

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

Planning & Zoning COMMITTEE: 3/22/2022  
DATE

PUBLIC SESSION: 3/22/2022  
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. The item was heard and a recommendation was made by the Memphis & Shelby County Land Use Control Board.

CASE NUMBER: SUP 22-001

DEVELOPMENT: 150-foot Monopole Communications (CMCS) Tower

LOCATION: 3788 Raleigh Millington Rd.

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

OWNER/APPLICANT: True Love Missionary Baptist Church C/O Bishop TL Murden

REPRESENTATIVE: Lou Katzerman, TVT II, LLC – Tower Ventures

EXISTING ZONING: Residential Single-Family – 8 (R-8)

REQUEST: To allow a 150-foot Monopole Communications (CMCS) Tower

AREA: +/-1.4 acres

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Required**  
 First reading to set public hearing – March 22, 2022  
 Second reading/public hearing – April 5, 2022

**PRIOR ACTION ON ITEM:**

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

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

	<u>DATE</u>	<u>POSITION</u>
<u>Jheresa H. Shelton</u>	<u>2/25/2022</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Brett Ryan</u>	<u>2/28/22</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



## Memphis City Council Summary Sheet

### ***SUP 22-001***

Resolution requesting a 150-foot Monopole Communications (CMCS) Tower:

- 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): True Love Missionary Baptist Church C/O Bishop TL Murden and Representative(s): Lou Katzerman, TVT II, LLC – Tower Ventures; 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 3788 RALEIGH MILLINGTON RD., KNOWN AS CASE NUMBER SUP 22-001.**

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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**, TVT II, LLC (Tower Ventures) filed an application with the Memphis and Shelby County Division of Planning and Development to allow a 150-foot Monopole Communications (CMCS) Tower; 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.

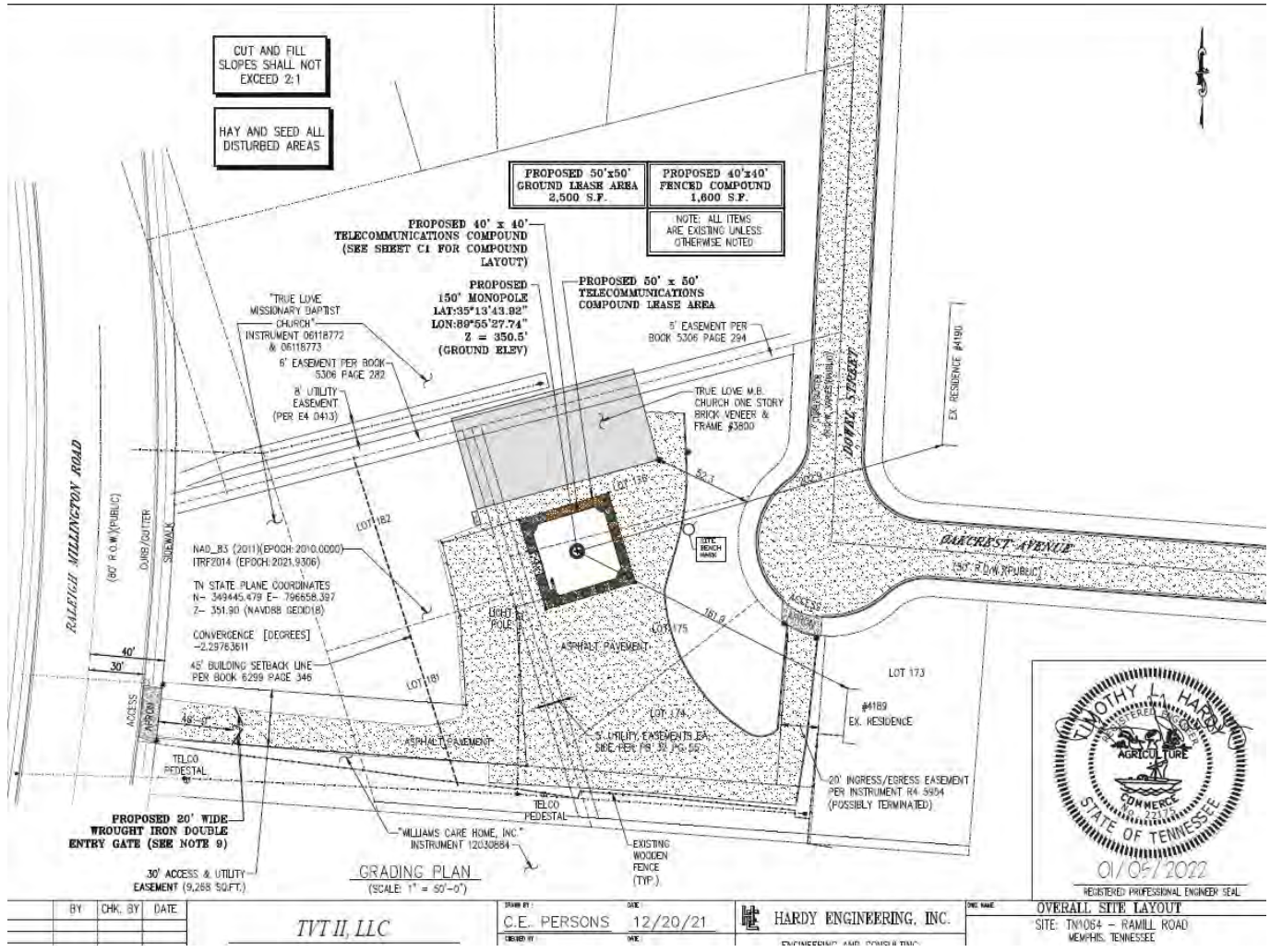
***ATTEST:***

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

## CONDITIONS

1. There shall be landscape screens on the west, east, and south sides of the compound to help conceal the site from view.
2. The equipment compound shall be enclosed by a 6-foot wooden privacy around the lease area to conceal the ground equipment. The compound gates will be wooden as well.
3. The maximum tower height shall be one-hundred fifty (150) feet Monopole Communications (CMCS) tower.
4. The tower and related equipment shall be removed within one-hundred eighty (180) days of ceasing operations.
5. The tower shall be constructed within two (2) years of approval by the Memphis City Council. The Land Use Control Board may grant a time extension through the applicant filing a correspondence item application with public notice sent to all property owners within five hundred feet (500') feet of the property.
6. Any interference with Memphis-Shelby County emergency communications by a station using this tower shall be the responsibility of the station and tower owner to remedy.

# SITE PLAN



BY: _____		CHK. BY: _____		DATE: _____	
TTH, LLC				HARDY ENGINEERING, INC.	
DRAWN BY: C.E. PERSONS		DATE: 12/20/21		SHEET NO: _____	
CHECKED BY: _____		DATE: _____		PROJECT: OVERALL SITE LAYOUT	
DATE: _____		DATE: _____		SITE: TN1064 - RAMILL ROAD	
DATE: _____		DATE: _____		MEMPHIS, TENNESSEE	

## **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:

<b>CASE NUMBER:</b>	SUP 22-001
<b>LOCATION:</b>	3788 Raleigh Millington
<b>COUNCIL DISTRICT(S):</b>	District 1 and Super District 9 – Positions 1, 2, and 3
<b>OWNER/APPLICANT:</b>	True Love Missionary Baptist Church C/O Bishop TL Murden/TVT II, LLC – Towers Ventures
<b>REPRESENTATIVE:</b>	Lou Katzerman, Zoning Manager
<b>REQUEST:</b>	To allow a 150-foot Monopole Communications (CMCS) Tower
<b>EXISTING ZONING:</b>	Residential Single-Family – 8 (R-8)
<b>AREA:</b>	+/-1.4 acres

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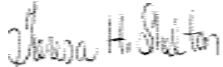
**The following spoke in support of the application:** None

**The following spoke in opposition the application:** 3

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,



Teresa H. Shelton  
Municipal Planner  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**SUP 22-001**  
**CONDITIONS**

1. There shall be landscape screens on the west, east, and south sides of the compound to help conceal the site from view.
2. The equipment compound shall be enclosed by a 6-foot wooden privacy around the lease area to conceal the ground equipment. The compound gates will be wooden as well.
3. The maximum tower height shall be one-hundred fifty (150) feet Monopole Communications (CMCS) tower.
4. The tower and related equipment shall be removed within one-hundred eighty (180) days of ceasing operations.
5. The tower shall be constructed within two (2) years of approval by the Memphis City Council. The Land Use Control Board may grant a time extension through the applicant filing a correspondence item application with public notice sent to all property owners within five hundred feet (500') feet of the property.
6. Any interference with Memphis-Shelby County emergency communications by a station using this tower shall be the responsibility of the station and tower owner to remedy. al use permit shall be granted to allow a surface parking lot.





