

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 20 July 2021  
DATE  
PUBLIC SESSION: 20 July 2021  
DATE**

**ITEM (CHECK ONE)**

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

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

**CASE NUMBER:** PD 21-5

**DEVELOPMENT:** Coro Vista Planned Development

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

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

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

**APPLICANT:** Coro Vista, LLC

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

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

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

**AREA:** 20 acres

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

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

**PRIOR ACTION ON ITEM:**

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

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

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



## Memphis City Council Summary Sheet

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

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

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

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

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

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

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on June 10, 2021, and said Board has submitted its recommendation, including recommended outline plan conditions, concerning the above considerations to the Council of the City of Memphis; and

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

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

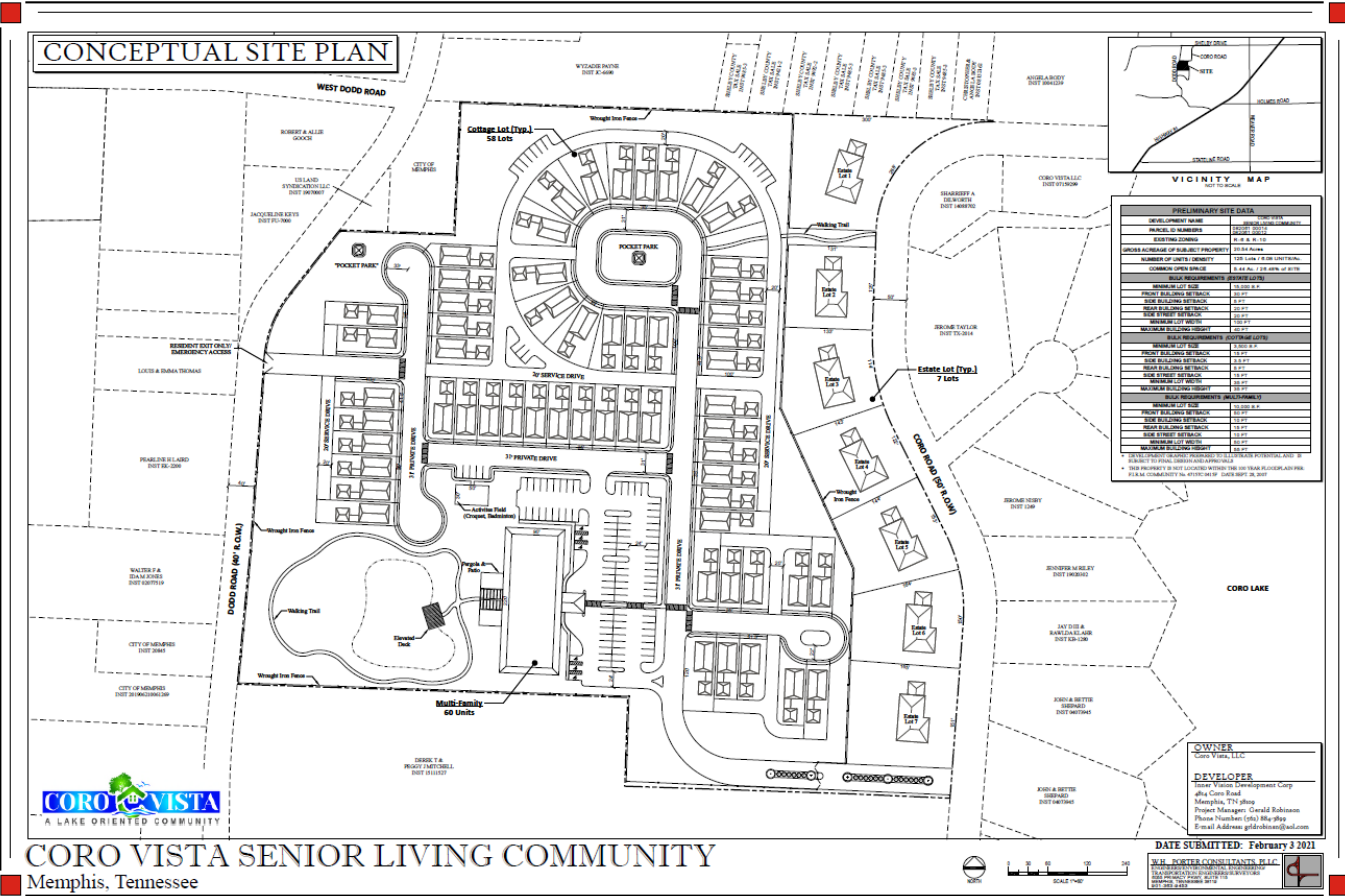
**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit for a planned residential development is hereby granted in accordance with the attached outline plan conditions.

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

## OUTLINE PLAN CONDITIONS

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

CONCEPTUAL SITE PLAN



ATTEST:

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

## **LAND USE CONTROL BOARD RECOMMENDATION**

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

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

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

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

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

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

## **Recommended Outline Plan Conditions**

- I. Uses Permitted
  - A. Areas 1 and 2: As if zoned Residential Single-Family – 10.
  - B. Area 3: As if zoned Residential Single-Family – 6.
  - C. Area 4: As if zoned Residential Urban – 3.
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    - 8. All lots must take vehicle access from a rear alley, except corner lots which may be permitted side street vehicle access.
  - C. Area 4: As if zoned Civic.
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- III. Final Plan
  - A. Unless modified by the outline plan conditions, all standards of the Unified Development Code shall apply.
  - B. Existing vegetation shall be incorporated into the landscape plan. New plantings shall emphasize native species.
  - C. Any final plan shall include a plan set that demonstrates compliance with the outline plan conditions, as well as substantial conformance with the proposed conceptual design.
  - D. A property owner’s association shall be created concurrently with the recording of a final plan.

AGENDA ITEM: 1

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

**DEVELOPMENT:** Coro Vista Planned Development

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

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

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

**APPLICANT:** Coro Vista, LLC

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

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

**AREA:** 20 acres

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

## CONCLUSIONS (p. 16)

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

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

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

## RECOMMENDATION (pp. 17-19)

*Approval with outline plan conditions*



**GENERAL INFORMATION**

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

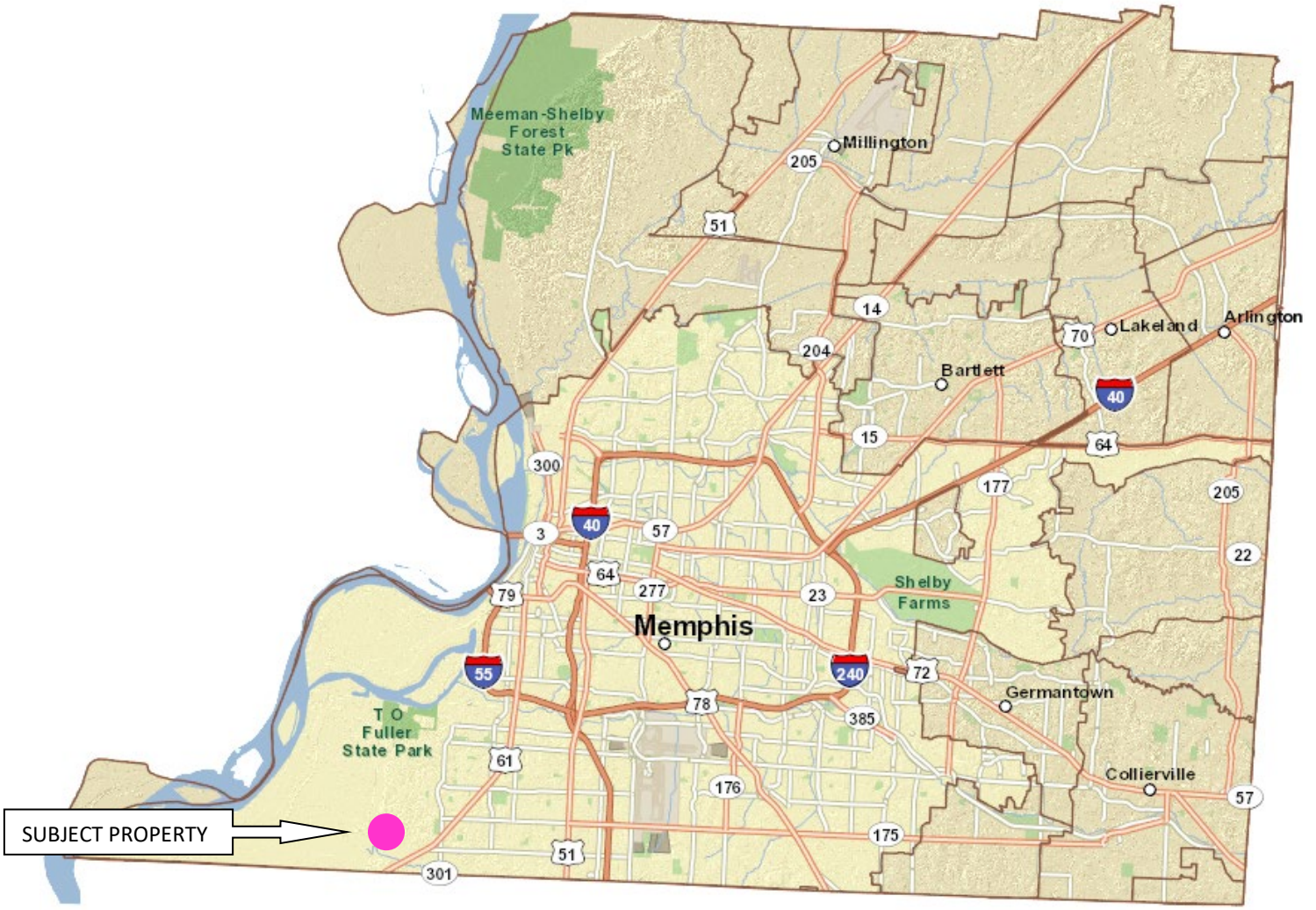
**NEIGHBORHOOD MEETING**

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

**PUBLIC NOTICE**

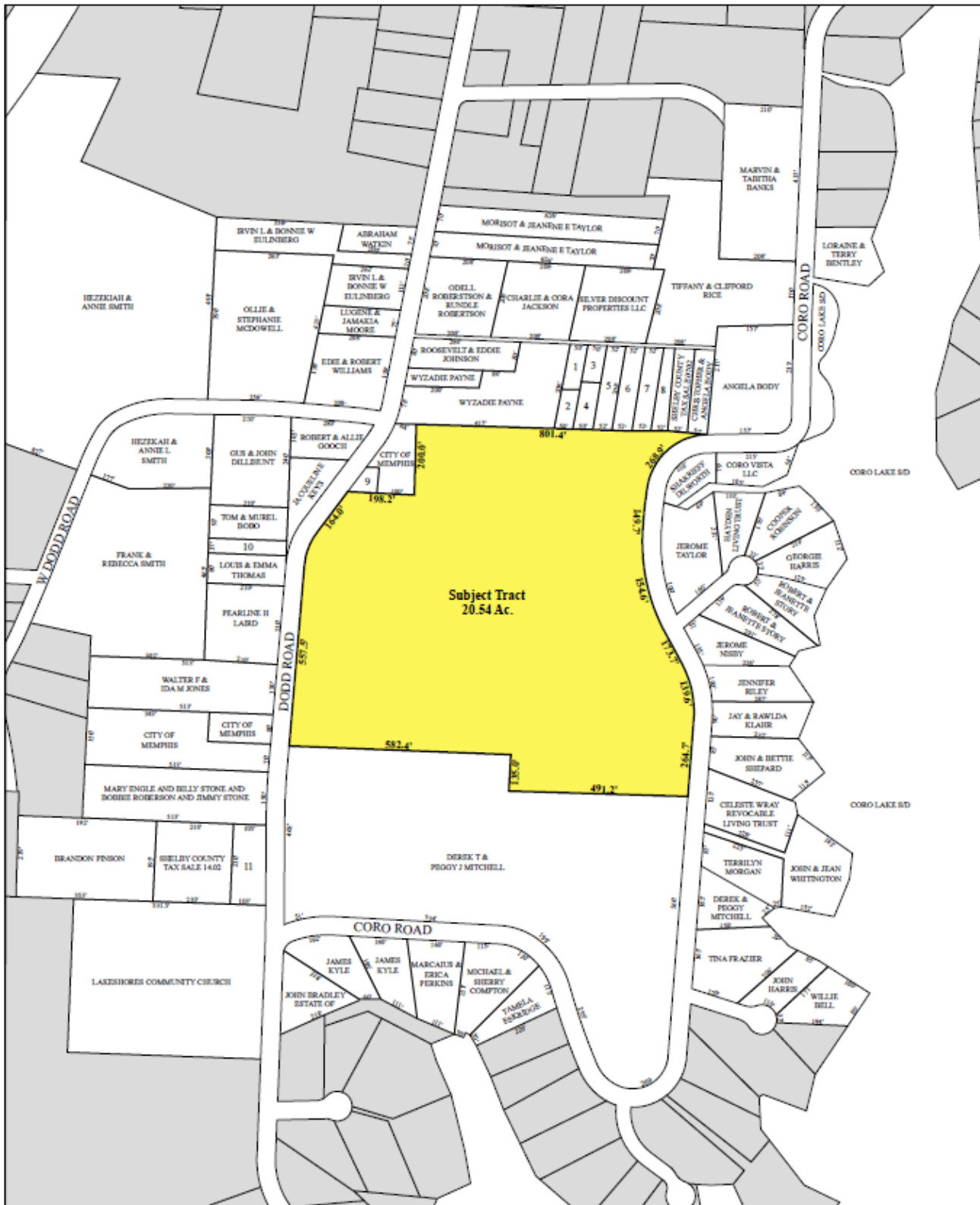
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 62 notices were mailed on 3 May 2021, and a total of two signs posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located in Southwest Memphis

VICINITY MAP



- 1. SHELBY COUNTY TAX SALE #1304
- 2. SHELBY COUNTY TAX SALE 0702
- 3. SHELBY COUNTY TAX SALE 0405
- 4. SHELBY COUNTY TAX SALE #831
- 5. SHELBY COUNTY TAX SALE 11.01
- 6. SHELBY COUNTY TAX SALE 0702
- 7. SHELBY COUNTY TAX SALE 0702
- 8. SHELBY COUNTY TAX SALE 0702
- 9. US LAND SYNDICATION LLC
- 10. SHELBY COUNTY TAX SALE 14.04
- 11. ROOSEVELT ROBINSON & SAMILLA RANDI

NOT TO SCALE

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

6055 PRIMACY PKWY, SUITE 115  
 MEMPHIS, TENNESSEE 38119  
 901-363-8453

**AERIAL PHOTO WITH ZONING**



The subject property is outlined in blue.

