38183

CAPITAL PARK LLC  
224 MADISON AVE #  
MEMPHIS TN 38103

SMITH VERNEST  
10415 CATALPA CV #  
OLIVE BRANCH MS 38654

Melvin Burgess  
Assessor Of Property  
Shelby County Government

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10/14/1983	\$0	1550	DN

**Joint Ordinance No.:** \_\_\_\_\_

A JOINT ORDINANCE AMENDING THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE AS ADOPTED BY THE CITY OF MEMPHIS AUGUST 10, 2010, AND BY SHELBY COUNTY AUGUST 9, 2010, AS AMENDED, TO REVISE AND ENHANCE THE JOINT ZONING AND SUBDIVISION REGULATIONS AS RECOMMENDED BY THE MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING & DEVELOPMENT AND THE LAND USE CONTROL BOARD.

---

**WHEREAS**, By the provisions of chapter 165 of the Private Acts of the General Assembly of the State of Tennessee for the year 1921, authority was conferred upon the legislative body of the City of Memphis, Tennessee, to establish districts or zones within the corporate territory of the City of Memphis and to establish zoning regulations pertaining thereto, and to amend said zones or districts and zoning regulations pertaining thereto from time to time; and

**WHEREAS**, By the provisions of chapter 613 of the Private Acts of the General Assembly of the State of Tennessee for the year 1931, the legislative bodies of the City of Memphis and the County of Shelby were given authority to establish districts or zones within the territory in Shelby County, Tennessee, outside of, but within five miles of the corporate limits of the City of Memphis, Tennessee, and to establish zoning regulations pertaining thereto, and to amend said zones or districts and zoning regulations pertaining thereto from time to time; and

**WHEREAS**, By the provisions of chapter 625 of the Private Acts of the General Assembly of the State of Tennessee for the year 1935, authority was conferred upon the legislative body of the County of Shelby, to establish districts or zones within the unincorporated territory of Shelby County and outside the five-mile zone of the corporate limits of the City of Memphis, Tennessee, and to amend said zones or districts and zoning regulations pertaining thereto from time to time; and

**WHEREAS**, by the provisions of chapter 470 of the Private Acts of 1967, the General Assembly of the State of Tennessee conferred upon the legislative body of Shelby County the authority to regulate the subdivision or resubdivision of land into two or more parts; and

**WHEREAS**, by the provisions of section 2 of chapter 470 of the Private Acts of 1967, the General Assembly of the State of Tennessee conferred upon the legislative bodies of the City of Memphis and the County of Shelby the authority to regulate the subdivision and resubdivision of land within three miles of the corporate limits of the City of Memphis into two or more parts; and

**WHEREAS**, by provisions of T.C.A. title 54, ch. 10 [§ 54-10-101 et seq.], the General Assembly of the State of Tennessee conferred on the legislative body of Shelby County the authority to open, close or change public roads within the areas subject to its jurisdiction; and

**WHEREAS**, the Unified Development Code was adopted by the city of Memphis on August 10, 2010, and by Shelby County on August 9, 2010, as the new regulations for zoning and subdivisions in the city of Memphis and unincorporated Shelby County; and

**WHEREAS**, the Executive Office of Shelby County is one of the entities identified by the Unified Development Code as one that may initiate amendments to the Code; and



**WHEREAS**, the Office of the Shelby County Mayor submitted its request to amend the Unified Development Code in such a way that would enable the regulation of oil pipelines; and

**WHEREAS**, The Unified Development Code should reflect the adoption of the amendments presented by the Office of the Shelby County Mayor; and

**WHEREAS**, The Memphis and Shelby County Land Use Control Board approved these amendments at its April 8, 2021, session;

**NOW, THEREFORE, BE IT ORDAINED**, By the City Council of the City of Memphis and by the Board of Commissioners of Shelby County, Tennessee that Joint Ordinance Nos. 5367 and 397, is hereby amended as follows:

**SECTION 1, CASE NO. ZTA 21-1.** That various sections of the Unified Development Code be hereby amended as reflected on Exhibit A, attached hereto.

**SECTION 2.** That the various sections, words, and clauses of this Joint Ordinance are severable, and any part declared or found unlawful may be elided without affecting the lawfulness or the remaining portions.

**SECTION 3.** That only those portions of this Joint Ordinance that are approved by both the City Council of the City of Memphis and the Board of Commissioners of Shelby County, Tennessee, shall be effective; any portions approved by one and not the other are not part of this Joint Ordinance.

**SECTION 4.** That this Joint Ordinance shall take effect from and after the date it shall have been enacted according to due process of law, and thereafter shall be treated as in full force and effect in the jurisdictions subject to the above-mentioned Ordinance by virtue of the concurring and separate passage thereof by the Shelby County Board of Commissioners and the Council of the City of Memphis.

**BE IT FURTHER ORDAINED**, That the various sections of this Ordinance are severable, and that any portion declared unlawful shall not affect the remaining portions.

**BE IT FURTHER ORDAINED**, That this Ordinance shall become effective \_\_\_\_\_, 2021.

---

Chairman  
Frank Colvett, Jr.

## APPENDIX A

(additions to the Code, as presently written, are indicated in **bold, underline**; **red language** indicates amendments made by the Shelby County Board of Commissioners during its August 9, 2021, session)

Amend Section 2.5.2:

Insert a new use category, "**Oil pipeline**," and permit this use by right in all zoning districts. Also, add a reference to a new use standard for this use in the far-right column, a new Sub-Section **2.6.2L**.

Insert a new Sub-Section 2.6.2L:

### **2.6.2L Oil Pipelines**

**Newly constructed oil pipelines shall be constructed no closer than 1500 feet of any existing school, place of worship, park, family recreation center, or any residential use, as measured from the center line of the oil pipeline to the building footprint of the school, place of worship, park, family recreation center, or residence. Oil pipelines established prior to the effective date of this Development Code that do not comply with the 1500 feet setback requirement herein may maintain, repair or replace those existing oil pipelines in accordance with Article 10, Nonconformities.**

**This subsection does not apply to existing and new oil pipelines located within the property boundaries of an oil refinery, oil terminal, associated docks or processing facilities, or a retail service station and providing service to that oil refinery, oil terminal, associated dock or processing facility, or a retail service station, nor does this subsection apply to any other pipeline that is not an oil pipeline as defined in Subsection 12.3.1.**

**New pipelines within existing rights of way that do not meet the setback requirements of this subsection may be pursued through the Special Exception process (see Chapter 9.14). Any expansion that would enable the increase in the volume of existing pipelines that do not meet the setback requirements of this subsection may also be pursued through the Special Exception process (see Chapter 9.14).**

Amend Section 12.3.1:

**OIL PIPELINE: any tube, usually cylindrical, through which crude oil ~~petroleum~~ flows from one point to another and which is used for transportation of crude oil from one entity to another. A pipeline that is located within the property boundaries of an oil refinery, oil terminal, associated docks or processing facilities, or a retail service station and providing service to that oil refinery, oil terminal, associated docks or processing facilities, or retail service station is not an oil pipeline for the purposes of Subsection 2.6.2L.**