**AGENDA ITEM:** 14

**CASE NUMBER:** SUP 22-001 **L.U.C.B. MEETING:** February 10, 2022

**LOCATION:** 3788 Raleigh Millington Rd.

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

**OWNER/APPLICANT:** True Love Missionary Baptist Church C/O Bishop TL Murden/TVT II, LLC – Towers Ventures

**REPRESENTATIVE:** Lou Katzerman, Zoning Manager

**REQUEST:** 150-foot Monopole Communications (CMCS) Tower

**AREA:** +/-1.4 acres in total

## CONCLUSIONS

1. The request is for a 150-foot Monopole Communications (CMCS) tower within a Residential Single-Family – 8 (R-8) zoning district.
2. Staff agrees the approval criteria in regard to special use permits as set out in the Unified Development Code Section 9.6.9 are met.
3. Staff agrees the requirements for special use permits for cell towers as set out in the Unified Development Code Paragraph 2.6.2I(1) are met.
4. The proposal will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, and other matters affecting the safety, and general welfare of the community.

## CONSISTENCY WITH MEMPHIS 3.0

The Memphis 3.0 Plan does not provide recommendations related to cell towers.

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

**Street Frontage:** Raleigh Millington Rd +/-138.6 linear feet  
**Zoning Atlas Page:** 1740  
**Parcel ID:** 0860050 0031  
**Existing Zoning:** Residential Single-Family – 8 (R-8)

**NEIGHBORHOOD MEETING**

The meeting was held at 5:30 PM to 6:30 PM on Monday, January 31, 2022, at the True Love Missionary Baptist Church, located at 3788 Raleigh Millington Rd., Memphis, TN 38128.

**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 72 notices were mailed on January 28, 2022, and a total of 2 signs posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located within the pink circle

VICINITY MAP



Site highlighted in yellow

**AERIAL**



Subject property outlined in orange

**ZONING MAP**



Subject property indicated by a pink star

**Existing Zoning:** Residential Single-Family – 8 (R-8)

**Surrounding Zoning**

**North:** R-8

**East:** R-8


**South:** R-8

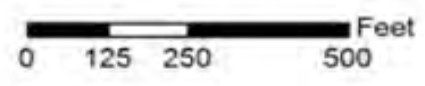
**West:** R-8

LAND USE MAP



LandUse

- |   |  |
|---|--|
|  SINGLE-FAMILY             |  OFFICE     |
|  MULTI-FAMILY              |  INDUSTRIAL |
|  INSTITUTIONAL             |  PARKING    |
|  COMMERCIAL                |  VACANT     |
|  RECREATIONAL / OPEN SPACE |  |



Subject property indicated by a pink star



**SITE PHOTOS**

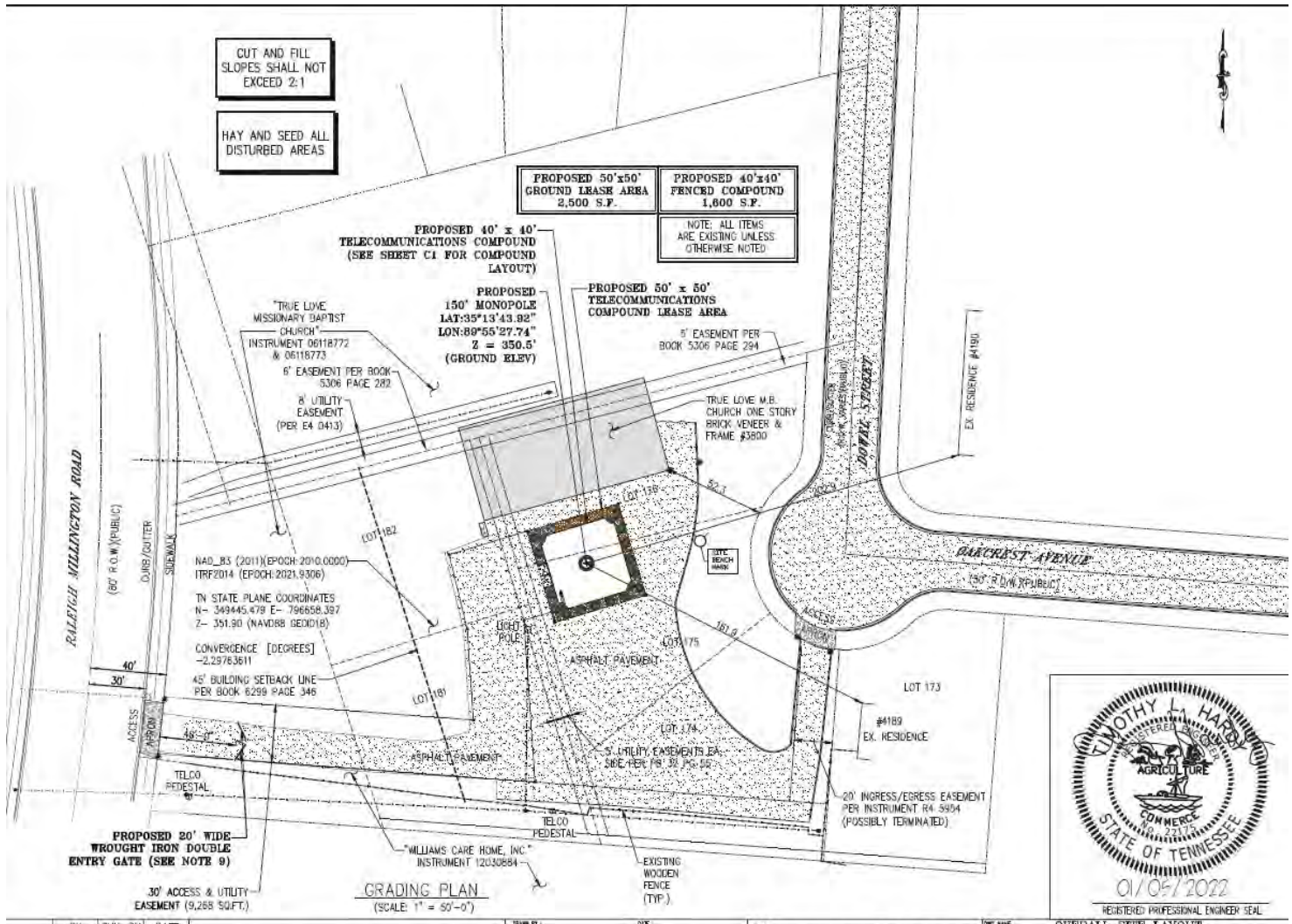


View of proposed site looking north



View of proposed site looking northwest

**DETAILED SITE LAYOUT**



CUT AND FILL SLOPES SHALL NOT EXCEED 2:1

HAY AND SEED ALL DISTURBED AREAS

PROPOSED 50'x50' GROUND LEASE AREA  
 2,500 S.F.

PROPOSED 40'x40' FENCED COMPOUND  
 1,600 S.F.