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

**Surrounding Zoning**

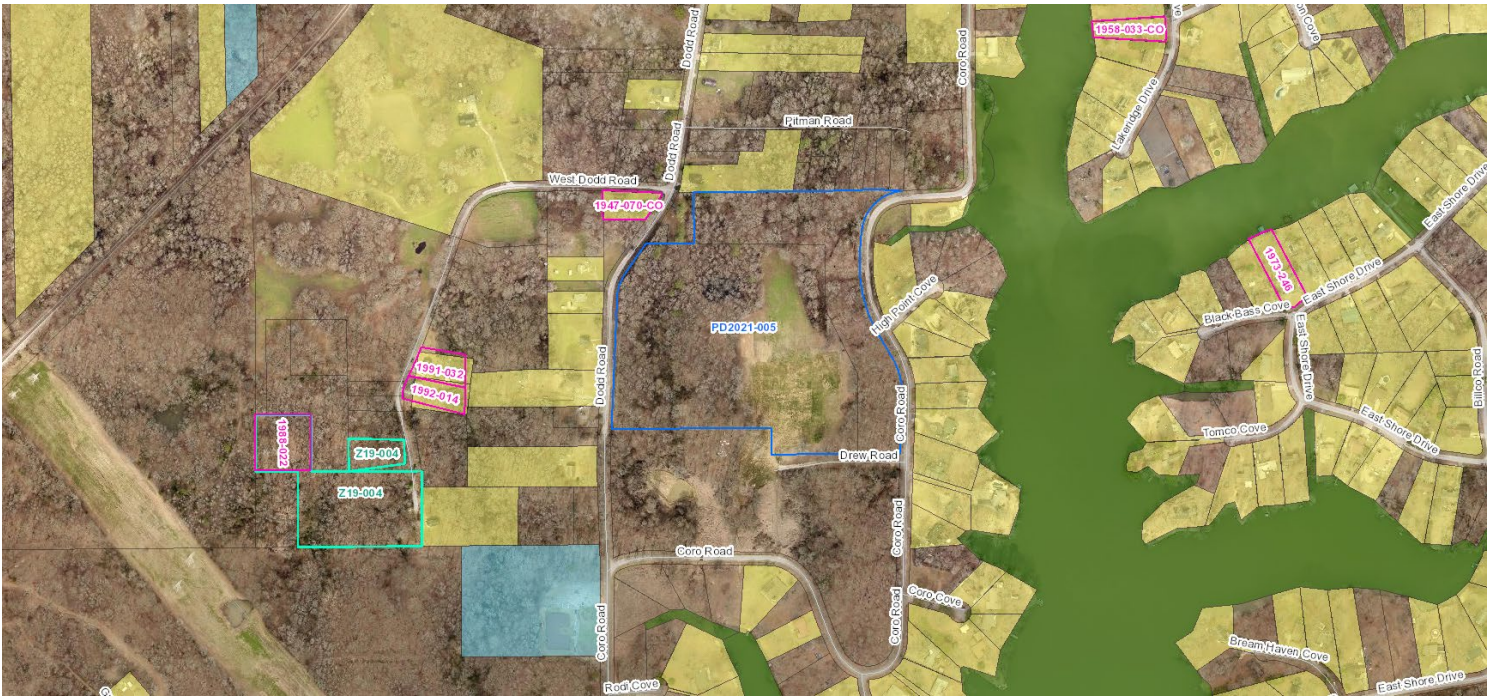
**North:** Residential – 6 and Residential – 10

**East:** Residential – 10

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

**West:** Residential – 6

LAND USE MAP



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

**SITE PHOTOS**



An on-site clearing where a school once stood

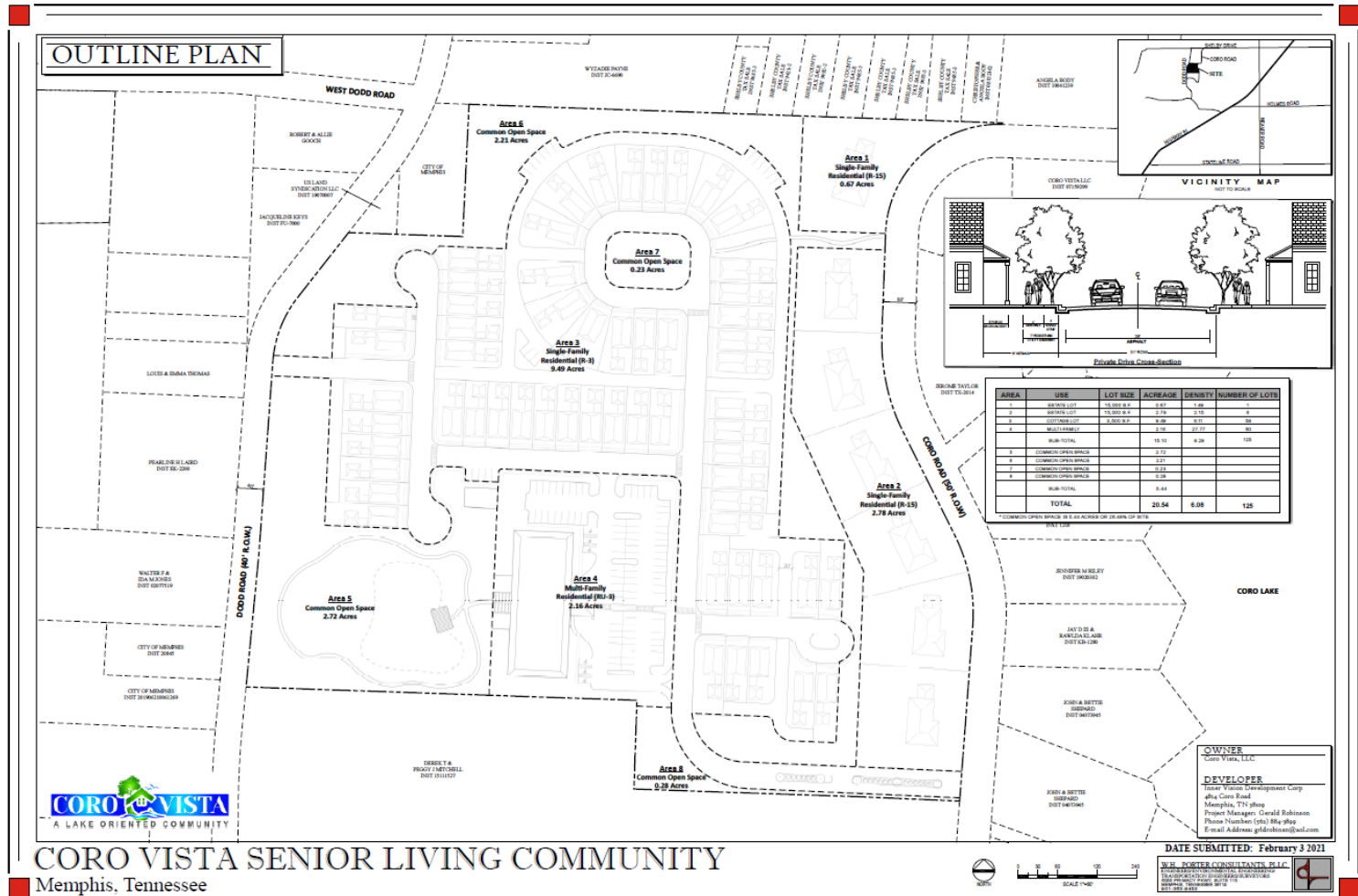


A view north down Coro  
Site on left  
Overhead utilities on other side of street



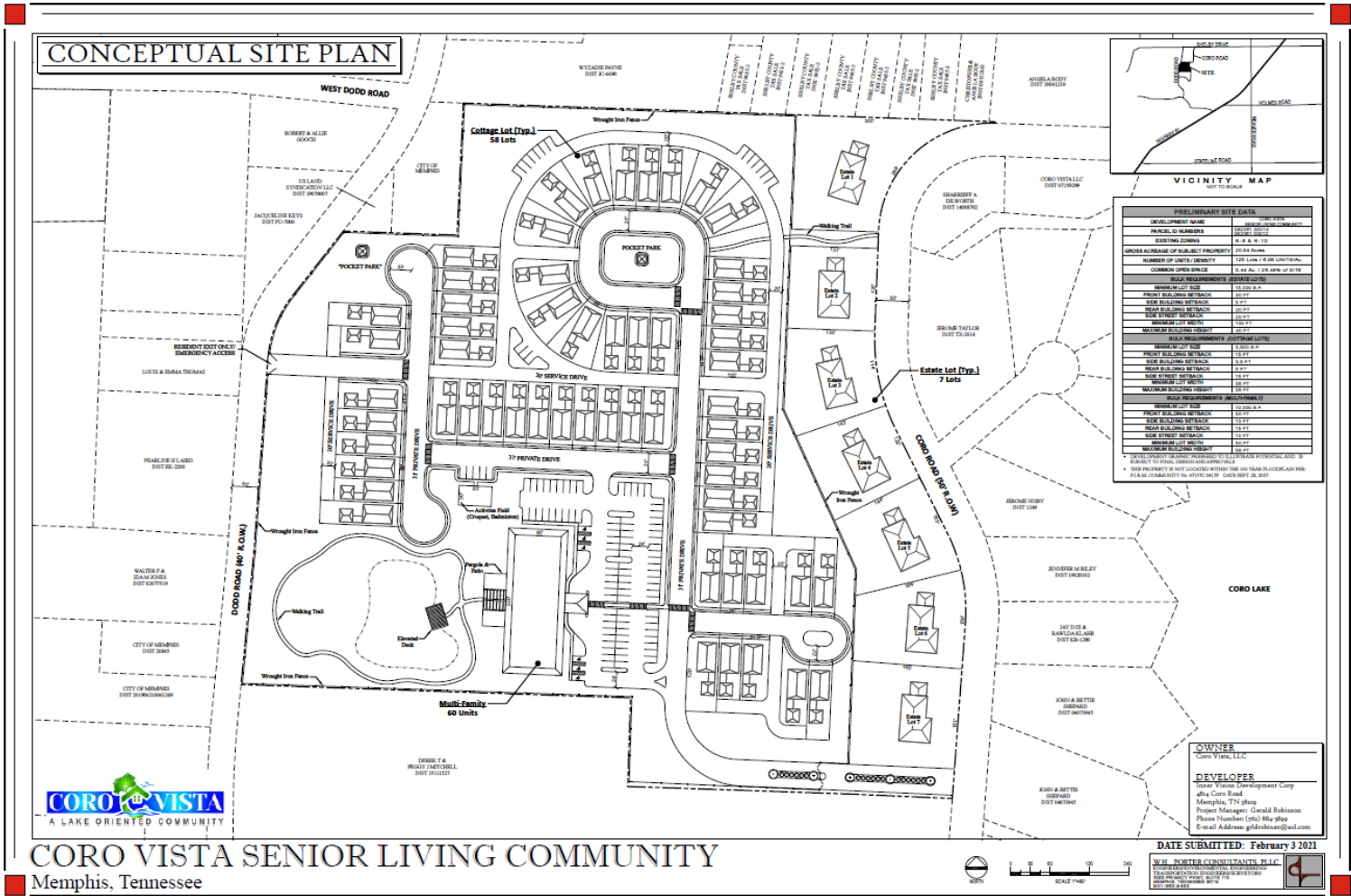
A view north down Dodd  
Site on right  
Overhead utilities on this side of street

**PROPOSED OUTLINE PLAN**



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

**PROPOSED CONCEPTUAL SITE PLAN**





**PROPOSED CONCEPTUAL RENDERINGS**

**CONCEPTUAL ARCHITECTURAL RENDERINGS**



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



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



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



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

**DEVELOPER**  
Hester Smith Development Corp.  
4646 Coon Road  
Memphis, TN 38118  
Project Manager: Gerald Robinson  
Phone Number: (901) 884-9889  
E-mail Address: gfr@hsmc.com

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



**DATE SUBMITTED: February 3 2021**  
**W.H. FOSTER CONSULTANTS, P.L.L.C.**  
1000 W. WOODBURN AVENUE  
MEMPHIS, TN 38117  
PHONE: (901) 525-8800  
FAX: (901) 525-8801  
WWW.WHFOSTER.COM

## STAFF ANALYSIS

### Request

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

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

### Applicability

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

#### *4.10.2 Applicability*

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

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

### General Provisions

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

#### *4.10.3 General Provisions*

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

contained in this Chapter.

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

### **Residential Criteria**

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

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

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

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

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

**F. Distance Requirements**

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

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

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

**Site Description**

The 20-acre subject property consists of two parcels. The site has two noncontiguous frontages: 1125 curvilinear feet on Coro Road and 722 curvilinear feet on Dodd Road. Both are local streets. Neither has a curb, sidewalk, or gutter. Coro's overhead utilities are on the opposite side of the street as the side, whereas Dodd's are on the same side of the street. The site includes both woods and a clearing where a school once stood.

### Plan Review

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

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

### Consistency with Memphis 3.0

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

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



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

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

**Primarily Single-Unit Neighborhood**

NS

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



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

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

PQP

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



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

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

**Conclusions**

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

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

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

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

## RECOMMENDATION

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

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

### I. Uses Permitted

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

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

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

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

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



~~IV. Landscaping and screening~~

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

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

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

~~VI. Grading and Drainage:~~

- ~~A. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.~~
- ~~B. All drainage plans shall be submitted to the City Engineer for review and approval~~
- ~~C. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-01 et seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.~~

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

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

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

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

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

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

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

## **DEPARTMENTAL COMMENTS**

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

### **City Engineer:**

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

### **Sewers:**

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

### **Roads:**

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

### **Traffic Control Provisions:**

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

### **Curb Cuts/Access:**

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

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

**Drainage:**

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

**City Fire Division:**

- All design and construction shall comply with the 2015 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

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

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

APPLICATION



*Memphis and Shelby County*  
*Office of Planning and Development*

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

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

Date: 2/3/2021

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

PLEASE TYPE OR PRINT

Name of Development: Coro Vista Planned Development

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

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

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

Applicant: Coro Vista LLC Phone # N/A

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

Applicant E- Mail Address: gldrobinson@aol.com

Representative: Brenda Solomito Phone #: 755-7495

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

Representative E-Mail Address: brenda@solomitolandplanning.com

Engineer/Surveyor: Tim Dagastino Phone # 363-0453

Mailing Address: 6055 Primacy Parkway, Suite 115 Memphis, TN 38119 City/State: Memphis/TN Zip 38119

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

Street Address Location: 1580 Drew Road & 0 Coro Road

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

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

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

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

Number of Residential Units: N/A Bedrooms: N/A

Expected Appraised Value per Unit: N/A or Total Project: N/A

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

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

#### 4.10.3 Planned Development General Provisions

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

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

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

This development will enhance the surrounding property

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

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

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

This plan is compatible with the surrounding land uses.

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

This plan is not inconsistent with the public interest

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

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

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

Lots will be created with the recording of a Final Plat

**REQUIREMENTS PRIOR TO APPLICATION SUBMISSION**

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

**Pre-Application Conference held on:** 1/11/21 with Jeffrey Penzes

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

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

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

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

Seul Shin <sup>T- 1/26/2021</sup>      Seul Shin <sup>T- 1/26/2021</sup>  
Property Owner of Record      Date      Applicant      Date

*Coro Vista, LLC ; A Tennessee LLC  
Garold Robinsan, Managing Member*

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

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

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

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

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



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Middleton J. S. D. 4/30/21 \_\_\_\_\_  
Property Owner of Record Date Applicant Date

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  - b) A list of any professional consultants associated with the proposed development.
  - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

## LETTER OF INTENT



February 4, 2021

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

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

Dear Josh:

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

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

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

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

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

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

### Memphis 3.0

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

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

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

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

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

Westwood Hills SD -1966  
Coro Lakes SD – 1951

Westwood Shores SD – 1965  
Old Home Town SD – 1948

Gallina SD - 1945

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

#### UDC 4.10.3 Planned Development General Provisions

Pursuant to provisions contained in section 4.10.3:

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.  
*The property was previously developed as an elementary school that created weekday traffic and other activities until the school closed. This proposal will provide new housing and an economic boost to property values in an area that has not progressed as the remainder of City of Memphis. Surrounding properties will benefit from the investment. The new development and the new residents will deter the current dumping and littering practices that occur regularly in this neighborhood.*
- An approved water supply, community wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.  
*The property was previously development as an elementary school, Pre-K through 6. Approved water supply, community wastewater treatment and disposal, and storm water drainage facilities are all in place.*
- The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)  
*The attached site plan and master plan illustrate the compliance with the UDC and compatibility with surrounding areas. This proposal provides home ownership opportunities and a multi-family element for age restricted residents. The area today is largely vacant with a few single-family homes. Several of the properties to the north have been and are in the Shelby County Tax sale process.*

February 4, 2021  
Page 3

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

*The minor request to allow cottage homes and the multifamily residences provides for the desirable mixture of housing types and options as outlined in Memphis 3.0. Additionally, age restricted community living is attractive to active seniors and empty nesters because of lower maintenance responsibilities and active lifestyle.*

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

*A Homeowners association will be created to own and maintain all privately held common open spaces, private drives and other amenities as illustrated.*

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

*Coro Vista will be comprised of homeowners and resident stakeholders. The recording of the final plat will create lots that can be sold.*

Additionally, the items submitted provide evidence that.

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

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

Sincerely,

Solomito Land Planning



Brenda Solomito Basar  
Land Planner

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

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

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

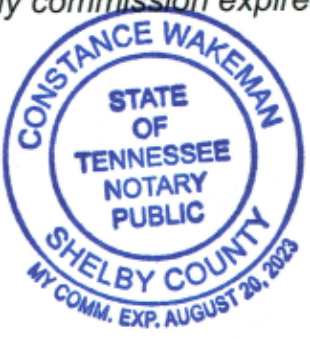
*Tim Dagastino*  
Owner, Applicant or Representative

2/23/21  
Date

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

*Constance Wakeman*  
Notary Public

My commission expires: Aug 20 2023



**LETTERS RECEIVED**

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

Good afternoon Brett,

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

This project has our full support.

--  
Charles Everett  
Board of Directors  
Uplift Westwood CDC  
901.826.8019



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

Wed, May 5, 2021 at 7:37 AM

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

In conclusion we fully support the projection of Coro Vista.

Sincerely  
Robert and Jeanette Story

May 11, 2021

To Whom It May Concern:

Re: Coro Vista New Development Project

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

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

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

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

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

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

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

Sincerely yours,

*Tina Frazier*

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



Hi Mr. Davis,

I am a resident of Coro Lake on Coro Rd.

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

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



*\*continued on next page*

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

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

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

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

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

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

Regards,  
Terry Bentley

9 June 2021

To the Members of the Land Use Control Board:

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

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

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

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

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

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

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

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

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

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

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

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



(NEW CONSTRUCTION)



(REHAB)

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

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

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



(BEFORE & AFTER)

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

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

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

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

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

Warmest regards,

Michael Compton  
5021 Coro Rd.  
Memphis, TN 38109

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

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

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

**RECOMMENDATIONS:**

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

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

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

This case will also be heard at the Planning and Zoning Committee on the same day with the specific time to be determined prior to the meeting date and posted on the City of Memphis' website.

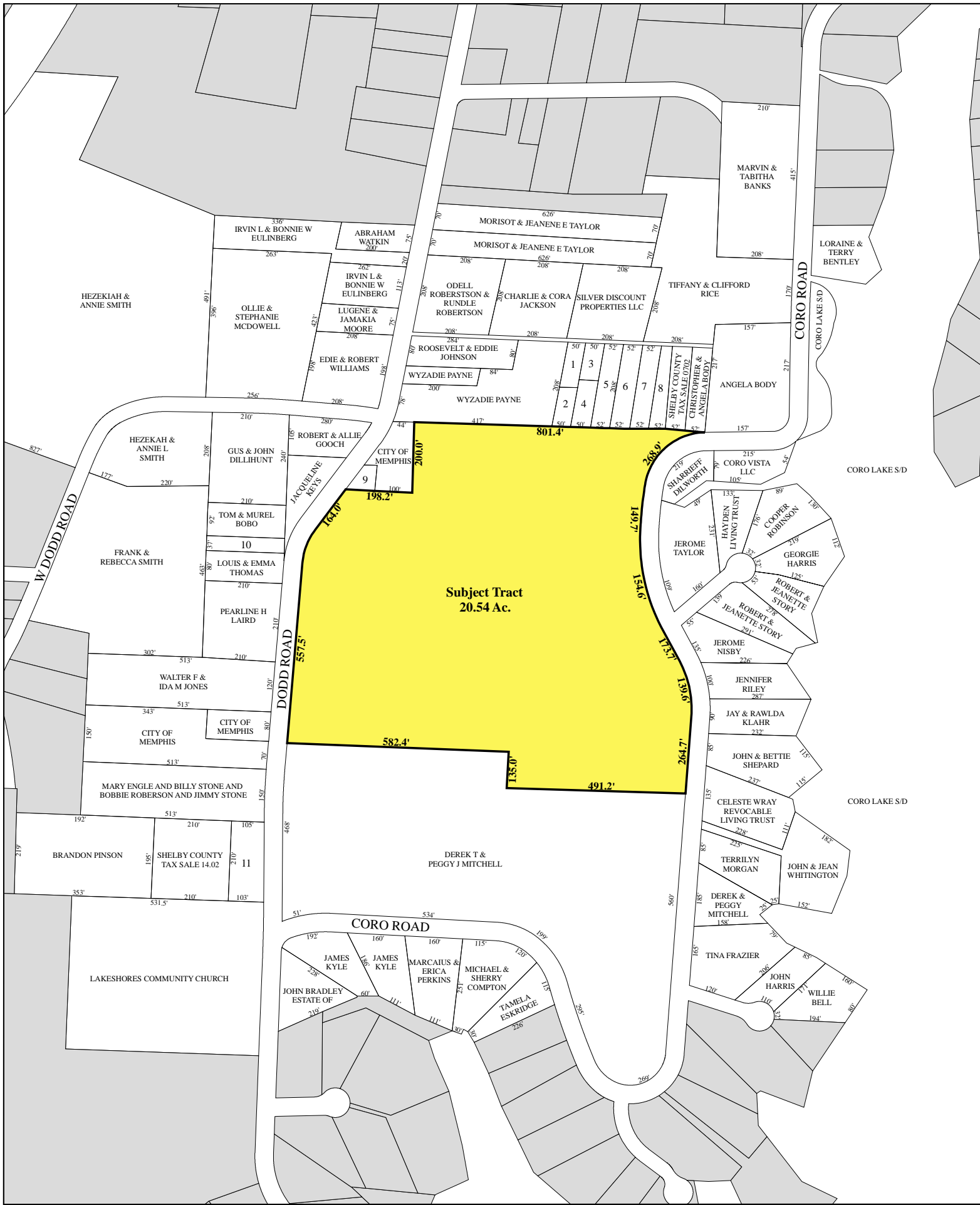
**THIS THE \_\_\_\_\_, \_\_\_\_\_**

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

**ATTEST:**

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

**TO BE PUBLISHED:**



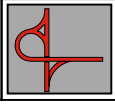
- 1. SHELBY COUNTY TAX SALE #13.04
- 2. SHELBY COUNTY TAX SALE 0702
- 3. SHELBY COUNTY TAX SALE 0405
- 4. SHELBY COUNTY TAX SALE #83.1
- 5. SHELBY COUNTY TAX SALE 11.01
- 6. SHELBY COUNTY TAX SALE 0702
- 7. SHELBY COUNTY TAX SALE 0702
- 8. SHELBY COUNTY TAX SALE 0702
- 9. US LAND SYNDICATION LLC
- 10.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

11. ROSEVELT ROBINSON & SAMELLA RANDL

NOT TO SCALE

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

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





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

WATKIN ABRAHAM  
38 E FAIRMOUNT AVE  
PONTIAC MI 48340

TAYLOR MORISOT & JEANENE E  
4774 DODD RD  
MEMPHIS TN 38109

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

BANKS MARVIN & TABATHA  
4731 CORO RD  
MEMPHIS TN 38109

MCDOWELL OLLIE & STEPHANIE  
655 W RAINES RD  
MEMPHIS TN 38109

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

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

JACKSON CHARLIE & CORA L  
3797 SEWANEE RD  
MEMPHIS TN 38109

SILVER DISCOUNT PROPERTIES LLC  
PO BOX 48708  
LOS ANGELES CA 90048

MOORE LUGENE & JAMAKIA  
4793 DODD RD  
MEMPHIS TN 38109

WILLIAMS EDDIE & ROBERT  
4265 BROOKWAY  
MEMPHIS TN 38109

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

PAYNE WYZADIE L  
4820 DODD RD  
MEMPHIS TN 38109

PAYNE WYZADIE  
4820 DODD RD  
MEMPHIS TN 38109

SHELBY COUNTY TAX SALE 13.04  
PO BOX 2751  
MEMPHIS TN 38101

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

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

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

SHELBY COUNTY TAX SALE 11.01  
PO BOX 2751  
MEMPHIS TN 38101

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

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

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

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

BODY CHRISTOPHER & ANGELA  
5376 SANTA BARBARA ST  
MEMPHIS TN 38116

BODY ANGELA  
5376 SANTA BARBARA  
MEMPHIS TN 38116

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

CORO VISTA LLC  
1450 E COMPTON BLVD  
COMPTON CA 90221

DILWORTH SHARRIEFF A  
2951 BANNOCKBURN RD  
MEMPHIS TN 38128

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

CORO VISTA LLC  
1450 E COMPTON BLVD  
COMPTON CA 90221

CITY OF MEMPHIS  
125 N MAIN ST  
MEMPHIS TN 38103

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

GOOCH ROBERT & ALLIE B  
4833 DODD RD  
MEMPHIS TN 38109

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

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

SMITH FRANK & REBECCA  
1678 W DODD RD  
MEMPHIS TN 38109

BOBO TOM & MUREL  
4851 DODD RD  
MEMPHIS TN 38109

KEYS JACQUELINE  
1492 JEANNINE ST  
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE 14.04  
PO BOX 2751  
MEMPHIS TN 38101

THOMAS LOUIS & EMMA  
4861 DODD RD  
MEMPHIS TN 38109

LAIRD PEARLINE H  
4239 VAN BUREN PL  
LOS ANGELES CA 90037

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

CITY OF MEMPHIS  
220 S MAIN ST  
MEMPHIS TN 38103

CITY OF MEMPHIS  
125 N MAIN ST  
MEMPHIS TN 38103

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

PINSON BRANDON  
1637 SOUTHWALL ST  
MEMPHIS TN 38114

SHELBY COUNTY TAX SALE 14.02  
PO BOX 2751  
MEMPHIS TN 38101

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

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

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

KYLE JAMES E  
337 W HUBBARD AVE  
ELKHART IN 46516

KYLE JAMES E  
337 W HUBBARD AVE  
ELKHART IN 46516

PERKINS MARCAIUS & ERICA  
720 LITTY CT  
MEMPHIS TN 38103

COMPTON MICHAEL & SHERRY  
5021 CORO RD  
MEMPHIS TN 38109

ESKRIDGE TAMELA  
PO BOX 901551  
MEMPHIS TN 38190

FRAZIER TINA  
4380 GRAY ESTATES DR  
SOUTHAVEN MS 38671

HARRIS JOHN A  
4952 CORO CV  
MEMPHIS TN 38109

BELL WILLIE F  
4954 CORO CV  
MEMPHIS TN 38109

MITCHELL DEREK & PEGGY  
4934 CORO RD  
MEMPHIS TN 38109

MORGAN TERRILYN J  
4924 CORO RD  
MEMPHIS TN 38109

WHITINGTON JOHN R & JEAN  
4920 CORO RD  
MEMPHIS TN 38109

WRAY CELESTE REVOCABLE  
LIVING TRUST  
259 GRAYLYNN DR  
NASHVILLE TN 37214

SHEPARD JOHN & BETTIE C  
4904 CORO RD  
MEMPHIS TN 38109

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

RILEY JENNIFER M  
4888 CORO RD  
MEMPHIS TN 38109

NISBY JEROME  
4878 CORO RD  
MEMPHIS TN 38109

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

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

HARRIS GEORGIE B  
5098 CORO RD  
MEMPHIS TN 38109

ROBINSON COOPER Y JR  
5557 HACKBERRY CV  
MEMPHIS TN 38120

HAYDEN LIVING TRUST  
10939 CROOKED CREEK CIR  
DALLAS TX 75229

TAYLOR JEROME JR  
4263 TOMAHAWK ST  
MEMPHIS TN 38109

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

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

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

TAYLOR MORISOT & JEANENE E  
4774 DODD RD  
MEMPHIS TN 38109

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

TENANT  
4773 DODD RD  
MEMPHIS, TN 38109

TENANT  
4785 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4793 DODD RD  
MEMPHIS, TN 38109

TENANT  
4782 DODD RD  
MEMPHIS, TN 38109

TENANT  
4805 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4808 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4814 CORO RD  
MEMPHIS, TN 38109

TENANT  
4830 S CORO RD  
MEMPHIS, TN 38109

TENANT  
4832 S DODD RD  
MEMPHIS, TN 38109

TENANT  
4875 DODD RD  
MEMPHIS, TN 38109

TENANT  
4905 S DODD RD  
MEMPHIS, TN 38109

TENANT  
1763 W DODD RD  
MEMPHIS, TN 38109

TENANT  
5041 CORO  
MEMPHIS, TN 38109

TENANT  
4920 DODD RD  
MEMPHIS, TN 38109

TENANT  
5037 CORO RD  
MEMPHIS, TN 38109

TENANT  
5031 CORO RD  
MEMPHIS, TN 38109

TENANT  
5029 CORO RD  
MEMPHIS, TN 38109

TENANT  
5017 S CORO RD  
MEMPHIS, TN 38109

TENANT  
4948 S CORO CV  
MEMPHIS, TN 38109

TENANT  
4914 CORO RD  
MEMPHIS, TN 38109

TENANT  
4864 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
4860 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
4854 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
4850 S HIGH POINT CV  
MEMPHIS, TN 38109

TENANT  
5043 S CORO RD  
MEMPHIS, TN 38109

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 03/01/2022**

**DATE**

**PUBLIC SESSION: 03/01/2022**

**DATE**

**ITEM (CHECK ONE)**

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

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

**ITEM DESCRIPTION:** A resolution approving a motel with +/-120 rooms

**CASE NUMBER:** SUP 2022-003

**DEVELOPMENT:** Motel with +/-120 rooms

**LOCATION:** 2190 East Shelby Drive

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

**OWNER/APPLICANT:** Beruk Properties, Inc.

**REPRESENTATIVE:** The Bray Firm – David Bray

**EXISTING ZONING:** Commercial Mixed Use – 3 (CMU-3)

**REQUEST:** To allow a motel with +/-120 rooms

**AREA:** +/-3.164 acres

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

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Not Required**  
First reading/hearing – March 1, 2022

**PRIOR ACTION ON ITEM:**

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
02/10/2022 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

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



## Memphis City Council Summary Sheet

***SUP 2022-003***

Resolution requesting a motel with +/-120 rooms:

- This item is a resolution with conditions for a special use permit to allow the above; and
- The Division of Planning & Development at the request of the Owner(s)/Applicant(s): Beruk Properties, Inc. and Representative(s): The Bray Firm – David Bray; and
- Approval of this special use permit will be reflected on the Memphis and Shelby County Zoning Atlas; and
- The item may require future public improvement contracts.

**RESOLUTION APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY  
LOCATED AT 2190 EAST SHELBY DRIVE, KNOWN AS CASE NUMBER SUP 2022-003.**

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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 the various zoning districts; and

**WHEREAS**, Beruk Properties, Inc. filed an application with the Memphis and Shelby County Division of Planning and Development to allow a motel; and

**WHEREAS**, the Division of Planning and Development has received and reviewed the 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 February 10, 2022, 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 aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

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

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

**BE IT FURTHER RESOLVED**, that this 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 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.

***ATTEST:***

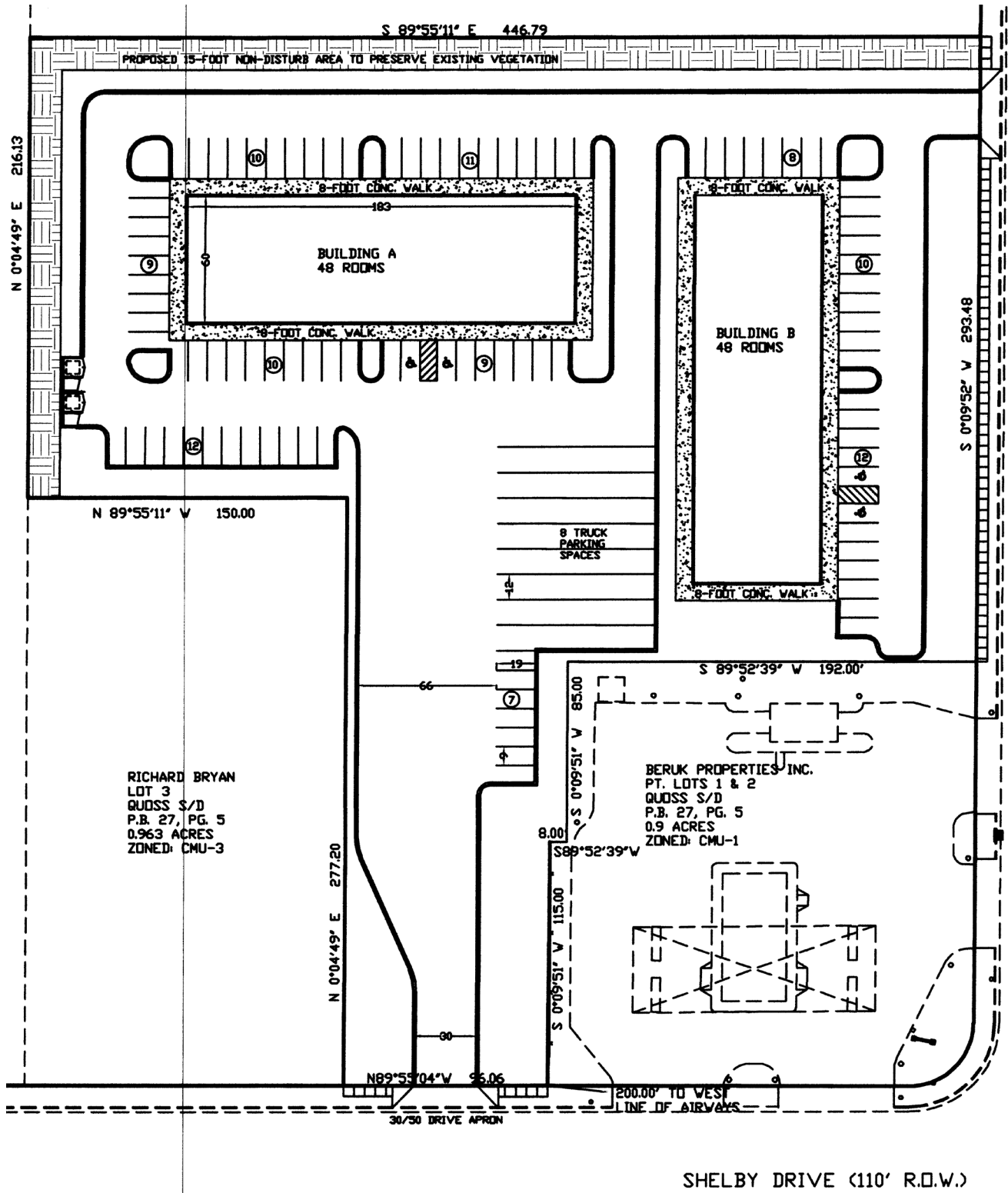
**CC: Division of Planning and Development  
– Land Use and Development Services  
– Office of Construction Enforcement**