NOTE: ALL ITEMS ARE EXISTING UNLESS OTHERWISE NOTED

PROPOSED 40' x 40' TELECOMMUNICATIONS COMPOUND  
 (SEE SHEET C1 FOR COMPOUND LAYOUT)

PROPOSED 150' MONOPOLE  
 LAT: 35°13'43.92"  
 LON: 89°55'27.74"  
 Z = 350.5'  
 (GROUND ELEV)

PROPOSED 50' x 50' TELECOMMUNICATIONS COMPOUND LEASE AREA

5' EASEMENT PER BOOK 5306 PAGE 294

TRUE LOVE MISSIONARY BAPTIST CHURCH  
 INSTRUMENT 06118772 & 06118773

6' EASEMENT PER BOOK 5306 PAGE 282

8' UTILITY EASEMENT (PER EA 0413)

TRUE LOVE M.B. CHURCH ONE STORY BRICK VENEER & FRAME #3800

RALEIGH MILLINGTON ROAD

(80' R.O.W.) (PUBLIC)

DRAIN/GUTTER SIDEWALK

NAD\_83 (2011) (EPOCH: 2010.0000) ITRF2014 (EPOCH: 2021.9306)

TN STATE PLANE COORDINATES  
 N- 349445.479 E- 796658.397  
 Z- 351.90 (NAVD88 BGD18)

CONVERGENCE [DEGREES] -2.29763611

45' BUILDING SETBACK LINE PER BOOK 6299 PAGE 346

48'-0"

TELECO PEDESTAL

PROPOSED 20' WIDE WROUGHT IRON DOUBLE ENTRY GATE (SEE NOTE 9)

30' ACCESS & UTILITY EASEMENT (9,268 SQ.FT.)

GRADING PLAN (SCALE: 1" = 50'-0")

WILLIAMS CARE HOME, INC. INSTRUMENT 12030684

EXISTING WOODEN FENCE (TYP.)

DOWLING STREET

EX. RESIDENCE #490

BARCKEST AVENUE

(50' R.O.W.) (PUBLIC)

LOT 173

#4189 EX. RESIDENCE

20' INGRESS/EGRESS EASEMENT PER INSTRUMENT R4 5904 (POSSIBLY TERMINATED)



REGISTERED PROFESSIONAL ENGINEER SEAL

BY	CHK. BY	DATE

TVT II, LLC

DESIGNED BY: C.E. PERSONS  
 DATE: 12/20/21

HARDY ENGINEERING, INC.

OVERALL SITE LAYOUT  
 SITE: TN1064 - RAMILL ROAD  
 MEMPHIS, TENNESSEE

COVERAGE SUMMARY



# NAMEM00134C- Coverage

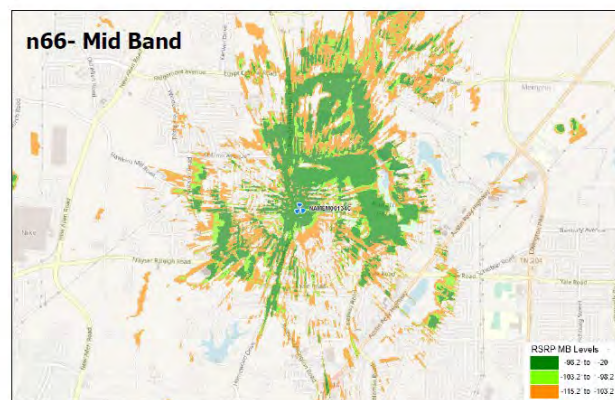
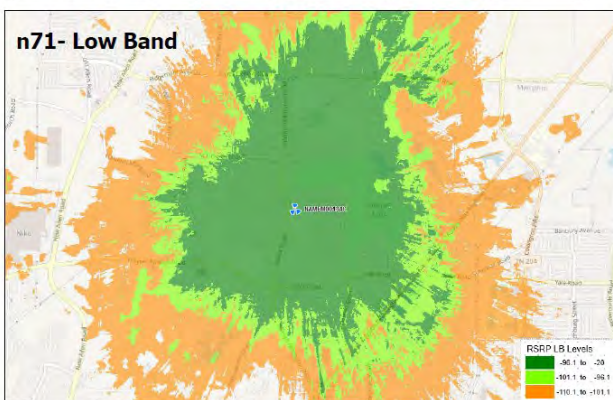
January 3rd, 2022

## Summary:

- Coverage predictions were run on individual site NAMEM00134C located at Lat: 35.228847 & Long: -89.924492
- Rad center of 150ft with Azimuths of A-10,B-140,C-230 was considered
- Site has best server Pops count of 25,867 on Low Band and 7,485 on Mid band

Pops Count- Best Server Site Level:

Best Server for Site MEM00134C	Low Band (n71) Traffic Counts (Subscribers)	Mid Band (n66) Traffic Counts (Subscribers)
NAMEM00134C	25,867	7,485



**LETTER FROM TENNESSEE HISTORICAL COMMISSION**



**TENNESSEE HISTORICAL COMMISSION**  
STATE HISTORIC PRESERVATION OFFICE  
2941 LEBANON PIKE  
NASHVILLE, TENNESSEE 37243-0442  
OFFICE: (615) 532-1550  
[www.tnhistoricalcommission.org](http://www.tnhistoricalcommission.org)

January 26, 2022

Ms. Joann Ivey  
Terracon  
2105 Newpoint Place, Suite 600  
Lawrenceville, GA 30043

RE: FCC / Federal Communications Commission, Cell Site, 3788 Raleigh Millington Road, Memphis, Shelby County, TN

Dear Ms. Ivey:

In response to your request, we have reviewed the documents you submitted regarding your proposed undertaking. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicant for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

After considering the documentation submitted, it is our opinion that there are no National Register of Historic Places listed or eligible properties affected by this undertaking. We have made this determination because either: no National Register listed or eligible Historic Properties exist within the undertaking's area of potential effects, the specific location, size, scope and/or nature of the undertaking and its area of potential effects precluded affects to Historic Properties, the undertaking will not alter any characteristics of an identified eligible or listed Historic Property that qualify the property for listing in the National Register, or it will not alter an eligible Historic Property's location, setting or use. We have no objections to your proceeding with your undertaking.

If your agency proposes any modifications in current project plans or discovers any archaeological remains during the ground disturbance or construction phase, please contact this office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. If you are applying for federal funds, license or permit, you should submit this letter as evidence of consultation under Section 106 to the appropriate federal agency, which, in turn, should contact us as required by 36 CFR 800. If you represent a federal agency, you should submit a formal determination of eligibility and effect to us for comment. You may direct questions or comments to ((615) 687-4780, [Jennifer.Barnett@tn.gov](mailto:Jennifer.Barnett@tn.gov) ). This office appreciates your cooperation.

Sincerely,

E. Patrick McIntyre, Jr.  
Executive Director and  
State Historic Preservation Officer

**LETTER OF NEED**



**Letter of Need**

Dear Tower Ventures,

01/20/2022

We are aware that you are planning to build a new tower at the location listed below:

**NAMEM000134C**  
**True Love Missionary Baptist Church**  
3788 Raleigh Millington RD  
Memphis, TN 38128  
35.228847, -89.924492

Please accept this letter as confirmation that Dish Wireless is interested in co-locating on this new tower. Dish Wireless has executed an agreement with SBA Tower, SBA Site # TN 07021 -B on the tower North of this proposed site and we plan on co-locating on both structures.

If you need any additional info from us for your zoning submittal please let us know and we will do our best to provide it.



**Randy Muller**  
Site Acquisition Specialist II | Wireless  
Mobile (502) 817-7333  
[Randy.Muller@dish.com](mailto:Randy.Muller@dish.com)

## STAFF ANALYSIS

### Request

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

The request is for a 150-foot Monopole Communications (CMCS) Tower in a Residential – 8 (R-8) zoning district. The applicant proposes to install a 150-foot Monopole Communications (CMCS) Tower in a 40'x 40' lease area enclosed by a 6-foot wooden privacy fence around the lease area to conceal the ground equipment. The compound gates will also be wooden with landscape screens on the west, east, and south sides of the compound to help conceal the site from view.

### 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.*

### Additional Approval Criteria for CMCS Towers

Staff agrees the requirements for special use permits for cell towers as set out in the Unified Development Code Paragraph 2.6.2I (2) are met.