## CONDITIONS

1. A final site plan, landscape plan, and elevations with exterior finishes shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Exterior finishes shall be of high-quality materials. Exterior insulating finishing systems (EIFS) shall comprise no more than ten percent (10%) of any building's exterior finish.
3. No off-premise advertising signs are permitted and any existing shall be removed.
4. Detached signage shall be of the monument sign style.
5. The City Engineer shall approve the design, number and location of curb cuts.
6. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
7. 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.
8. 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.
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.
10. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval.
11. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

# SITE PLAN



AGENDA ITEM: 16

**CASE NUMBER:** SUP 2022-003 **L.U.C.B. MEETING:** February 10, 2022

**LOCATION:** 2190 East Shelby Drive

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

**OWNER/APPLICANT:** Beruk Properties, Inc.

**REPRESENTATIVE:** The Bray Firm – David Bray

**REQUEST:** Motel with +/-120 rooms

**AREA:** +/-3.164 acres

**EXISTING ZONING:** Commercial Mixed Use – 3 (CMU-3)

## CONCLUSIONS

1. The applicant is seeking approval of a motel with +/-120 rooms. As currently proposed, the motel would consist of two principal structures of three stories or less.
2. The subject property is located within close proximity to the Memphis International Airport and abuts two principal arterials (East Shelby Drive and Airways Boulevard).
3. This proposal is not out of character with the existing adjacent land uses within the immediate vicinity which are comprised of commercial, institutional, and multifamily uses.
4. Note the applicant must provide a copy of the sign affidavit showing conformance with the posted notice requirements of Sub-Section 9.3.4C of the Unified Development Code prior to or at the public hearing on February 10, 2022, or the case will need to be held.
5. Note that the availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Department, a determination can be made as to available sewer capacity.
6. This project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

## CONSISTENCY WITH MEMPHIS 3.0

This proposal *is consistent* with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 15-16 of this report.

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	East Shelby Drive	+/-96.06 linear feet
	Airways Boulevard	+/-293.48 linear feet
<b>Zoning Atlas Page:</b>	2435	
<b>Parcel ID:</b>	079032 00055	
<b>Existing Zoning:</b>	Commercial Mixed Use – 3 (CMU-3)	

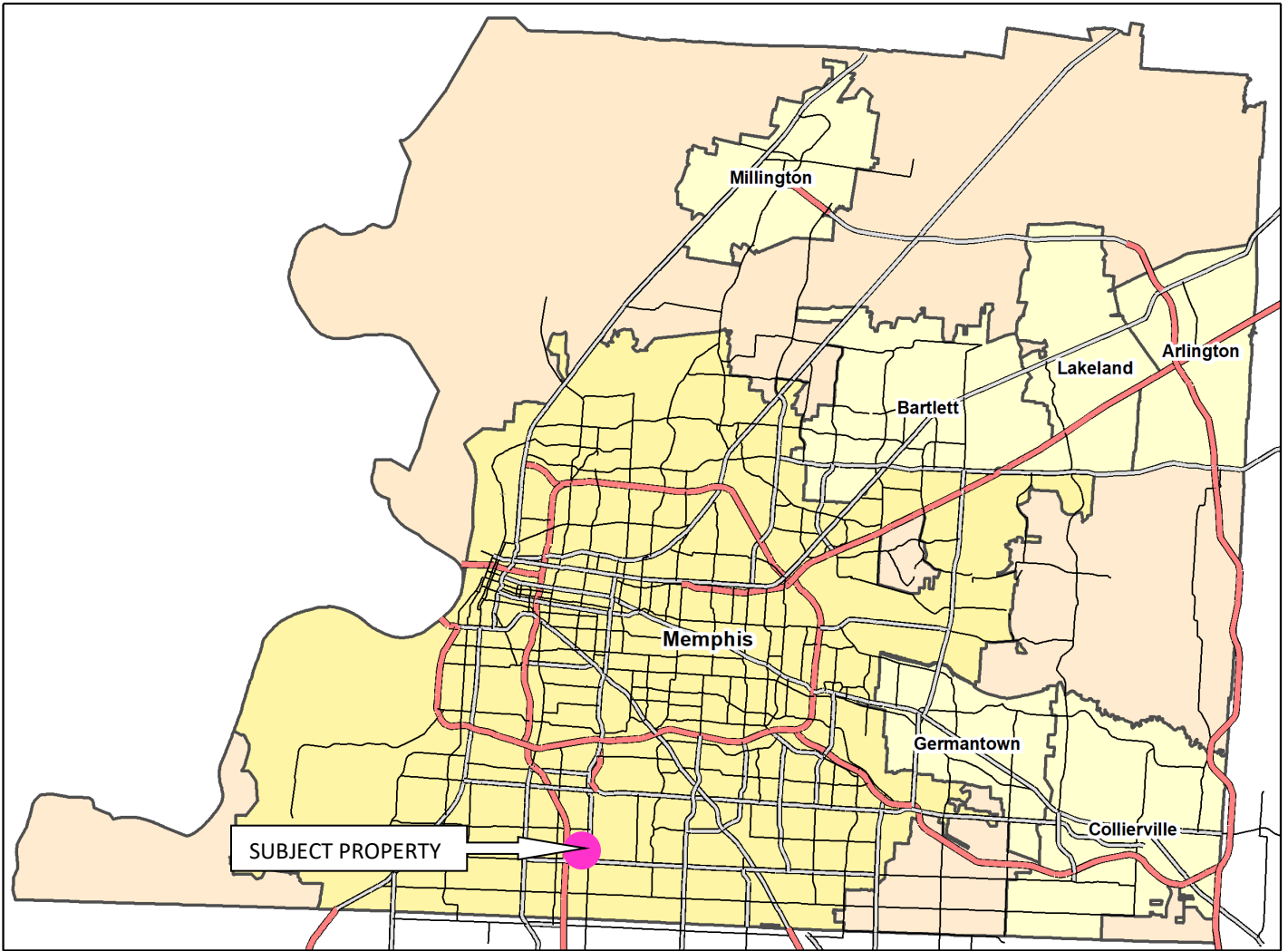
**NEIGHBORHOOD MEETING**

The meeting was held at 6:00 PM on Monday, January 31, 2022, on Zoom.com.

**PUBLIC NOTICE**

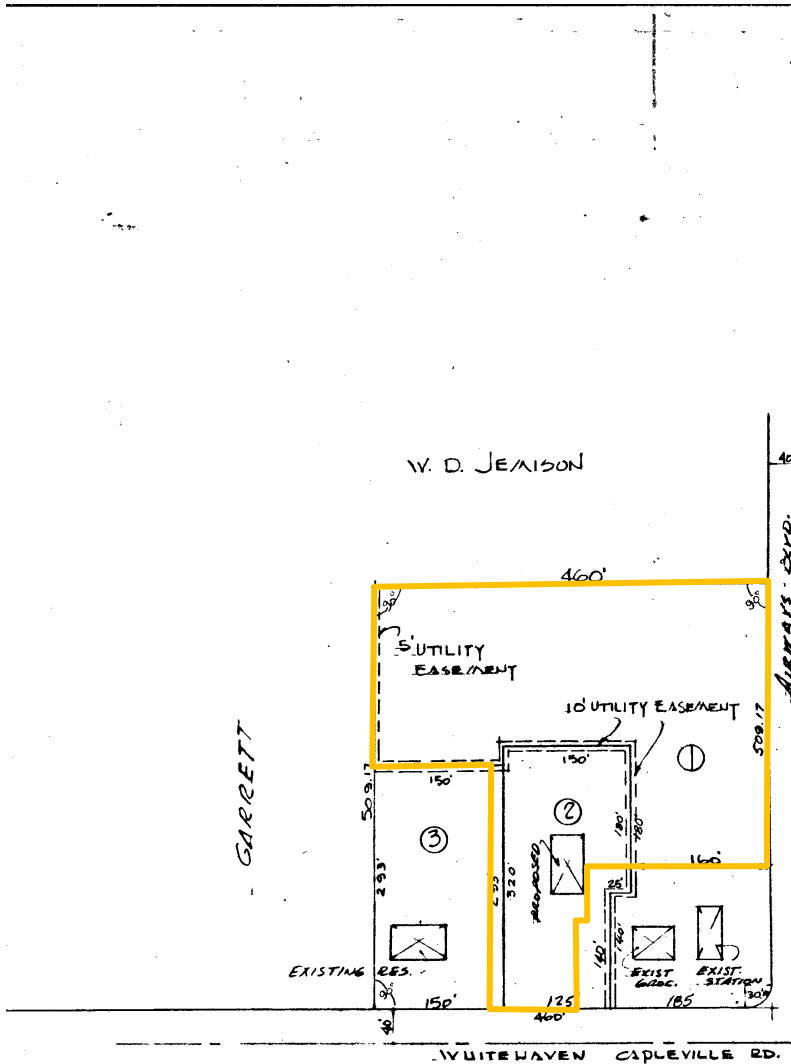
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 45 notices were mailed on January 26, 2022. However, note the applicant must provide a copy of the sign affidavit showing conformance with the posted notice requirements of Sub-Section 9.3.4C of the Unified Development Code prior to or at the public hearing on February 10, 2022, or the case will need to be held.

**LOCATION MAP**



Subject property located within the pink circle, Whitehaven neighborhood

QUOSS SUBDIVISION (1963)



I, **FRED H. QUOSS** the undersigned owner of the property shown hereon, hereby adopt this as our plan of subdivision and dedicate the roads as shown to the public use forever, and hereby certify that we are the owners, duly authorized so to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

*Fred H. Quoss*

STATE OF TENNESSEE  
 COUNTY OF SHELBY

On this day 25 of January, 1963, before me personally appeared **FRED H. QUOSS**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal this 25 day of January, 1963.

*June B. Vance*  
 Notary Public

My commission expires 2-8-1965

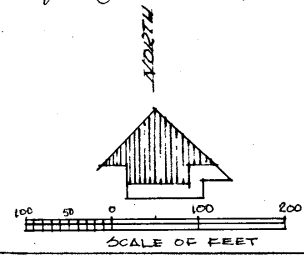
This is to certify that we have surveyed the property shown hereon designated **QUOSS SUBDIVISION**, that this plat correctly represents the survey thereof; and that we have designed all drainage water therein to reasonably assure that neither said Subdivision nor adjoining property will be severely damaged by flood water by reason of change in topography of character of land use affecting the velocity and volume of the water leaving same.

*Philip Kantor*  
 Philip Kantor, Engineer  
 Certificate No. 3199

Approved by the **MEMPHIS & SHELBY COUNTY PLANNING COMMISSION**.

DATE JANUARY 17, 1963 *Jewell A. Moore*  
 DIRECTOR

Approved by the **SHELBY COUNTY COMMISSIONERS**  
 DATE January 29, 1963 *H. B. Jordan*  
 COMMISSIONER



11121

STATE OF TENNESSEE  
 COUNTY OF SHELBY  
 834  
 JAN 31 1963  
 277  
 GUY B. LATES, Register

PLAN  
 100' = 1" = 0'

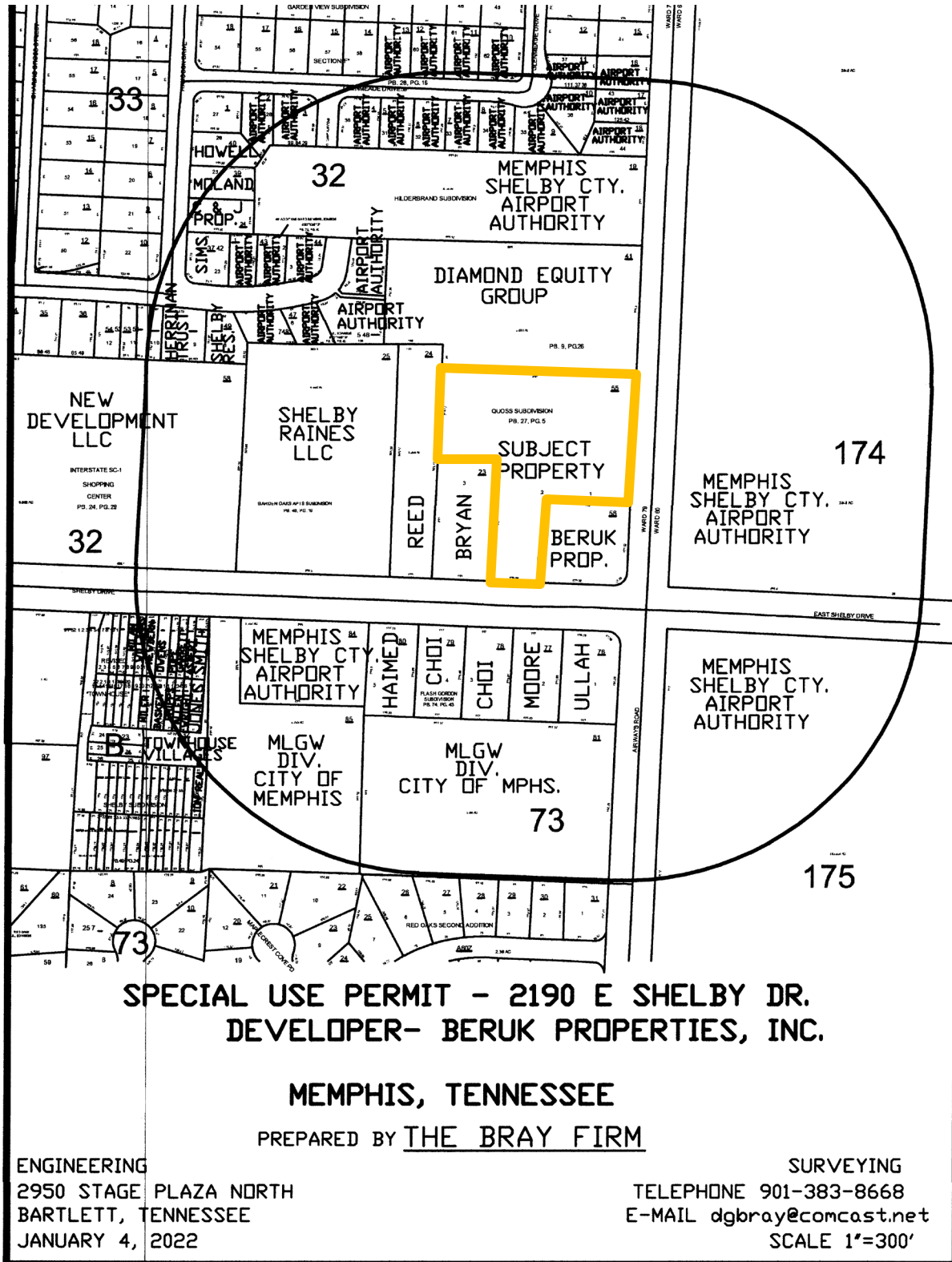
TOTAL ACREAGE = 5 1/2 ACRES  
 ZONED "C-1"

QUOSS SUBDIVISION			
SHELBY COUNTY	SCALE 1/2" = 1'	DRAWN BY R.J.G.	REVISED
PHILIP KANTOR, ENGINEER			
DATE 1-10-63	APPROVED BY PK	DRAWING NUMBER 2299	