*Item 2.6.2I(2)(b) General Requirements*

*The location, size and design of such facilities shall be such that minimal negative impacts result from the facility. Any application for a new tower shall not be approved nor shall any building permit for a new tower be issued unless the applicant certifies that the equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or other structure due to one or more of the following reasons:*

- 1. The planned equipment would exceed the structural capacity of existing and approved structures, considering existing and planned use of those structures, and those structures cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost.*
- 2. The planned equipment would result in technical or physical interference with or from other existing or planned equipment and the interference cannot be prevented at a reasonable cost.*
- 3. There are no appropriate existing or pending structures to accommodate the planned equipment, taking into account, among other factors, the applicant's system requirements.*
- 4. Other reasons that make it impractical to place equipment planned by the applicant on existing and approved structures.*

*Item 2.6.2I(2)(d) Co-Location – CMCS Towers Only*

*1. Any proposed CMCS tower shall be structurally designed to accommodate at least three additional CMCS sectorized antennas, if at least 100 feet in height, at least five additional CMCS sectorized antennas if at least 150 feet in height, at least six additional CMCS sectorized antennas if at least 170 feet in height. Co-located CMCS antennas shall be placed on a structure in such a manner as to avoid interference with or impairment of operations of existing antennas or other uses.*

*2. Nothing in these rules and regulations shall obligate the owner of an existing CMCS tower to co-locate additional antennas on such tower or be construed to interfere with or limit the rights of parties to set rent or establish other terms and conditions of the shared use of a CMCS tower or facility.*

**Consistency with Memphis 3.0**

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

The Memphis 3.0 Plan does not provide recommendations related to cell towers.

**Conclusions**

The request is for a 150-foot Monopole Communications (CMCS) tower within a Residential Single-Family – 8 (R-8) zoning district.

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

Staff agrees the requirements for special use permits for cell towers as set out in the Unified Development Code Paragraph 2.6.2I(1) are met.

The proposal will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, and other matters affecting the safety, and general welfare of the community.



## **RECOMMENDATION**

Staff recommends approval with conditions.

### **Conditions**

1. There shall be landscape screens on the west, east, and south sides of the compound to help conceal the site from view.
2. The equipment compound shall be enclosed by a 6-foot wooden privacy around the lease area to conceal the ground equipment. The compound gates will be wooden as well.
3. The maximum tower height shall be one-hundred fifty (150) feet Monopole Communications (CMCS) tower.
4. The tower and related equipment shall be removed within one-hundred eighty (180) days of ceasing operations.
5. The tower shall be constructed within two (2) years of approval by the Memphis City Council. The Land Use Control Board may grant a time extension through the applicant filing a correspondence item application with public notice sent to all property owners within five hundred feet (500') feet of the property.
6. Any interference with Memphis-Shelby County emergency communications by a station using this tower shall be the responsibility of the station and tower owner to remedy.

## DEPARTMENTAL COMMENTS

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

**City/County Engineer:** **DATE: 2/2/2022**

**CASE: SUP-22-001** **NAME: Cell Tower**

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

### **Sewers:**

2. City sanitary sewers are available to serve this development.
3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

### **Roads:**

4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.

### **Traffic Control Provisions:**

6. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. 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.

<b>City/County Fire Division:</b>	No comments received.
<b>City Real Estate:</b>	No comments received.
<b>City/County Health Department:</b>	No comments received.
<b>Shelby County Schools:</b>	No comments received.
<b>Construction Code Enforcement:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>Office of Sustainability and Resilience:</b>	No comments received.
<b>Office 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 SPECIAL USE PERMIT  
APPROVAL/AMENDMENT**

Date: 12/14/2021

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

PLEASE TYPE OR PRINT

Property Owner of Record: True Love Missionary Baptist Church C/O Bishop TL Murden Phone #: (901) 270-5683

Mailing Address: 3800 Raleigh Millington RD Parcel # 086005.00031 City/State: Memphis, TN Zip 38128

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

Applicant: TVT II, LLC - Tower Ventures Phone # (901) 794-9494

Mailing Address: 495 Tennessee Street, Ste: 152 City/State: Memphis, TN Zip 38103

Applicant E- Mail Address: lou@towerventures.com

Representative: Lou Katzerman, Zoning Manager Phone #: (901) 244-4017

Mailing Address: 495 Tennessee Street, Ste: 152 City/State: Memphis, TN Zip 38103

Representative E-Mail Address: lou@towerventures.com

Engineer/Surveyor: Hardy Engineering, INC. C/O Tim Hardy Phone # (205) 855-1427

Mailing Address: 209 Linden Street City/State: Trussville, AL Zip 35173

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

Street Address Location: 3788 Raleigh Millington RD Memphis, TN 38128

Distance to nearest intersecting street: +/- 301 ft north, to Hallview Drive

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	1.4 ac		
Existing Zoning:	R-8		
Existing Use of Property	Church Property		
Requested Use of Property	CMCS Tower		

**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

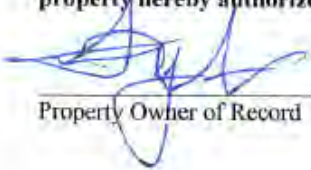
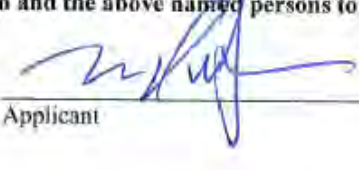
**Unincorporated Areas:** For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: NA Bedrooms: NA

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

**Variiances:** 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.

 12/19/21  12/17/21  
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:** 1/4/2022 with MS, Tereasa Shelton, Planner

**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   
(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).

Proposed Site is located on an 1.4 acre tract. The Property is bounded by a 2nd parcel also owned by church. Site carefully chosen to minimize the impact to the neighborhood. The tower will serve the public health and well being by providing reliable coverage to this area.

- 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).

Proposed site is located on large lot. Designed by be as far away from homes as possible. Tower will serve growing and busy 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).

With over 400,000 daily 911 calls coming from wireless users in America, the proposed site with function as public safety asset.

- 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).

No. CMCS Towers are heavily regulated in this regard; site will have completed Phase I environmental testing, FAA and FCC compliance and approvals prior to construction.

- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).

Yes, site will kindly comply with all local, state and Federal Cell Tower Requirements and regulations. As noted above, site will comply with UDC Section 2.6.2.1.2.

- The request will not adversely affect any plans to be considered (see UDC Chapter 19) or violate the character of existing standards for development of the adjacent properties (UDC sub-section 9.6.9F).

No, does not appear to fall under plans A-AA listed in the UPC Chapter on CMCS Tower regulations.

LETTER OF INTENT

**TVT II, LLC - Tower Ventures**

Phone: 901 244-4017  
495 Tennessee Street  
Suite: 152  
Memphis, TN 38103

December 2, 2021

Memphis and Shelby County Office of Planning and Development  
Memphis City Hall  
C/O Mr. Josh Whitehead  
Suite # 468  
125 North Mid-American Mall  
Memphis, TN 38103-2084

RE: Site Name: TN 1033; Winston Drive: **Letter of Intent** for a One Hundred Fifty Foot (150') Monopole Communications ("CMCS") Tower at 1609 Corning Ave, Memphis, TN 38127 (Parcel ID # 070053 00002)

Dear Mr. Whitehead:

TVT II, LLC (Tower Ventures), 495 Tennessee Street, Suite: 152 Memphis, TN 38103 proposes to construct a one hundred fifty foot (150') CMCS tower at 1609 Corning Ave (Parcel ID #070053 00002) Memphis, TN 38127. The tower will be a Monopole design. It will be built to support cellular communications and wireless data services. Per the UDC, the tower will be designed to support four (4) antenna arrays. The tower will be equipped with a climbing apparatus.

Site equipment will be placed in a Lease area of 50' x 50'. A 6' (six foot) wooden fence will be constructed around the lease area to conceal the ground equipment. The Compound Gates will also be wooden. The site will be concealed from view. Due to the extensive existing mature tree coverage that the parcel at 1609 offers, we are not proposing any additional landscaping. In turn, we plan to preserve as much existing vegetation as possible in lieu of a landscape screen.

There is a need for improved cellular coverage in this area of Memphis. Our client, Dish Network, has provided detailed before and after coverage maps that clearly demonstrate this need. The CMCS equipment planned for the proposed tower cannot be accommodated on any existing structures because there are no appropriate existing structures or pending structures to accommodate the planned equipment, considering, among other factors, the licensee's system requirements. Therefore, the proposed tower is needed so that the licensee can provide better cellular coverage and can improve its E911 emergency services network. The citizens of Memphis benefit each time a licensee expands its network coverage because each site enhances the licensee's ability to provide emergency response services.

TVT II, LLC - Tower Ventures, appreciates the Memphis and Shelby County Office of Planning and Development's consideration of this application. Please contact me at (901) 244-4017 if you have any questions concerning this application. Many thanks.

Sincerely,



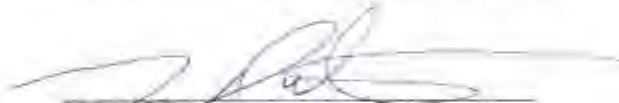
Lou Katzerman  
Sr. Site Acquisition and Zoning Manager  
TVT II, LLC - Tower Ventures  
Office: 901-244-4017  
<http://www.tvventures.com>

**SIGN AFFIDAVIT**

**Sign Affidavit for S.U.P. Case Number: 22-001**


County of Shelby  
State of Tennessee

I, Louis B. Katzerman, being duly sworn, depose and say that at approximately 09.30 am on the 28<sup>th</sup> day of January 2022 I posted Two (2) Public Notice Signs pertaining to Case No. SUP 22-001 at 3788 Raleigh Millington RD Memphis, TN 38128 (Parcel ID #086005 0005), providing notice of a Public Hearing before the Land Use Control Board (Hearing on February 10<sup>th</sup>, 2022) for consideration of a proposed SUP/CMCS Tower Request and two (2) photograph of said signs.

  
\_\_\_\_\_  
TVTII, LLC (Tower Ventures), Applicant  
Louis Katzerman, Sr. Zoning Manager

1/28/2022  
\_\_\_\_\_  
Date

Subscribed and sworn to before me this 28<sup>th</sup> day of January 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:





**LETTERS RECEIVED**

One (1) letter was received at the time of completion of this report.

Staff Report  
SUP 22-001

February 10, 2022  
Page 25

**From:** delorisbrookins@aol.com [mailto:delorisbrookins@aol.com]  
**Sent:** Monday, January 31, 2022 3:41 PM  
**To:** Shelton, Teresa [Teresa.Shelton@memphistn.gov](mailto:Teresa.Shelton@memphistn.gov)  
**Subject:** 150 Foot Monopole Communications Tower

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

Hi Teresa,

I am in receipt of a "NOTICE OF PUBLIC HEARING" but no executive session will be held. So, actually, no hearing would be heard on the above-mentioned subject line. The drawing of the site is not legible. It appears I am basically next door to this site. Can you email me at [delorisbrookins@aol.com](mailto:delorisbrookins@aol.com) with a legible copy of the site anticipated ASAP?

Also, I am concerned about the microwave transmission, health, and environmental problems this could cause in my neighborhood. In the event I do not hear from you ASAP with the requested information, I pray this project does not go the CONSENT AGENDA for reasons mentioned as well as the creation of a devalued neighborhood.

Sincerely,  
Deloris Brookins  
901.238.0675



## MEMPHIS AND SHELBY COUNTY

### Record Summary for Special Use Permit

#### Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 4, 2022

Record Number: SUP 2022-001

Expiration Date:

Record Name: 3788 Raleigh Millington CMCS Tower

Description of Work: 150ft CMCS Tower. 40ft x 40ft compound. Wooden fence with wooden gates. 3 Landscape screens are the compound.

Parent Record Number:

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#### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	TRUE LOVE MISSIONARY BAPTIST CHURCH	3800 RALEIGH MILLINGTON RD, MEMPHIS, TN 38128	(901) 270-5683

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#### Parcel Information

Parcel No:  
086005 00031

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**Contact Information**

Name: Lou B Katzerman      Organization Name: TVT II, LLC - Tower Ventures      Contact Type: Applicant      Phone: (901) 239-3892

Suffix:  
Address:

Louis Bernard Katzerman      Representative      (901) 244-4017

Address:  
495 Tennessee Street, Suite: 152, Memphis, TN 38103

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1350910	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/04/2022		PLNGSPUSE 01
1350910	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	01/04/2022		PLNGSPUSE 10
Total Fee Invoiced: \$513.00					Total Balance: \$0.00			

**Payment Information**

Payment Amount: \$513.00      Method of Payment: Credit Card

**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner: Teresa Shelton

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: NA

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

Proposed Site is located on an 1.4 acre tract. The Property is bounded by a 2nd parcel also owned by church. Site carefully chosen to minimize the impact to the neighborhood. The tower will serve the public health and well being by providing reliable coverage to this area.

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

Proposed site is located on large lot. Designed by be as far away from homes as possible. Tower will serve growing and busy area.

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

With over 400,000 daily 911 calls coming from wireless users in America, the proposed site will function as public safety asset.

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

No. CMCS Towers are heavily regulated in this regard; site will have completed Phase I environmental testing, FAA and FCC compliance and approvals prior to construction.

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

Yes, site will kindly comply with all local, state and Federal Cell Tower Requirements and regulations. As noted above, site will comply with UDC Section 2.6.2.1.2.

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

No, does not appear to fall under plans A-AA listed in the UPC Chapter on CMCS Tower regulations.

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### GIS INFORMATION

Case Layer

-

Central Business Improvement District

No

Class

E

Downtown Fire District

No

Historic District

-

Land Use

INSTITUTIONAL

Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-8
State Route	-
Lot	175-176
Subdivision	OAK CREST AND PT RAL-MILL RD (CLOSED)
Planned Development District	-

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*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 SPECIAL USE PERMIT  
 APPROVAL/AMENDMENT**

Date: 12/14/2021

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

PLEASE TYPE OR PRINT

Property Owner of Record: True Love Missionary Baptist Church C/O Bishop TL Murden Phone #: (901) 270-5683

Mailing Address: 3800 Raleigh Millington RD Parcel # 086005 00031 City/State: Memphis, TN Zip 38128

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

Applicant: TVT II, LLC - Tower Ventures Phone # (901) 794-9494

Mailing Address: 495 Tennessee Street; Ste: 152 City/State: Memphis, TN Zip 38103

Applicant E- Mail Address: lou@towerventures.com

Representative: Lou Katzerman, Zoning Manager Phone #: (901) 244-4017

Mailing Address: 495 Tennessee Street; Ste: 152 City/State: Memphis, TN Zip 38103

Representative E-Mail Address: lou@towerventures.com

Engineer/Surveyor: Hardy Engineering, INC. C/O Tim Hardy Phone # (205) 655-1427

Mailing Address: 209 Linden Street City/State: Trussville, AL Zip 35173

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

Street Address Location: 3788 Raleigh Millington RD Memphis, TN 38128

Distance to nearest intersecting street: +/- 301 ft north, to Hallview Drive

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	1.4 ac		
Existing Zoning:	R-8		
Existing Use of Property	Church Property		
Requested Use of Property	CMCS Tower		

**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: NA Bedrooms: NA

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





### 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).

Proposed Site is located on an 1.4 acre tract. The Property is bounded by a 2nd parcel also owned by church. Site carefully chosen to minimize the impact to the neighborhood. The tower will serve the public health and well being by providing reliable coverage to this area.

- 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).

Proposed site is located on large lot. Designed by be as far away from homes as possible. Tower will serve growing and busy 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).

With over 400,000 daily 911 calls coming form wireless users in America, the proposed site with function as public safety asset.

- 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).

No. CMCS Towers are heavily regulated in this regard; site will have completed Phase I environmental testing, FAA and FCC compliance and approvals prior to construction.

- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).

Yes, site will kindly comply with all local, state and Federal Cell Tower Requirements and regulations. As noted above, site will comply with UDC Section 2.6.2.1.2.

- 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).

No, does not appear to fall under plans A-AA listed in the UPC Chapter on CMCS Tower regulations.