DEVELOPER: FRED H. QUOSS

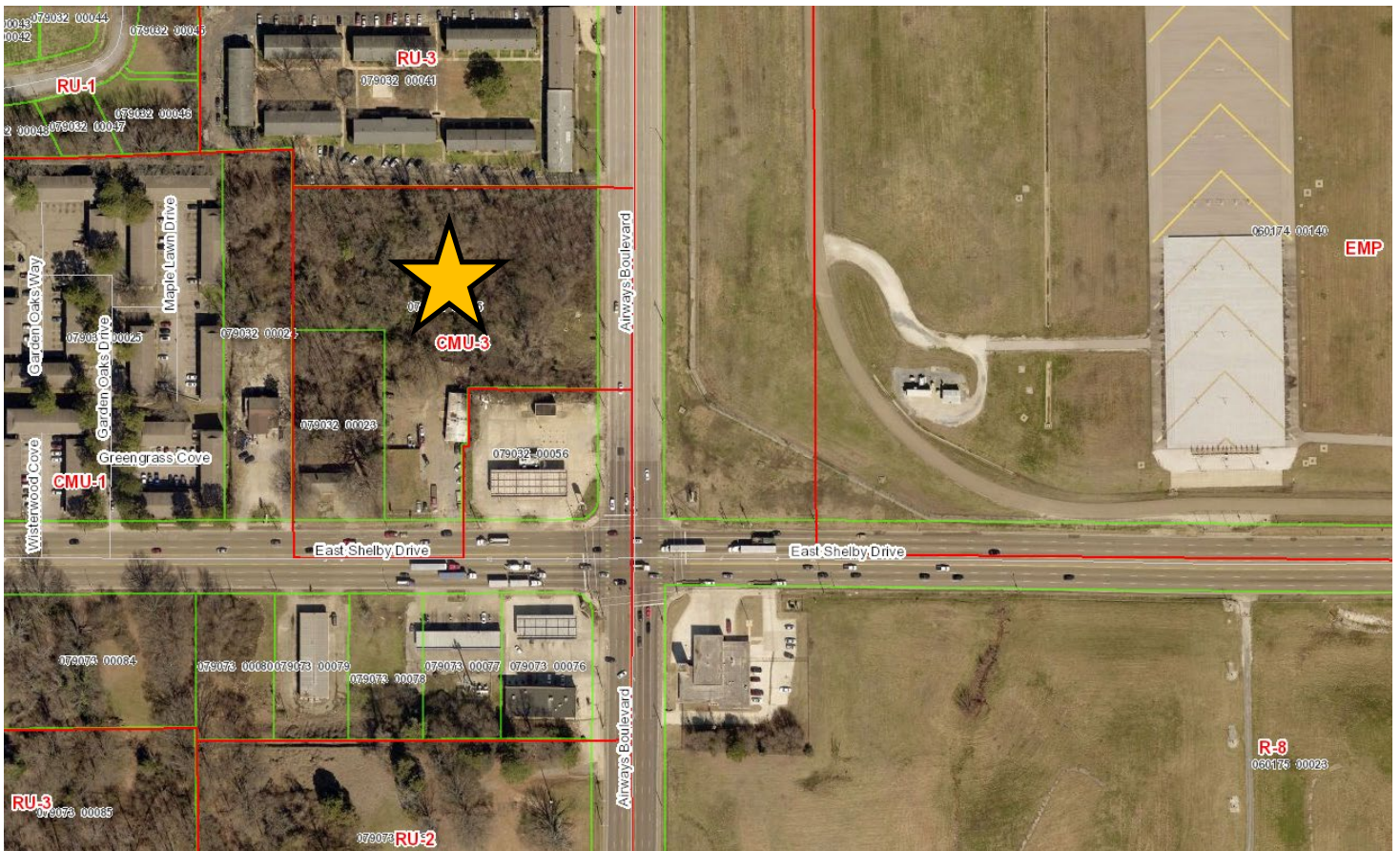
Approximate subject outlined in orange, part of lots 1, 2, and 3 (Plat Book 27 Page 5)

VICINITY MAP



Subject property outlined in orange

**ZONING MAP**



Subject property indicated by an orange star

**Existing Zoning:** Commercial Mixed Use – 3 (CMU-3)

**Surrounding Zoning**

**North:** Residential Urban – 3 (RU-3)

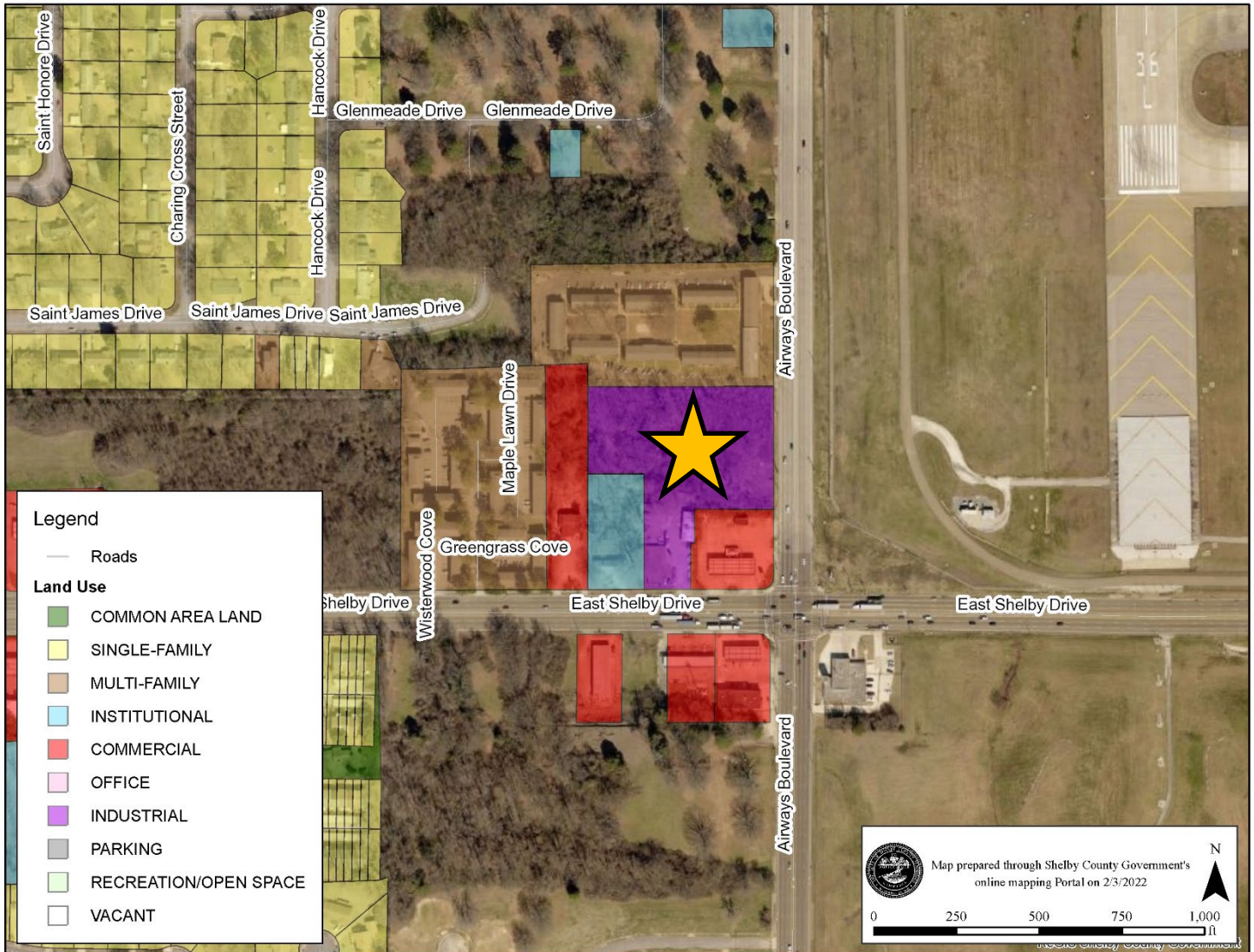
**East:** Commercial Mixed Use – 1 (CMU-1) and Residential Single-Family – 8 (R-8) then Employment (EMP)

**South:** Commercial Mixed Use – 3 (CMU-3) and Commercial Mixed Use – 1 (CMU-1)

**West:** Commercial Mixed Use – 3 (CMU-3) and Commercial Mixed Use – 1 (CMU-1)



LAND USE MAP



Subject property indicated by an orange star

**SITE PHOTOS**



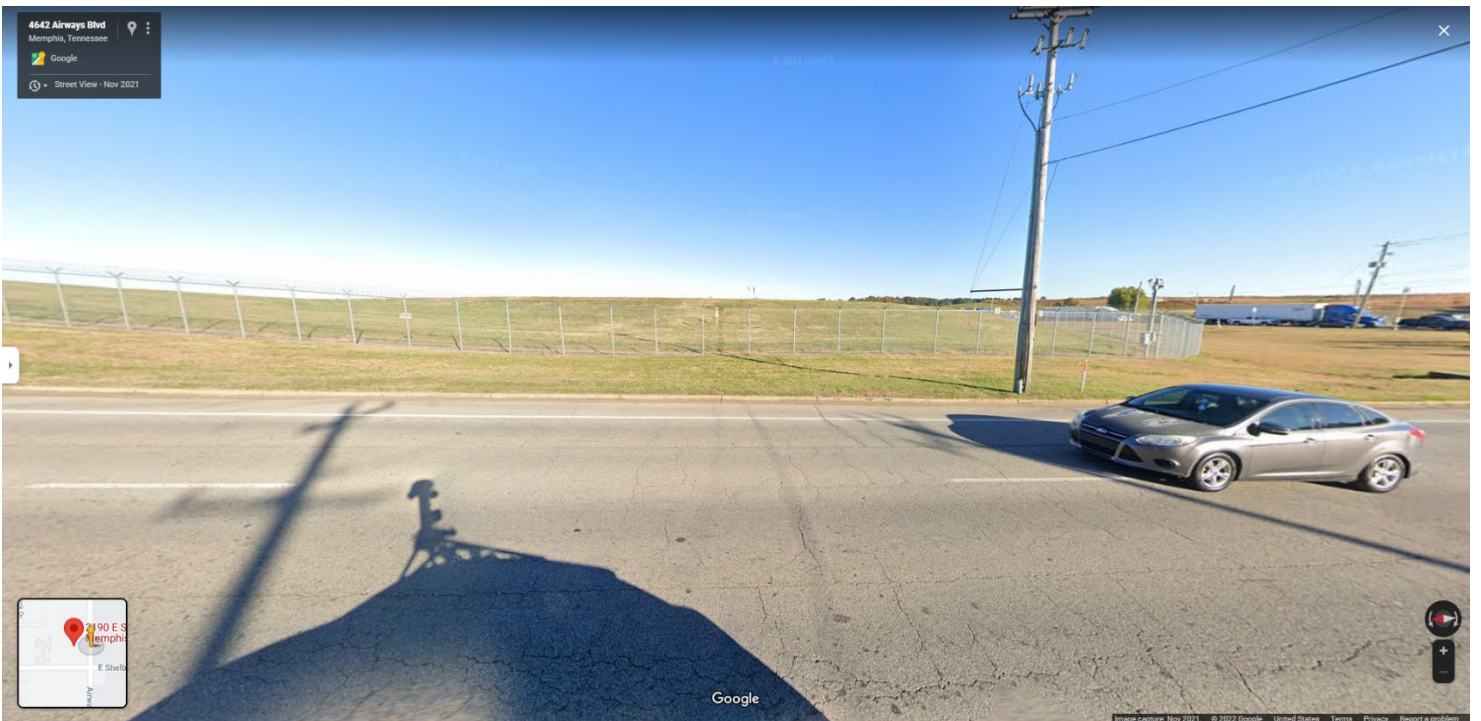
View of subject property from East Shelby Drive looking north



View across East Shelby Drive from subject property looking south

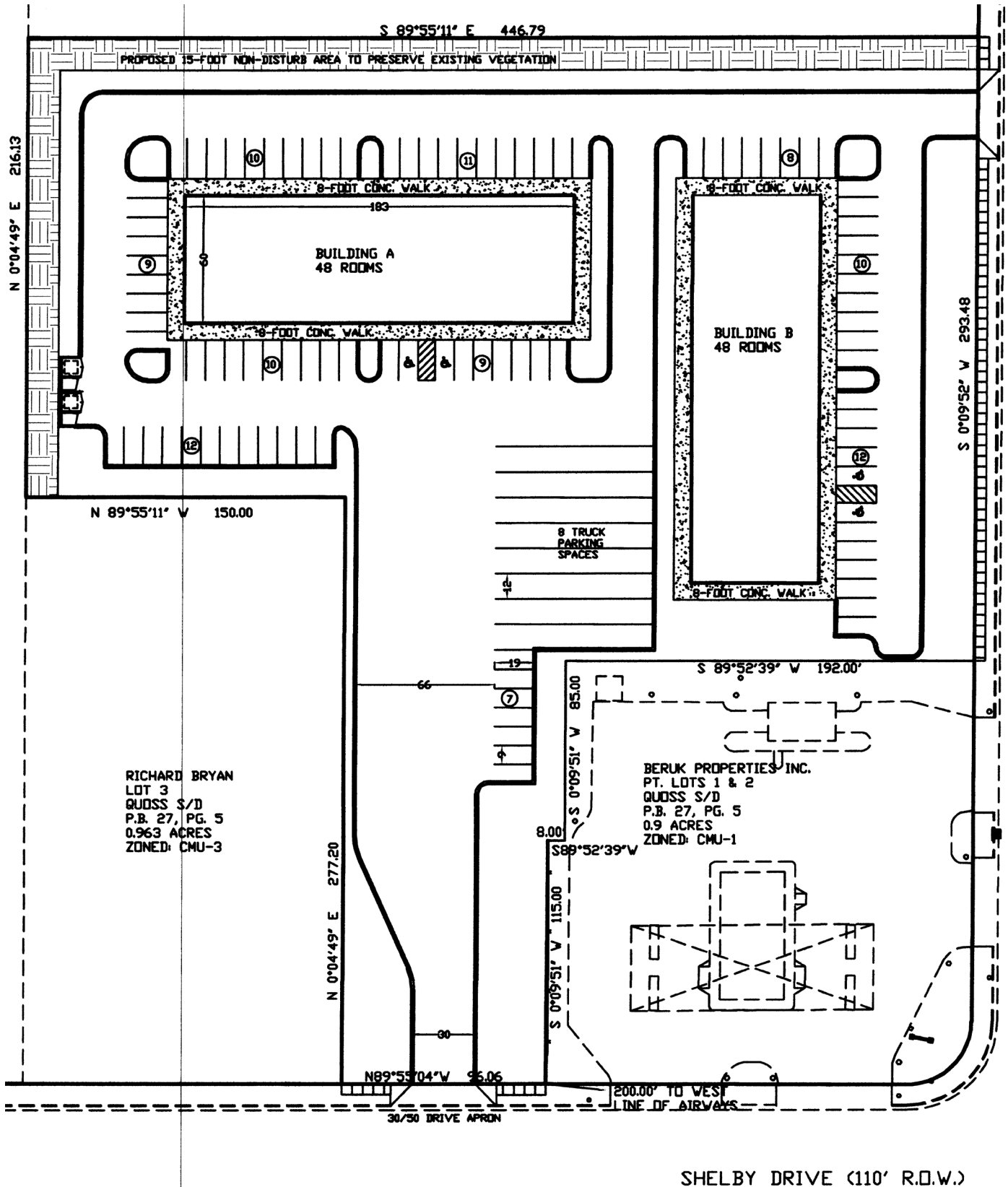


View of subject property from Elvis Presley Boulevard looking west



View across Elvis Presley Boulevard from subject property looking east

SITE PLAN



## STAFF ANALYSIS

### Request

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

The request is for a motel with +/-120 rooms

### Approval Criteria

Staff agrees the approval criteria in regard special use permits as set out in Section 9.6.9 of the Unified Development Code are met.