**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) 576-6601.)*

- 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 2.6.2I(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. **VICINITY MAP**  
Two (2) copies showing the subject property (boldly outlined) and all parcels within a 500' radius. If the 500' radius includes less than 25 property owners, the radius shall be extended at 100' intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500'. Show for each parcel its dimensions, owner's name (on the vicinity map unless prior approval is given to do otherwise) and the public streets, alleys or private drives that it abuts. In situations where the parcels on the map are so small that the property owner's names are unable to fit and numbered legend is used, every effort should be made to place the legend on the map itself and not a separate sheet.
- G. **LIST OF NAMES AND ADDRESSES**  
1) Two (2) complete lists of names and mailing addresses, including zip codes, of all owners shown on the vicinity map, typewritten on 1"x 2<sup>5/8</sup>" self-adhesive mailing labels and 2 paper sets. Three (3) sets of gummed back mailing labels and paper copies are needed for subject properties located in Shelby County but within five (5) miles of the Memphis City limits.  
2) Two (2) self-adhesive mailing labels (1"x 2<sup>5/8</sup>" ) each for the owner of record, applicant, representative and/or engineer/surveyor.
- H. **FILING FEES** *(All Fees Are Subject To Change without Prior Notice)*  
1) 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**

## **TVT II, LLC - Tower Ventures**

Phone: 901 244-4017  
495 Tennessee Street  
Suite: 152  
Memphis, TN 38103

January 4, 2022

Memphis and Shelby County Office of Planning and Development  
Memphis City Hall  
C/O Mr. Norman "Chip" Saliba  
Suite # 468  
125 North Mid-American Mall  
Memphis, TN 38103-2084

RE: Site Name: TN 1064; Winston Drive: **Letter of Intent** for a One Hundred Fifty Foot (150')  
Monopole Communications ("CMCS") Tower at 3788 Raleigh Millington RD, Memphis, TN  
38128 (Parcel ID # 0860050 0031)

Dear Mr. Saliba:

TVT II, LLC (Tower Ventures), 495 Tennessee Street, Suite: 152 Memphis, TN 38103 proposes to construct a one hundred fifty Foot (150') CMCS tower at 3788 Raleigh Millington RD (Parcel ID #0860050 0031) Memphis, TN 38128. The tower will be a Monopole design. It will be built to support cellular communications and wireless data services. Per the UDC, the tower will be designed to support four (4) antenna arrays. The tower will be equipped with a climbing apparatus.

Site equipment will be placed in a Lease area of 40' x 40'. A 6' (six foot) wooden fence will be constructed around the lease area to conceal the ground equipment. The Compound Gates will also be wooden. We are proposing building landscape screens on the west, east and south sides of the compound, to help conceal the site from view.

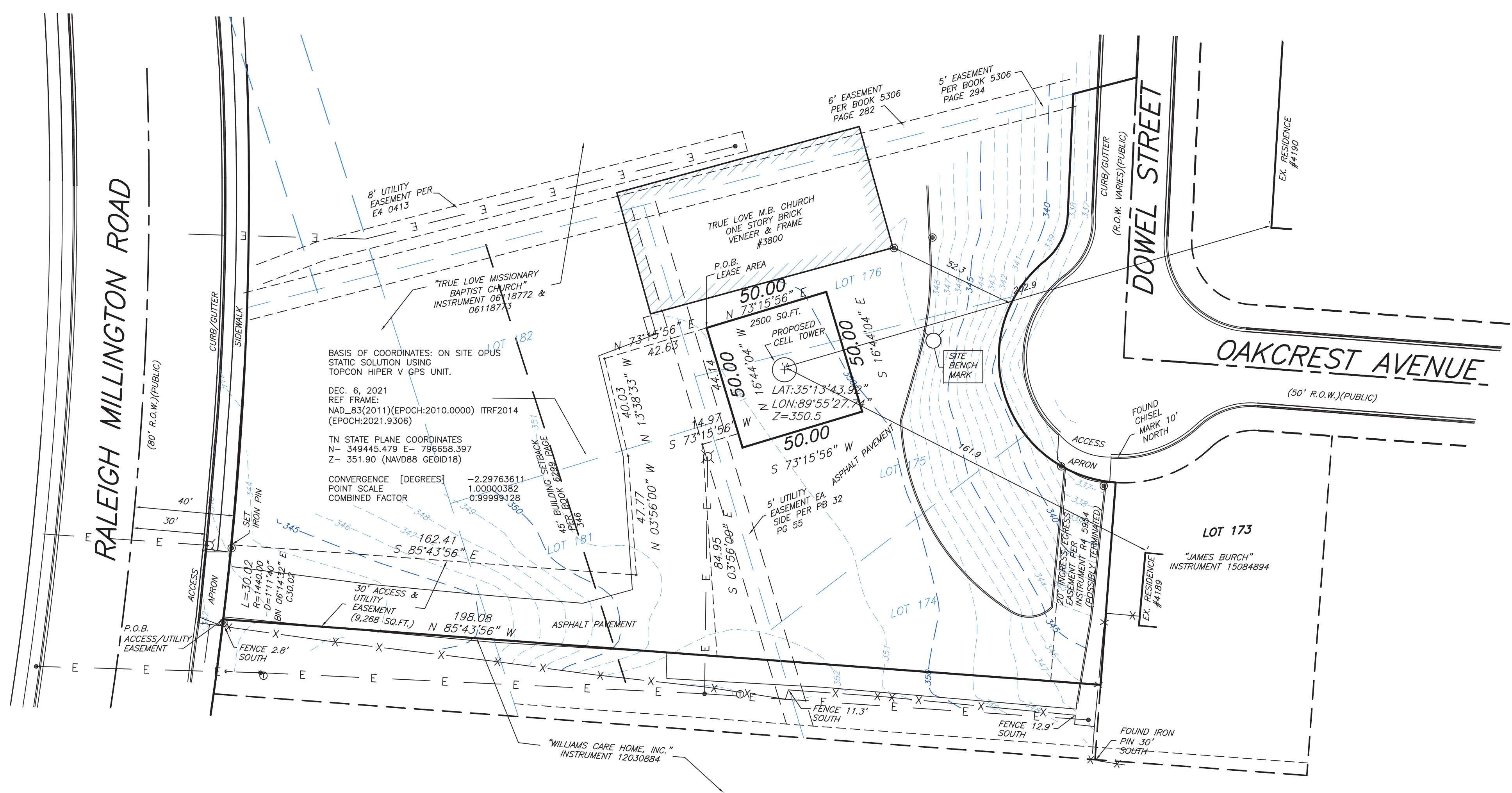
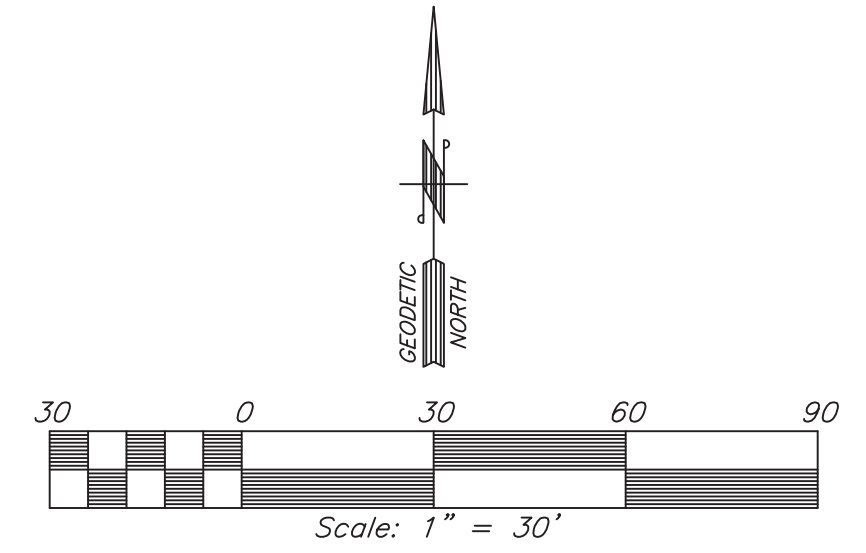
There is a need for improved cellular coverage in this area of Memphis. Our client, Dish Network, has provided detailed before and after coverage maps that clearly demonstrate this need. The CMCS equipment planned for the proposed tower cannot be accommodated on any existing structures because there are no appropriate existing structures or pending structures to accommodate the planned equipment, considering, among other factors, the licensees' system requirements. Therefore, the proposed tower is needed so that the licensees can provide better cellular coverage and can improve its E911 emergency services network. The citizens of Memphis benefit each time a licensee expands its network coverage because each site enhances the licensee's ability to provide emergency response services.

TVT II, LLC - Tower Ventures, appreciates the Memphis and Shelby County Office of Planning and Development's consideration of this application. Please contact me at (901) 244-4017 if you have any questions concerning this application. Many thanks.

Sincerely,



Lou Katzerman  
Sr. Site Acquisition and Zoning Manager  
TVT II, LLC - Tower Ventures  
Office: 901-244-4017  
[lou@towerventures.com](mailto:lou@towerventures.com)



BASIS OF COORDINATES: ON SITE OPUS  
 STATIC SOLUTION USING  
 TOPCON HIPER V GPS UNIT.  
 DEC. 6, 2021  
 REF. FRAME:  
 NAD\_83(2011)(EPOCH:2010.0000) ITRF2014  
 (EPOCH:2021.9306)  
 TN STATE PLANE COORDINATES  
 N = 349445.479 E = 796658.397  
 Z = 351.90 (NAVD88 GEOID18)  
 CONVERGENCE [DEGREES] -2.29763611  
 POINT SCALE 1.00000382  
 COMBINED FACTOR 0.99999128

Chicago Title Insurance Company  
 Order Number: 10071032  
 Effective Date: December 10, 2021 at 8:00 A.M.  
 Schedule B Section 2  
 Exceptions  
 Item 9. Survey matters recorded in Plat Book 32  
 Page 55 are as shown.  
 Item 10. Survey matters recorded in Amendment &  
 Correction to recorded plat of Oak Crest Subdivision  
 in Book 6209 Page 346 are as shown.  
 Item 11. Easement recorded in Book 5306 Page  
 282 is as shown.  
 Easement recorded in Book 5306 Page 294 is as  
 shown.  
 Item 12. Easement recorded in Instrument E4 0413  
 is as shown.

- NOTES
- BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.
  - ONLY VISIBLE AND APPARENT UTILITIES SHOWN.
  - BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL TENNESSEE 1 CALL @ 1-800-351-1111 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.
  - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470177 0285F. MAP REVISED SEPTEMBER 28, 2007.
  - IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.
  - THE UNAUTHORIZED DISTRIBUTION OF THIS PLAT OF SURVEY MAY CONSTITUTE A COPYRIGHT INFRINGEMENT.
  - FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE, WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.
  - UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.
  - CITY OF MEMPHIS BENCH MARK #724; LOCATED ON THE SOUTHEAST CORNER OF GRASS MEDIAN AT INTERSECTION OF RAILROAD ROAD AND RALEIGH MILLINGTON ROAD. ELEVATION = 342.45 (NAVD88).
  - SITE BENCH MARK - TOP OF HOSE CONNECTION OF FIRE HYDRANT LOCATED 35 FEET WEST OF THE CURB LINE OF DOWEL STREET WITH THE CENTERLINE OF OAKCREST AVENUE PROJECTED WEST - ELEVATION = 350.33
  - THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
  - THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

Property description of part of the True Love Missionary Baptist Church property as described in instrument 06118772 and 06118773 in Memphis, Shelby County, Tennessee:

Lease Area  
 Commencing at a pk nail set on a curve at the intersection of the east line of Raleigh Millington Road (80 foot right-of-way) with the north line of the Williams Care Home, Inc. property as described in Instrument 12030884; thence northeasterly along a curve to the left having a radius of 1440.00 feet with the east line of Raleigh Millington Road a distance of 30.02 feet, (chord = North 06 degrees 14 minutes 32 seconds East, 30.02 feet) to an iron pin set; thence South 85 degrees 43 minutes 56 seconds East a distance of 162.41 feet to a pk nail set; thence North 03 degrees 56 minutes 00 seconds West a distance of 47.77 feet to a pk nail set; thence North 13 degrees 38 minutes 33 seconds West a distance of 40.03 feet to a pk nail set; thence North 73 degrees 15 minutes 56 seconds East a distance of 42.63 feet to a pk nail set at the true point of beginning; thence North 73 degrees 15 minutes 56 seconds East a distance of 50.00 feet to a pk nail set; thence South 16 degrees 44 minutes 04 seconds East a distance of 50.00 feet to a pk nail set; thence South 73 degrees 15 minutes 56 seconds West a distance of 14.97 feet to a pk nail set; thence North 16 degrees 44 minutes 04 seconds West a distance of 50.00 feet to the point of beginning and containing 2,500 square feet.

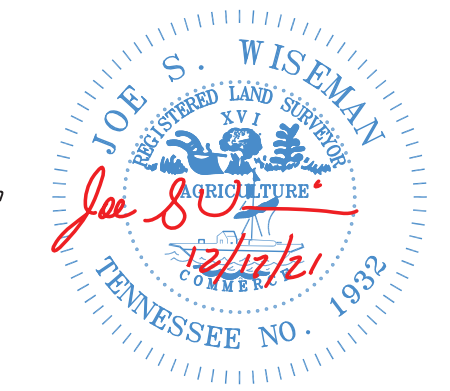
Access / Utility Easement  
 Beginning at a pk nail set on a curve at the intersection of the east line of Raleigh Millington Road (80 foot right-of-way) with the north line of the Williams Care Home, Inc. property as described in Instrument 12030884; thence northeasterly along a curve to the left having a radius of 1440.00 feet with the east line of Raleigh Millington Road a distance of 30.02 feet, (chord = North 06 degrees 14 minutes 32 seconds East, 30.02 feet) to an iron pin set; thence South 85 degrees 43 minutes 56 seconds East a distance of 162.41 feet to a pk nail set; thence North 03 degrees 56 minutes 00 seconds West a distance of 47.77 feet to a pk nail set; thence North 13 degrees 38 minutes 33 seconds West a distance of 40.03 feet to a pk nail set; thence North 73 degrees 15 minutes 56 seconds East a distance of 42.63 feet to a pk nail set in the west line of the Lease area described above; thence South 16 degrees 44 minutes 04 seconds East with said west line a distance of 44.14 feet to a point; thence South 73 degrees 15 minutes 56 seconds West a distance of 14.97 feet to a pk nail set; thence South 03 degrees 56 minutes 00 seconds East a distance of 84.95 feet to a pk nail set in the north line of the said Williams Care Home, Inc. property; thence North 85 degrees 43 minutes 56 seconds West with said north line a distance of 198.08 feet to the point of beginning and containing 9,288 square feet.

**ALTA/NSPS LAND TITLE SURVEY OF PART OF LOTS 174, 175, 176, 181 & 182, OAK CREST SUBDIVISION AS RECORDED IN PLAT BOOK 32 PAGE 55 BEING THE TRUE LOVE MISSIONARY BAPTIST CHURCH PROPERTY AS DESCRIBED IN INSTRUMENT 06118772 AND PART OF THE TRUE LOVE MISSIONARY BAPTIST CHURCH PROPERTY AS DESCRIBED IN INSTRUMENT 06118773 IN MEMPHIS, SHELBY COUNTY, TENNESSEE**

TO: TRUSTMARK NATIONAL BANK;  
 TVT II, LLC;  
 CHICAGO TITLE INSURANCE COMPANY AND  
 BURCH, PORTER & JOHNSON, PLLC.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 9, 11A, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 6, 2021.

Harris & Associates Land Surveyors, LLC

By: JOE S. WISEMAN  
 SURVEYOR  
 TENNESSEE LICENSE #1932  
 jwiseman@harrisassociateslandsurveyors.com  
 project # 21254



**HARRIS & ASSOCIATES LAND SURVEYORS, LLC**

554 Greentree Cove, Suite 102B · Collierville, Tennessee 38017 · (901)362-2345

DATE : Dec. 6, 2021 PLAT BOOK 32 PAGE 55  
 SCALE : 1" = 30'  
 DRAWN BY : jib/jw ORDERED BY : TVT II, LLC  
 Craig Royal

Prepared by and return to:  
Richard C. Raines, Esq.  
Wyatt Tarrant & Combs, LLP  
1715 Aaron Brenner Drive, Suite 800  
Memphis, Tennessee 38120  
(901) 537-1000

4

**WARRANTY DEED**

THIS INDENTURE, made and entered into this 30<sup>th</sup> day of November, 2000, by and between BIBLE BELIEVER'S BAPTIST CHURCH OF MEMPHIS, a Tennessee corporation (herein "Grantor"), and TRUE LOVE MISSIONARY BAPTIST CHURCH, a Tennessee corporation (herein "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in County of Shelby, State of Tennessee:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

This is the same property conveyed to Grantor by Warranty Deeds recorded at Book 5277, Page 118 and Book 6120, Page 47 and at Instrument No. BM 1466, all in the Register's Office of Shelby County, Tennessee. Tax Parcel Nos. 086-005-00005, 086-005-00031 and 086-005-00030.