#### *9.6.9 Approval Criteria*

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

- 9.6.9A 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.*
- 9.6.9B 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.*
- 9.6.9C 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.*
- 9.6.9D 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.*
- 9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- 9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*
- 9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- 9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

### Site Description

The subject property is a +/-3.164-acre tract. comprised of one parcel (079032 00055), municipally addressed as 2190 East Shelby Drive, located in the Whitehaven neighborhood, and zoned Commercial Mixed Use – 3 (CMU-1). Per the Assessor’s Office, the principal structure on the site was originally built circa 1963 and is a one story prefabricated warehouse structure with a ground floor area of 2,304 square feet with an investment grade of D and the surrounding land uses are a mixture of commercial, institutional, multifamily, and vacant land.

### Conclusions

The applicant is seeking approval of a motel with +/-120 rooms. As currently proposed, the motel would consist

of two principal structures of three stories or less.

The subject property is located within close proximity to the Memphis International Airport and abuts two principal arterials (East Shelby Drive and Airways Boulevard).

This proposal is not out of character with the existing adjacent land uses within the immediate vicinity which are comprised of commercial, institutional, and multifamily uses.

Note the applicant must provide a copy of the sign affidavit showing conformance with the posted notice requirements of Sub-Section 9.3.4C of the Unified Development Code prior to or at the public hearing on February 10, 2022, or the case will need to be held.

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

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

## **RECOMMENDATION**

Staff recommends approval with conditions.

### **Conditions**

1. A final site plan, landscape plan, and elevations with exterior finishes shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Exterior finishes shall be of high-quality materials. Exterior insulating finishing systems (EIFS) shall comprise no more than ten percent (10%) of any building's exterior finish.
3. No off-premise advertising signs are permitted and any existing shall be removed.
4. Detached signage shall be of the monument sign style.
5. The City Engineer shall approve the design, number and location of curb cuts.
6. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
7. 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.
8. 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.

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.
10. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval.
11. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

## DEPARTMENTAL COMMENTS

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

### **City/County Engineer:**

1. Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.

### Sewers:

2. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept., a determination can be made as to available sewer capacity.
3. If City sanitary sewer is determined to be available, 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. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
7. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
8. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

### Curb Cuts/Access:

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

**City/County Fire Division:**

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

**City Real Estate:**

No comments received.

- City/County Health Department:** No comments received.
- Shelby County Schools:** No comments received.
- Construction Code Enforcement:** No comments received.
- Memphis Light, Gas and Water:** No comments received.
- Office of Sustainability and Resilience:** No comments received.

**Office of Comprehensive Planning:**

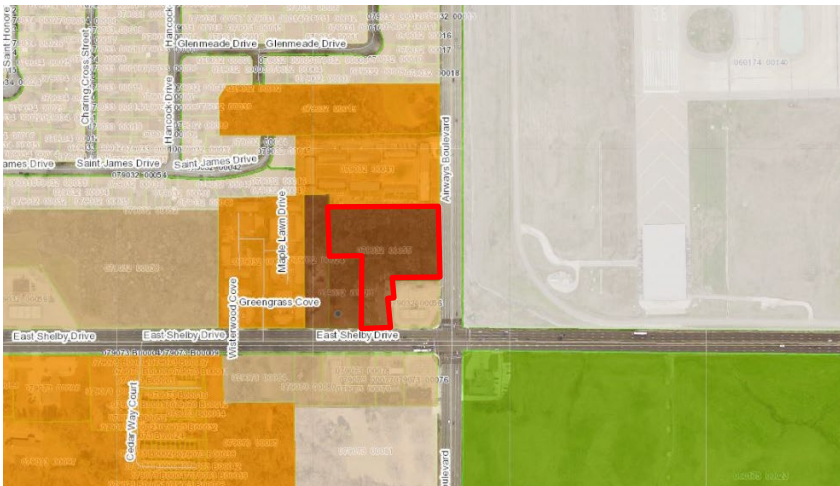
Site Address/location: 2190 E Shelby Dr.

Land Use Designation (see page 104 of the Memphis 3.0 General Plan for details): High Intensity commercial & Services (CSH)

Based on the future land use and existing adjacent land use and zoning 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 the Memphis 3.0 General Plan:

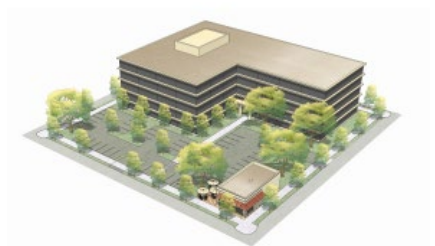
**1. FUTURE LAND USE PLANNING MAP**



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

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

High Intensity Commercial and Service areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than a 3-mile radius. These areas are auto-oriented and located outside of anchors. Building sizes can vary in height, but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area.



“CSH” Goals/Objectives:

Maintenance of larger-scale commercial centers where viable.

“CSH” Form & Location Characteristics:

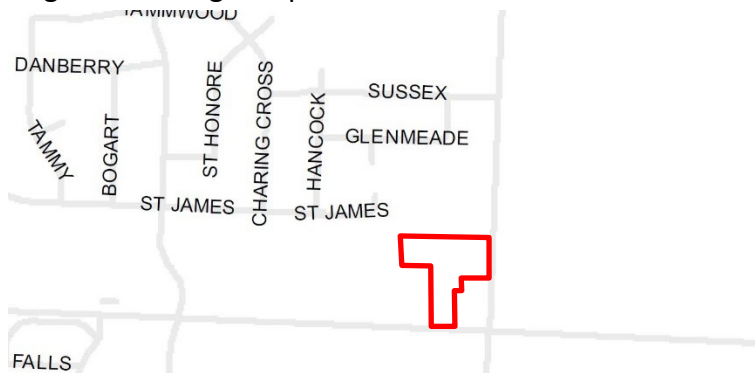
Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map. 1-7 stories height.

*The applicant is seeking for a special use permit with the intension developing a 120-room motel at 2190 E Shelby Dr. The request meets the criteria because the proposed use would be a three-storied commercial use (motel), which is compatible with the form and locational characteristics of CSH.*

3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Institutional, Industrial, Multi-Family, and Commercial. The subject site is surrounded by the following zoning district: CMU-3, CMU-1, and RU-3. 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 in Degree of Change area. There is no degree of change.

5. Degree of Change Descriptions

N/A

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

APPLICATION



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

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

Date: 01.05.2022

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

PLEASE TYPE OR PRINT

Property Owner of Record: Beruk Properties, Inc. Phone #: \_\_\_\_\_

Mailing Address: 3264 W. Sarazens Circle City/State: Memphis Zip 38125

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

Applicant: same Phone # \_\_\_\_\_

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

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

Representative: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

Representative E-Mail Address: \_\_\_\_\_

Engineer/Surveyor: The Bray Firm Phone # 901.383.8668

Mailing Address: 2950 Stage Plaza North City/State: Bartlett Zip 38134

Engineer/Surveyor E-Mail Address: dgray@comcast.net

Street Address Location: 2190 E. Shelby Drive

Distance to nearest intersecting street: \_\_\_\_\_  
200.00 feet west of the west line of Airways along the north line of Shelby

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>3.19 acres</u>	_____	_____
Existing Zoning:	<u>CMU-3</u>	_____	_____
Existing Use of Property	<u>Warehouse</u>	_____	_____
Requested Use of Property	<u>Motel</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

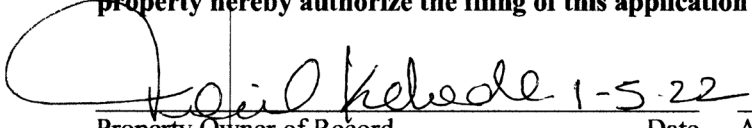
**Unincorporated Areas:** For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: n/a Bedrooms: \_\_\_\_\_

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

**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.**

 Nail Kebede 1-5-22

Property Owner of Record \_\_\_\_\_ Date Applicant \_\_\_\_\_ 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: 01.04.22 with Brett Ragsdale

**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 proposed development is on a commercially developed piece of land and is compatible with surrounding uses.
- 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).  
Landscape buffers are provided to adjacent multifamily uses. This project will be compatible with surrounding area.
- 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).  
Existing infrastructure is adequate for the proposed development. Parking will be internal to the site, no roadway or utility improvements will be 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).  
A portion of this property is currently developed. Proposed development will not impact any significant resources
- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).  
Agreed
- 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).  
Agreed

LETTER OF INTENT



The Bray Firm

Telephone 901-383-8668  
Fax 901-383-8720

2950 Stage Plaza North  
Bartlett, Tennessee 38134

January 5, 2022

Brett Ragsdale, Director  
Memphis and Shelby County  
Office of Planning and Development  
125 North Main Street  
Memphis, Tennessee 38103

**RE: Part of Lot 1 and Lot 2, Quoss Subdivision  
2190 E. Shelby Drive  
Special Use Permit for Motel in CMU-3 zoning district**

Mr. Ragsdale:

Please find attached an application for a Special Use Permit to allow a 120 room motel in the CMU-3 zoning district. Currently a warehouse is located on the property but this building will be removed. The improvements will consist of two buildings that will be a maximum of three stories. A non-disturb area is proposed along the north and west property lines. The neighborhood meeting has not been scheduled yet for this site.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.

**LETTERS RECEIVED**

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



## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, February 10, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** SUP 2022-003

**LOCATION:** 2190 East Shelby Drive

**COUNCIL DISTRICT(S):** District 3 and Super District 8 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Beruk Properties, Inc.

**REPRESENTATIVE:** The Bray Firm – David Bray

**REQUEST:** To allow a motel with +/-120 rooms

**EXISTING ZONING:** Commercial Mixed Use – 3 (CMU-3)

**AREA:** +/-3.164 acres

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

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

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

**The motion passed by a vote of 9-0 on the consent agenda.**

Respectfully,



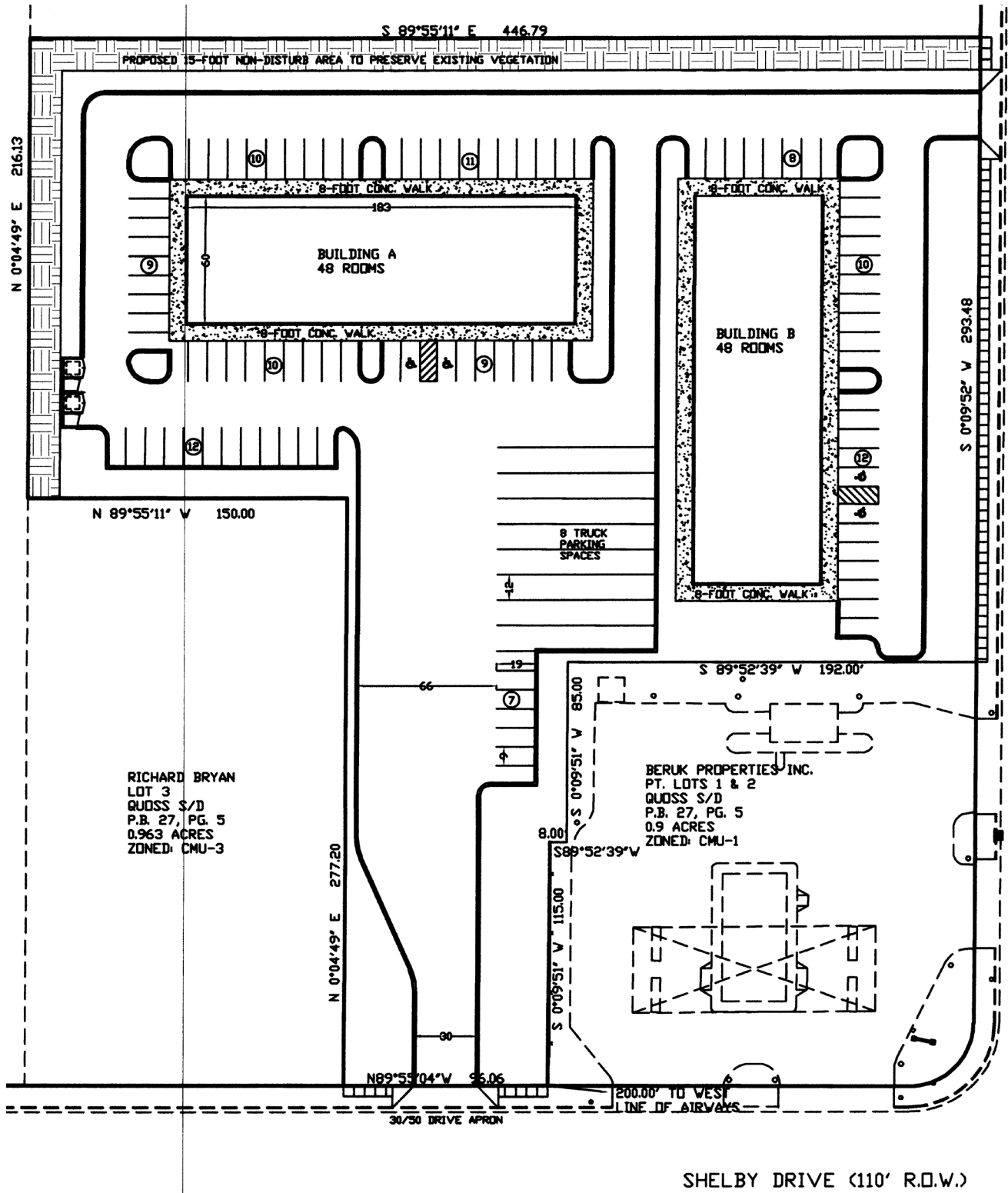
Jeffrey Penzes  
Principal Planner  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**SUP 2022-003**  
**CONDITIONS**

1. A final site plan, landscape plan, and elevations with exterior finishes shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Exterior finishes shall be of high-quality materials. Exterior insulating finishing systems (EIFS) shall comprise no more than ten percent (10%) of any building's exterior finish.
3. No off-premise advertising signs are permitted and any existing shall be removed.
4. Detached signage shall be of the monument sign style.
5. The City Engineer shall approve the design, number and location of curb cuts.
6. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
7. 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.
8. 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.
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.
10. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval.
11. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

SITE PLAN





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

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

February 15, 2022

Beruk Properties, Inc.  
3264 W. Sarazens Circle  
Memphis, TN 38125

*Sent via electronic mail to (applicant's representative): dgbray@comcast.net*

Case Number: SUP 2022-003

LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, February 10, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your special use permit application to allow a motel with +/-120 rooms at 2190 East Shelby Drive, subject to the following conditions:

1. A final site plan, landscape plan, and elevations with exterior finishes shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Exterior finishes shall be of high-quality materials. Exterior insulating finishing systems (EIFS) shall comprise no more than ten percent (10%) of any building's exterior finish.
3. No off-premise advertising signs are permitted and any existing shall be removed.
4. Detached signage shall be of the monument sign style.
5. The City Engineer shall approve the design, number and location of curb cuts.
6. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
7. 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.
8. 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.
9. The developer's engineer shall submit a Trip Generation Report that documents the proposed

**Letter to Applicant**  
**SUP 2022-003**

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.

10. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval.
11. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

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

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

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

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

Respectfully,



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

Cc: David Bray, The Bray Firm  
File



## MEMPHIS AND SHELBY COUNTY

### Record Summary for Special Use Permit

#### Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 7, 2022

Record Number: SUP 2022-003

Expiration Date:

Record Name: 2190 E Shelby Dr

Description of Work: SEE ATTACHMENTS

Parent Record Number:

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Address: 2190 E SHELBY DR, MEMPHIS 38116

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#### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	BRYAN RICHARD C	609 ROXBURGH DR, COLLIERVILLE, TN 38017	

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#### Parcel Information

Parcel No:  
079032 00055

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**Contact Information**

Name Organization Name Contact Type Phone  
Beruk Propertie, Inc. Property Owner (000)  
of Record 000-0000

Address  
, TN

Beruk Propertie, Inc. Applicant (000)  
000-0000

Suffix:

Address  
, TN  
, TN  
, TN  
, TN  
, TN  
, TN

The Bray Firm Representative (901)  
383-8668

Address  
, TN

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1351689	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/07/2022		PLNGSPUSE 01

Total Fee Invoiced: \$500.00 Total Balance: \$0.00

**Payment Information**

Payment Amount Method of Payment  
\$500.00 Check

**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner Brett Ragsdale  
Date of Meeting 01/04/2022

**GENERAL PROJECT INFORMATION**

Application Type New Special Use Permit (SUP)

List any relevant former Docket / Case Number(s) related to previous applications on this site -

Is this application in response to a citation, stop work order, or zoning letter

No

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information

-

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**APPROVAL CRITERIA**

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

SEE ATTACHMENTS

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations

SEE ATTACHMENTS

C) The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services

SEE ATTACHMENTS

D) The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance

SEE ATTACHMENTS

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

SEE ATTACHMENTS

F) The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties

SEE ATTACHMENTS

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**GIS INFORMATION**

Case Layer

BOA1932-018-CO, BOA1968-005-CO,  
BOA1957-012-CO

Central Business Improvement District

No

Class

C

Downtown Fire District

No



Historic District	-
Land Use	INSTITUTIONAL
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CMU-3
State Route	1
Lot	1&2
Subdivision	QUOSS
Planned Development District	-

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*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: 01.05.2022

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

PLEASE TYPE OR PRINT

Property Owner of Record: Beruk Properties, Inc. Phone #: \_\_\_\_\_

Mailing Address: 3264 W. Sarazens Circle City/State: Memphis Zip 38125

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

Applicant: same Phone # \_\_\_\_\_

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

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

Representative: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

Representative E-Mail Address: \_\_\_\_\_

Engineer/Surveyor: The Bray Firm Phone # 901.383.8668

Mailing Address: 2950 Stage Plaza North City/State: Bartlett Zip 38134

Engineer/Surveyor E-Mail Address: dgbray@comcast.net

Street Address Location: 2190 E. Shelby Drive

Distance to nearest intersecting street: \_\_\_\_\_  
200.00 feet west of the west line of Airways along the north line of Shelby

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	3.19 acres	_____	_____
Existing Zoning:	CMU-3	_____	_____
Existing Use of Property	Warehouse	_____	_____
Requested Use of Property	Motel	_____	_____

**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: n/a 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.**

*Wahid Khaled* 1-5-22  
Property Owner of Record Date Applicant 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: 01.04.22 with Brett Ragsdale

**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 proposed development is on a commercially developed piece of land and is compatible with surrounding uses.
- 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).  
Landscape buffers are provided to adjacent multifamily uses. This project will be compatible with surrounding area.
- 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).  
Existing infrastructure is adequate for the proposed development. Parking will be internal to the site, no roadway or utility improvements will be 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).  
A portion of this property is currently developed. Proposed development will not impact any significant resources
- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).  
Agreed
- 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).  
Agreed

**GUIDE FOR SUBMITTING  
SPECIAL USE PERMIT/AMENDMENT APPLICATION**

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 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" Site/Concept Plan, Plot 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" Site/Concept Plan (folded) and a copy of Deed(s).
- 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

*(For additional information concerning these requirements contact Land Use Control Section at (901) 636-6619.)*

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

- a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
- b) A list of any professional consultants associated with the proposed development.
- c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed development is to be designed, arranged and operated in order to limit impact to neighboring properties.
- d) A description of the applicant's planning objectives and the approaches to be followed in achieving those objectives.
- e) For applications for CMCS (cell) towers, the letter of intent shall also commit the tower owner and his or her successors to allow shared use of the tower **if** capacity exists based on existing and planned use (see UDC Sub-Item 2.6.21(2)(a)(5)).

C. **REGISTERED LAND SURVEYOR'S SURVEY**

Two (2) copies of a survey (of recent origin showing everything existing on the subject property at the time of filing, and in no instance can it be over one year old) of the subject property, drawn to an engineering scale by a registered land surveyor (licensed in Tennessee), on 8 ½ x 11 inches sheets. The survey must indicate the dimensions and location of all existing structure(s) and improvement(s); property dimensions and amount of land area; dimensions and location of off-street parking facilities and curb cut(s); and the established setbacks of the existing structure(s) on the site and on the adjoining properties. (Please Note: The requirements for a survey may be waived by the Planning Director.)

D. **SITE/CONCEPT PLAN**

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

E. **PLOT PLAN AND LEGAL DESCRIPTION**

- 1) Two (2) copies of the plot plan, drawn to scale (1"=50', =100' or =200'), showing each parcel to be considered. Two or more parcels may be described on one sheet. If property is encumbered by easements, show type and location on plot plan.
- 2) Two (2) copies of legal description shall be attached to plot plan if not shown or described on the plan.

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

G. **VICINITY MAP**

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

H. **LIST OF NAMES AND ADDRESSES**

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

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

- 1) Special Use Permit: 5.0 Acres or less=\$500. Each additional acre or fraction thereof =\$50, Maximum =\$5,000. Amendment(s): = \$500.00; Daycare only: 8-12 children=\$100. 13+ children= \$250.  
Make check payable to "M/SC Office of Planning and Development"

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

2190 E Shelby Drive  
Page 1 of 2

Beruk Properties  
3264 Sarazens Circle  
Memphis, TN 38125-0808

The Bray Firm  
2950 Stage Plaza North  
Bartlett, TN 38134

Owner

Engineer

Richard c Bryan  
609 Roxburgh Dr.  
Collierville, TN 38017-3727

Tony Reed  
2138 Chelsea Ave.  
Memphis, TN 38108-2204

Mohammad Ullah & Sheikh Ahamed  
2205 E Shelby Dr.  
Memphis, TN 38116-7659

Tommy & Judy Moore  
4935 Forest Hill Irene Rd.  
Memphis, TN 38125-4000

Yoon & Jung Choi  
2175 E Shelby Dr.  
Memphis, TN 38116-7641

Haroon Haimed  
986 Dr. Hollis F Prince St.  
Memphis, TN 38126-5910

Memphis Shelby County Airport Authority  
2491 Winchester Rd.  
Ste. 113  
Memphis, TN 38116-3856

MLGW Div. City of Memphis  
220 S Main St.  
Memphis, TN 38103-3917

Townhouse Villages Inc.  
100 N Main St.  
Memphis, TN 38103-5011

Ruben Jones  
2110 Wooden Heart Ct.  
Memphis, TN 38116-8160

Jimmie Smith  
2111 E Shelby Dr.  
Memphis, TN 38116-7641

Asbert Holdings LLC  
2150 Camino De La Renia  
Unit 204  
San Diego, CA 92108-5517

Resident  
2109 E Shelby Dr.  
Memphis, TN 38116

Joe E Garrett II  
2107 E Shelby Dr.  
Memphis, TN 38116-7641

Sheryl & Cameron Pope  
2105 E Shelby Dr.  
Memphis, TN 38116

Diamond Equity Group LLC  
2552 Poplar Ave.  
Ste. 501  
Memphis, TN 38112

Leasing Office  
4583 Airways Blvd.  
Memphis, TN 38116

Shelby Raines LLC  
5737 Kanan Rd.  
Ste. 140  
Agoura Hills, CA 91301-1601

2190 E Shelby Drive  
Page 2 of 2

Leasing Office  
2146 E Shelby Dr.  
Memphis, TN 38116

Shelby Residential & Vocational Services  
Inc.  
3971 Knight Arnold Rd.  
Memphis, TN 38118-3004

Resident  
4584 Hancock Dr.  
Memphis, TN 38116

Erick D Newbern  
2101 E Shelby Dr.  
Memphis, TN 38116-7641

Resident  
2097 E Shelby Dr.  
Memphis, TN 38116

Annie D Allen  
2106 Wooden Heart Ct. #21  
Memphis, TN 38116-8160

Darius Basken  
2102 Wooden Heart Ct.  
Memphis, TN 38116-8160

Estate of Williams Howell  
P.O. Box 356  
Olive Branch, MS 38654-0356

Resident  
2100 Wood Heart Ct.  
Memphis, TN 38116

New Development LLC  
3264 W Sarazens Circle  
Memphis, TN 38125-0808

Terry & Tammy Sims  
4594 Hancock Dr.  
Memphis, TN 38116

Jerome & Hattie Moland  
4576 Hancock Dr.  
Memphis, TN 38116-7624

Ruth Williams  
2099 E Shelby Dr.  
Memphis, TN 38116-7658

Jane Wright  
P.O. Box 301116  
Memphis, TN 38130-1116

Jonathan & Angela Phipps  
845 Dolan Rd.  
Memphis, TN 38116-4007

Lions Realty Group LLC  
2256 Losee Rd.  
Ste. F  
North Las Vegas, NV  
89030-4164

Resident  
4568 Hancock Dr.  
Memphis, TN 38116

Barbara Herriman Revocable Living  
Trust  
2103 St. James Dr.  
Memphis, TN 38116

C & J Property LLC  
2965 Mallard Ln.  
Germantown, TN 38138

Patricia E Owens  
2103 E Shelby Dr.  
Memphis, TN 38116-7641

MacKenzie Milam  
6470 Yorkshire Rd.  
Horn Lake, MS 38637-2167

Resident  
2108 Wooden Heart Ct.  
Memphis, TN 38116

Resident  
2104 Wooden Heart Ct.  
Memphis, TN 38116

Resident  
2115 Wood Heart Cv.  
Memphis, TN 38116

Miller and Thompson Realty LLC  
46 McFerrin Ave.  
Nashville, TN 37206-3744





*Tom Leatherwood*  
Shelby County Register / Archives

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

	
<b>15086023</b>	
<b>08/26/2015 - 03:08 PM</b>	
5 PGS	
ALONZO	1365702-15086023
VALUE	46262.00
MORTGAGE TAX	0.00
TRANSFER TAX	171.17
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	199.17
<b>TOM LEATHERWOOD</b>	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

### SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 14th day of May, 1999, and recorded at Instrument No. JJ-7289, modified at Instrument No. 11122421 and assigned at Instrument Nos. 14014788 and 14122940, in the Register's Office of Shelby County, Tennessee, ROBERT C. BATES, conveyed to GEORGE M. KLEPPER, III, Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations mentioned therein; and

WHEREAS, default has been made in the payment of said indebtedness and performance of said obligations thereby secured to be paid and performed, and the beneficiary of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the undersigned WILLIAM N. GRIFFIN, JR., Substitute Trustee, having been appointed by Substitution of Trustee at Instrument No. 14130119 in the Register's Office of Shelby County, Tennessee, in place and stead of GEORGE M. KLEPPER, III, Trustee; and

WHEREAS, pursuant to said request the said property was, by the undersigned, WILLIAM N. GRIFFIN, JR., Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by three weekly advertisements in Memphis Daily News on January 26, 2015, February 2, 2015 and February 9, 2015, by which advertisement the said sale was appointed to be held on February 24, 2015, at 10:30 A.M. at the southwest corner of the Shelby County Courthouse, Tennessee, and at the Adams Avenue entrance; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale RICHARD COLE BRYAN, being the highest, best and last bidder, became the purchaser of said property at and for the sum of FORTY-SIX THOUSAND TWO HUNDRED SIXTY-TWO AND NO/100 (\$46,262.00) Dollars.

NOW, THEREFORE, in consideration of the premises and of the payment by said RICHARD COLE BRYAN, so bid, receipt of which payment is hereby acknowledged, the undersigned, WILLIAM N. GRIFFIN, JR., Substitute Trustee, does hereby grant, bargain, sell and convey unto the said, RICHARD COLE BRYAN, and unto his heirs, successors and assigns, the property above mentioned and now further described as situated in the County of Shelby and State of Tennessee, more particularly described as follows, to wit:

Situated in the County of Shelby and State of Tennessee:

Part of Lots 1 and 2, and Lot 3, Quoss Subdivision, as recorded in Plat Book 27, Page 5, in the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly line of Shelby Drive (110'ROW), said point being the southwesterly corner of said Quoss Subdivision; thence proceed north 00 degrees 04 minutes 44 seconds east a distance of 495.36 feet to a found iron pin; thence proceed north 89 degrees 59 minutes 43 seconds east a distance of 453.96 feet to a found iron pin in the westerly line of Airways Boulevard (106'ROW); thence proceed south 00 degrees 00 minutes 39 seconds east along said westerly line of Airways Boulevard, a distance of 295.35 feet to a found cotton picker spindle; thence proceed south 90 degrees 00 minutes 00 seconds west a distance of 192.26 feet to a point; thence proceed south 00 degrees 00 minutes 00 seconds east a distance of 85.00 feet to a point; thence proceed south 90 degrees 00 minutes 00 seconds west a distance of 8.00 feet to a point; thence proceed south 00 degrees 00 minutes 00 seconds west a distance of 115.00 feet to a point in said northerly line of Shelby Drive; thence proceed south 89 degrees 59 minutes 14 seconds west, along said northerly line of Shelby Drive a distance of 254.47 feet to the point of beginning, containing 184,869,007 square feet or 4.24 acres.

The above-described property is conveyed subject to the right of redemption of the United States of America pursuant to 26 U.S.C. Section 7425(d). Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. Section 7425(c)(1) as evidenced by correspondence attached hereto and made a part hereof as Exhibit A.

TO HAVE AND TO HOLD the property above described, together with the privileges, appurtenances and hereditaments there unto belonging or in any wise pertaining unto the said RICHARD COLE BRYAN, unto his successors and assigns forever, to whom the said WILLIAM N. GRIFFIN, JR., Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

IN WITNESS WHEREOF, the said WILLIAM N. GRIFFIN, JR., Substitute Trustee, has hereunto set his hand this 24<sup>th</sup> day of February, 2015.

William N. Griffin, Jr.  
WILLIAM N. GRIFFIN, JR.  
Substitute Trustee

STATE OF TENNESSEE)  
COUNTY OF SHELBY )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILLIAM N. GRIFFIN, JR., SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal this 24<sup>th</sup> day of February, 2015.

Carolyn Rosson  
Notary Public

My Commission expires: 3-12-2018



STATE OF TENNESSEE  
COUNTY OF SHELBY

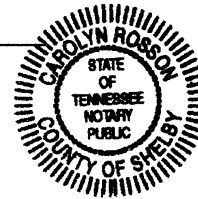
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$46,262.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William N. Griffin, Jr.  
Affiant

SUBSCRIBED AND SWORN TO before me this 24<sup>th</sup> day of February, 2015.

Carolyn Rosson  
Notary Public

My Commission expires: 3-12-2018



Tax Parcel Numbers: 079-032-00023 and 079-032-00055

Property Address: 2168 and 2190 Shelby Drive  
Memphis, Tennessee 38116

Mail Tax Bills To and Name/Address of New Property Owner:  
Richard Cole Bryan  
609 Roxburgh Drive  
Collierville, Tennessee 38017

THIS INSTRUMENT PREPARED BY:  
GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC  
6489 Quail Hollow Road, Suite #100  
Memphis, Tennessee 38120  
Return to: Preparer (WNG,jr)  
File No.: F3252748



**EXHIBIT "A"**  
**GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC**

ATTORNEYS AT LAW

6489 QUAIL HOLLOW, SUITE 100

MEMPHIS, TENNESSEE 38120-1305

TELEPHONE (901) 752-1133

TELECOPIER (901) 752-1061

WILLIAM N. GRIFFIN  
RAYMOND S. CLIFT  
GLENN D. EVERTON  
THOMAS L. MASCHMEYER, JR.  
WILLIAM N. GRIFFIN, JR.  
SHELLEY E. ROTHMAN-BRANNING  
ROBERT M. DRAUGHON, III  
JOHN D SMITH

BEN L. MATHEWS (1885-1965)  
JOHN T. THOMPSON (1900-1971)  
JOHN B. MATTHEWS (1920-1979)

January 16, 2015

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Internal Revenue Service  
Area Director – Compliance  
Attn: Technical Services  
801 Broadway  
MDP 53  
Nashville, Tennessee 37203

RECEIVED  
2015 JAN 20 PM 3:07  
INTERNAL REVENUE SERVICE  
TECHNICAL SERVICES  
NASHVILLE, TN

Re: Notice of Non-Judicial Sale  
2168 and 2190 Shelby Drive, Memphis, Tennessee 38116

Dear Sir or Madam:

By this certified letter, notice is hereby given pursuant to 26, U.S.C. Section 7425(c)(1) of a foreclosure of a deed of trust superior to federal tax liens against the Taxpayer, Robert C. Bates, said lien being more particularly described in the enclosed Notice of Substitute Trustee's Sale. Pursuant to the said regulations, we hereby submit the following Notice of Non-Judicial Sale.

Richard Cole Bryan, the owner and holder of indebtedness secured by lien of Deed of Trust filed for record at Instrument No. JJ-7289 in the Register's Office of Shelby County, Tennessee, has requested William N. Griffin, Substitute Trustee under the above mentioned Deed of Trust, to commence foreclosure proceedings under the power of sale contained in said Deed of Trust, default having been made in payment of the sum secured thereby. A copy of the Deed of Trust is enclosed for your reference.

1. This Notice of Sale is submitted by William N. Griffin, Jr., Attorney, 6489 Quail Hollow, Suite 100, Memphis, Tennessee 38120.
2. Copies of the Notice of Federal Tax Liens which effect the property to be sold, are as follows and attached and made a part hereof:

- A. Instrument No. 10049905
- B. Instrument No. 10049906
- C. Instrument No. 10049907
- D. Instrument No. 11066579

3. This property to be sold is described as follows:

Situated in the County of Shelby and State of Tennessee:

Part of Lots 1 and 2, and Lot 3, Quoss Subdivision, as recorded in Plat Book 27, Page 5, in the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly line of Shelby Drive (110'ROW), said point being the southwesterly corner of said Quoss Subdivision; thence proceed north 00 degrees 04 minutes 44 seconds east a distance of 495.36 feet to a found iron pin; thence proceed north 89 degrees 59 minutes 43 seconds east a distance of 453.96 feet to a found iron pin in the westerly line of Airways Boulevard (106'ROW); thence proceed south 00 degrees 00 minutes 39 seconds east along said westerly line of Airways Boulevard, a distance of 295.35 feet to a found cotton picker spindle; thence proceed south 90 degrees 00 minutes 00 seconds west a distance of 192.26 feet to a point; thence proceed south 00 degrees 00 minutes 00 seconds east a distance of 85.00 feet to a point; thence proceed south 90 degrees 00 minutes 00 seconds west a distance of 8.00 feet to a point; thence proceed south 00 degrees 00 minutes 00 seconds west a distance of 115.00 feet to a point in said northerly line of Shelby Drive; thence proceed south 89 degrees 59 minutes 14 seconds west, along said northerly line of Shelby Drive a distance of 254.47 feet to the point of beginning, containing 184,869,007 square feet or 4.24 acres.

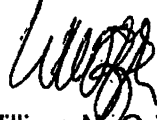
Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. EL 4207 in the Register's Office of Shelby County, Tennessee and known as 2168-2190 Shelby Drive, Memphis, Tennessee 38116.

- 4. Sale will be held on February 24, 2015, and commencing at 10:30 a.m. at the Southwest corner of the Courthouse, Memphis, Shelby County, Tennessee, and at the Adams Avenue entrance thereof.
- 5. The approximate amount of the principal obligation is \$42,374.35, together with accrued interest thereon from 9/1/2014, at the rate of five percent (5%) per annum. Other expenses to be charged against the proceeds of sale pursuant to the terms and provisions of said deed of Trust include advertisement, title examinations, transfer of taxes and recording fees, court costs and attorney fees.

A duplication of this Notice is enclosed, upon which we request your acknowledgment below and return in the provided envelope. Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (901) 752-1133.

Very truly yours,

GRIFFIN, CLIFT, EVERTON  
& MASCHMEYER, PLLC

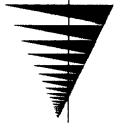


William N. Griffin, Jr.

WNGJr:cr  
encl.

Receipt of this NonJudicial Sale acknowledged this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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The Bray Firm

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Telephone 901-383-8668  
Fax 901-383-8720

2950 Stage Plaza North  
Bartlett, Tennessee 38134

January 5, 2022

Brett Ragsdale, Director  
Memphis and Shelby County  
Office of Planning and Development  
125 North Main Street  
Memphis, Tennessee 38103

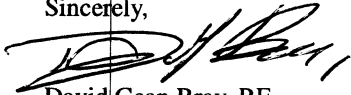
**RE: Part of Lot 1 and Lot 2, Quoss Subdivision  
2190 E. Shelby Drive  
Special Use Permit for Motel in CMU-3 zoning district**

Mr. Ragsdale:

Please find attached an application for a Special Use Permit to allow a 120 room motel in the CMU-3 zoning district. Currently a warehouse is located on the property but this building will be removed. The improvements will consist of two buildings that will be a maximum of three stories. A non-disturb area is proposed along the north and west property lines. The neighborhood meeting has not been scheduled yet for this site.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,



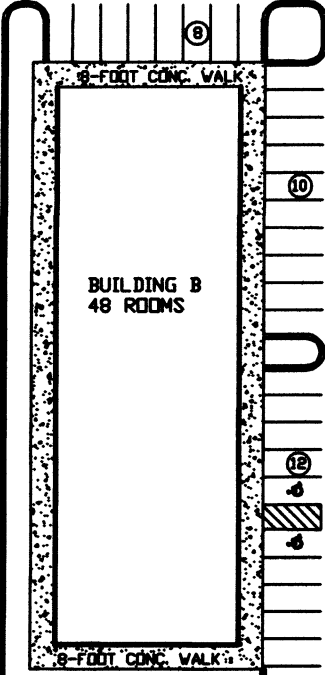
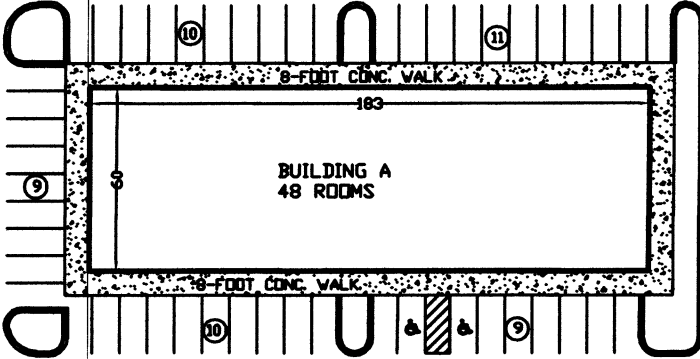
David Gean Bray, P.E.

P.B. 9, PG. 23  
ZONED: RU-3  
3.611 ACRES

S 89°55'11" E 446.79

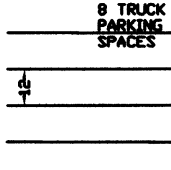
PROPOSED 15-FOOT NON-DISTURB AREA TO PRESERVE EXISTING VEGETATION

N 0°04'49" E 216.13



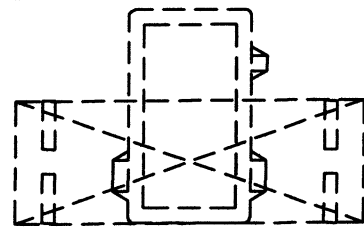
S 0°09'52" V 293.48

N 89°55'11" V 150.00



RICHARD BRYAN  
LOT 3  
QUOSS S/D  
P.B. 27, PG. 5  
0.963 ACRES  
ZONED: CMU-3

BERUK PROPERTIES INC.  
PT. LOTS 1 & 2  
QUOSS S/D  
P.B. 27, PG. 5  
0.9 ACRES  
ZONED: CMU-1



N 0°04'49" E 277.20

S 0°09'51" V 115.00

S 89°52'39" W 192.00'

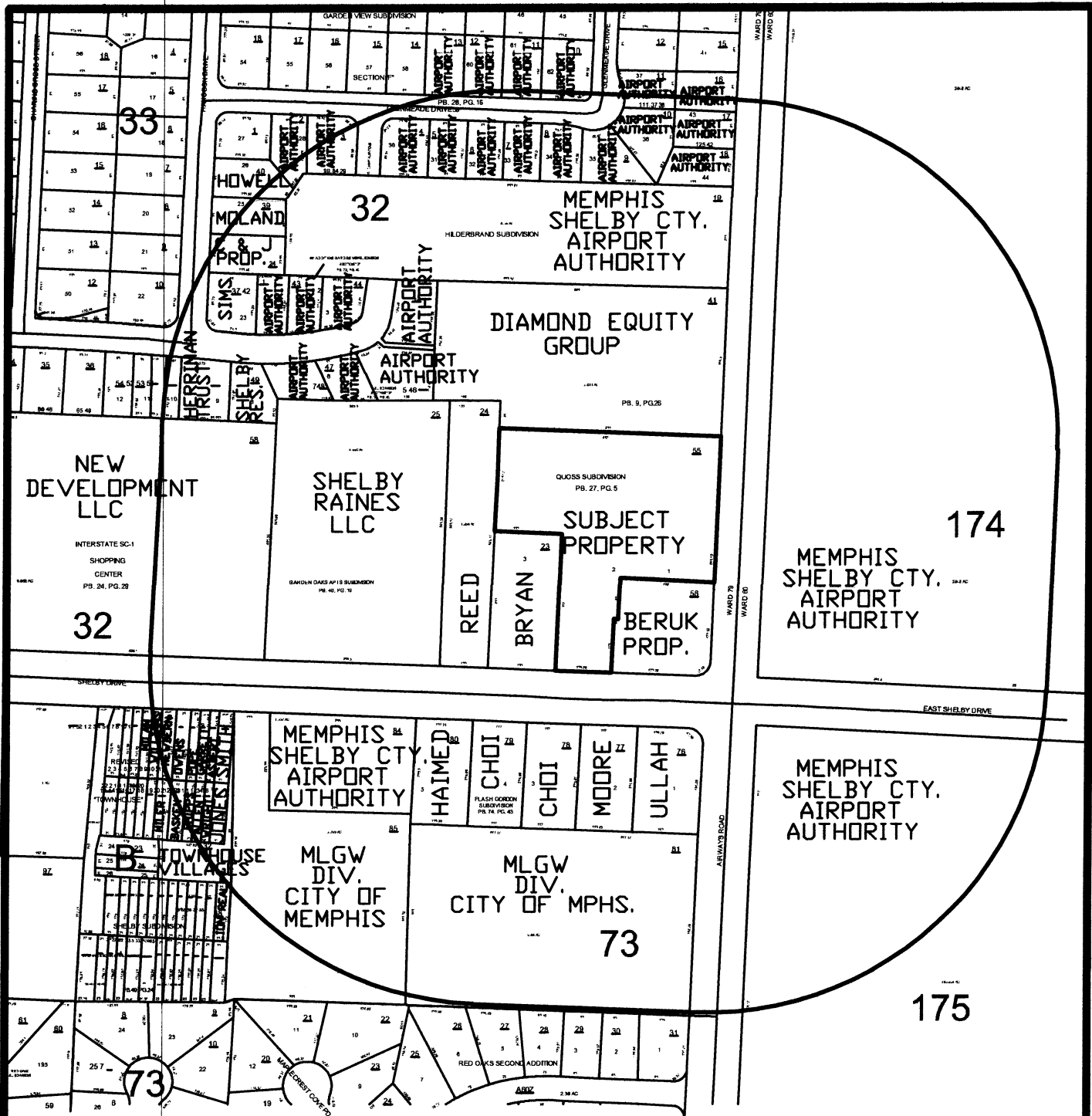
N 89°55'04" W 95.06

200.00' TO WEST  
LINE OF AIRWAYS

30/50 DRIVE APRON

SHELBY DRIVE (110' R.D.W.)





**SPECIAL USE PERMIT - 2190 E SHELBY DR.  
DEVELOPER- BERUK PROPERTIES, INC.**

**MEMPHIS, TENNESSEE**

PREPARED BY THE BRAY FIRM

ENGINEERING  
2950 STAGE PLAZA NORTH  
BARTLETT, TENNESSEE  
JANUARY 4, 2022

SURVEYING  
TELEPHONE 901-383-8668  
E-MAIL dgbray@comcast.net  
SCALE 1"=300'

079032 00055  
2190 E Shelby Drive

Richard C. Bryan - owner



The Bray Firm

Telephone 901-383-8668  
Fax 901-383-8720

2950 Stage Plaza North  
Bartlett, Tennessee 38134

**RE: Case Number SUP 2022-003**  
**Special Use Permit to allow a motel in the CMU-3 zoning district**  
**2190 E. Shelby Drive**  
**Memphis, Tennessee**

Dear Sir or Madam:

An Application for a Special Use Permit has been filed to allow a motel in the CMU-3 zoning district on the property located at 2190 E. Shelby Drive. In a few weeks you will receive notice regarding a public hearing before the Land Use Control Board at 9:00 a.m. on February 10, 2022.

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

Time: 6:00 p.m. to 7:00 p.m.  
Date: Monday, January 31, 2022

<https://us02web.zoom.us/j/87249354796>

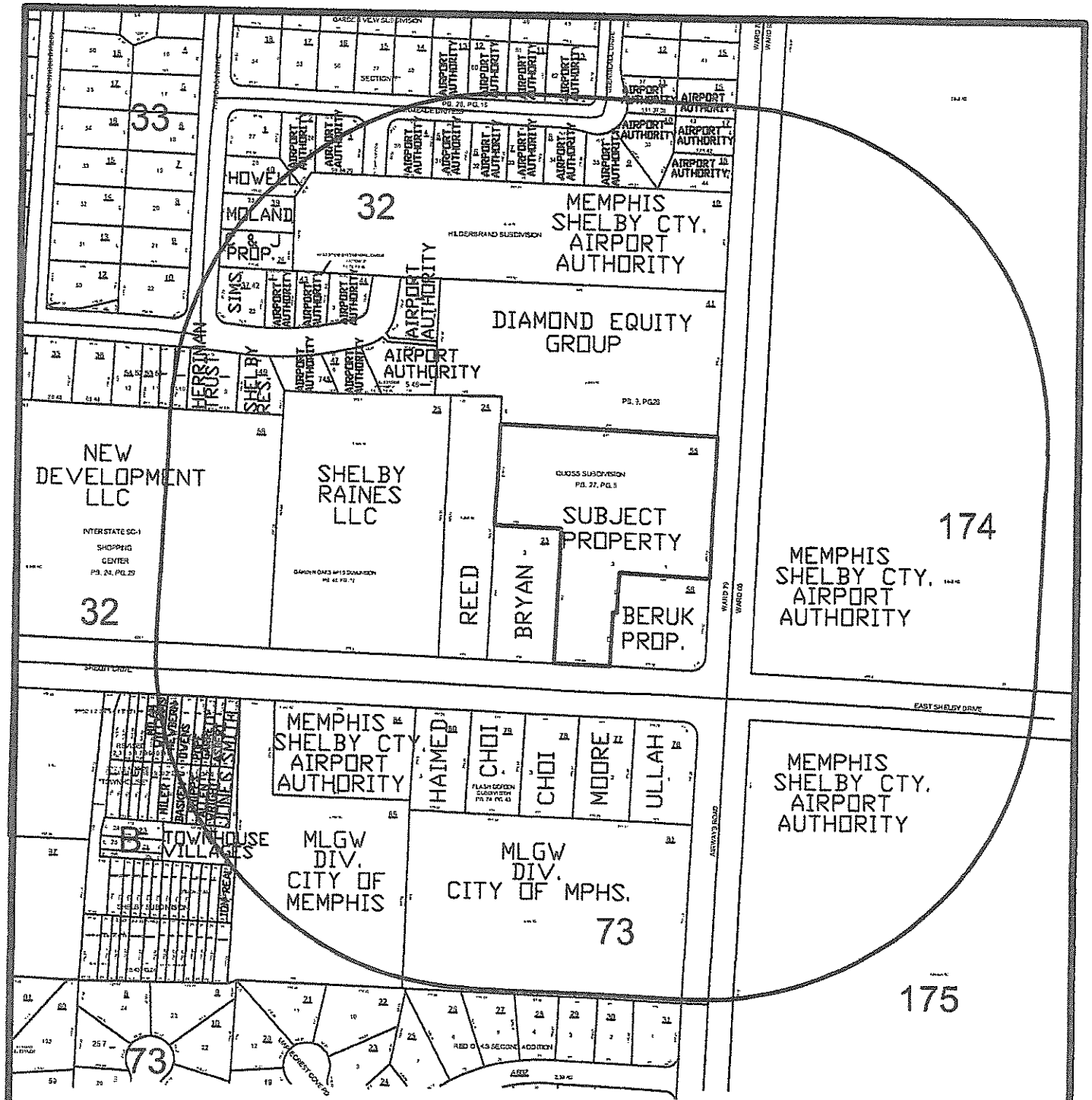
Meeting ID: 872 4935 4796

Meeting can be accessed via the link above or by [www.zoom.com](http://www.zoom.com) and entering the meeting ID. If internet access is not available or you prefer to participate by phone, please call me at the number below for instructions.

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

Thanks,

David Gean Bray



**SPECIAL USE PERMIT - 2190 E SHELBY DR.  
 DEVELOPER- BERUK PROPERTIES, INC.**

**MEMPHIS, TENNESSEE**

PREPARED BY THE BRAY FIRM

ENGINEERING  
 2950 STAGE PLAZA NORTH  
 BARTLETT, TENNESSEE  
 JANUARY 4, 2022

SURVEYING  
 TELEPHONE 901-383-8668  
 E-MAIL dgbray@comcast.net  
 SCALE 1"=300'