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

Grantor hereby covenants with Grantee, they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons; and that the same is unencumbered, except easements filed for record at Book 5306, Page 294; Book 5306, Page 282 and Instrument No. E4 0413; subdivision restrictions, building lines and easements filed for record in Plat Book 32, Page 55; Grant of Easement filed for record at Instrument No. R4 5954; all in Register's Office of Shelby County, Tennessee; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantor" and "Grantee", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context hereof.

WITNESS the signature of Grantor this day and year first above written.

BIBLE BELIEVER'S BAPTIST CHURCH  
OF MEMPHIS

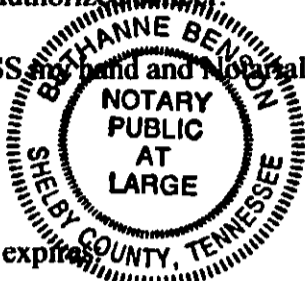
By:   
Rev. David Martin, Pastor

By:   
Thomas Page, Trustee

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, Notary Public, of the state and county aforesaid, personally appeared, Rev. David Martin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Pastor of Bible Believer's Baptist Church of Memphis, the within named bargainer, a Tennessee corporation, and that he as such officer of the corporation, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such authorized officer.

WITNESS my hand and Notarial Seal at office this 20th of November, 2000.



Bethanne Benson  
Notary Public

My commission expires  
MY COMMISSION EXPIRES AUG. 13, 2002

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, Notary Public, of the state and county aforesaid, personally appeared, Thomas Page, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of Bible Believer's Baptist Church of Memphis, the within named bargainer, a Tennessee corporation, and that he as such officer of the corporation, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such authorized officer.

WITNESS my hand and Notarial Seal at office this 20th of November, 2000.



Bethanne Benson  
Notary Public

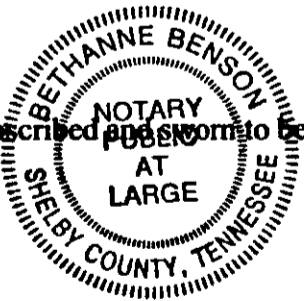
My commission expires  
MY COMMISSION EXPIRES AUG. 13, 2002

\*\*\*\*\*

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 \$425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

Subscribed and sworn to before me this 20th day of November, 2000.



Bethanne Benson  
Notary Public

My commission expires  
MY COMMISSION EXPIRES AUG. 13, 2002

**Property Owner and Property Address:** True Love Missionary Baptist Church  
3788-3800 Raleigh-Millington Road  
Memphis, Tennessee

**Mail tax bills to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State Tax	\$ 1,572.50
Register's Fee	1.00
Recording Fee	<u>18.00</u>
Total:	<u>\$ 1,591.50</u>



**EXHIBIT "A"****PARCEL J**

Lot 174, 175, 176, 181 and 182 of Oak Crest Subdivision as recorded in Plat Book 32, Page 55, and part of the property as described in Deed Book 5277, Page 118, and the property described in Instrument X8 9245, all being recorded in the Shelby County Register's Office, and being more particularly described as follows:

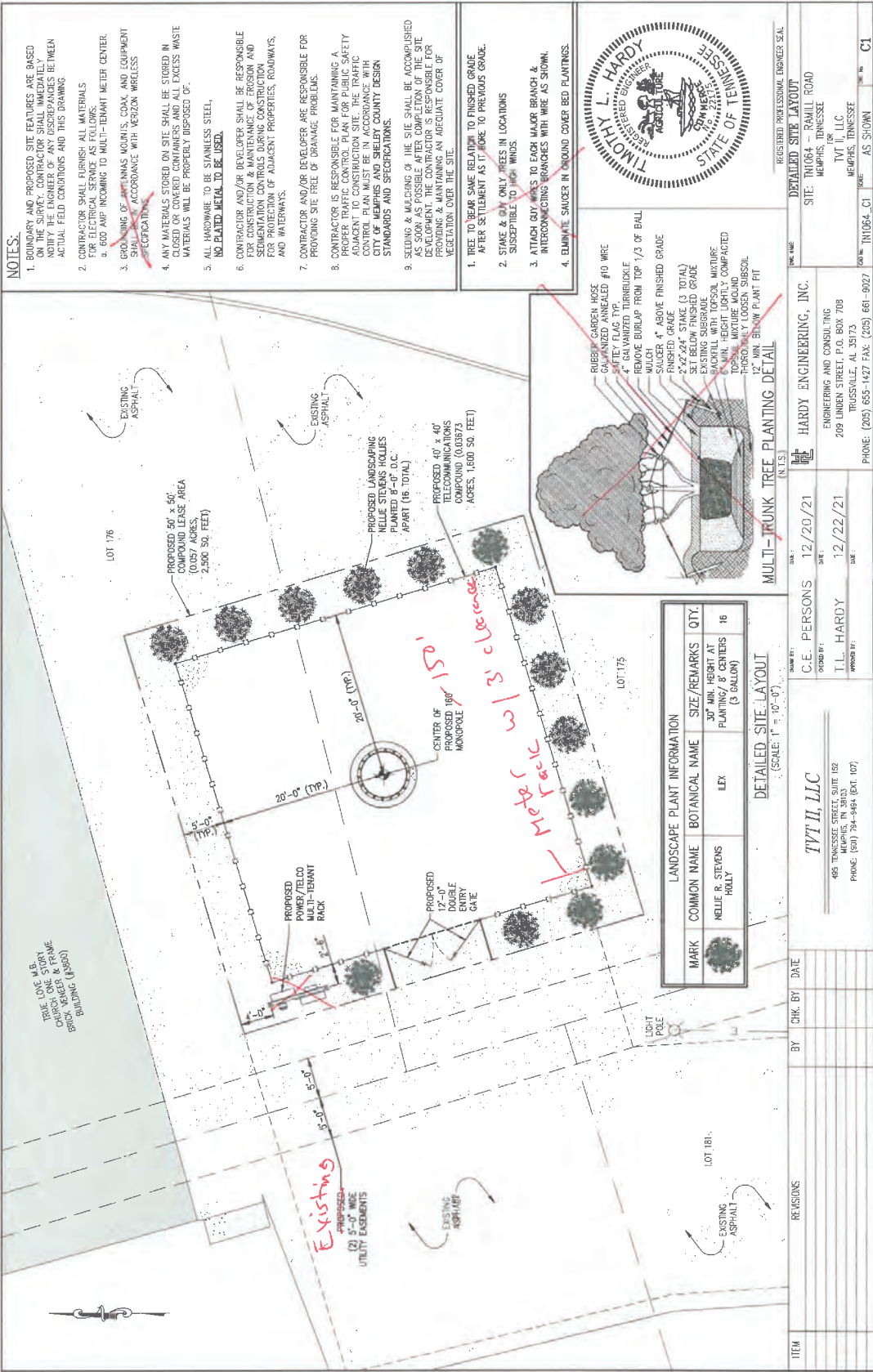
Beginning at a point in the northeast line of Raleigh Millington Road, said point being in the south line of Oak Crest Subdivision (Plat Book 32, Page 55 R.O.S.C.); thence northwestwardly along said northeast line a distance of 185.83 feet to a point; thence southwestwardly along the right of way of Raleigh Millington Road a distance of 22.33 feet to a point; thence northwestwardly along the northeast line of said road a distance of 140.10 feet to a point; thence northeastwardly along the right of way of said road a distance of 8.37 feet to a point; thence northeastwardly along the northeast line of said road a distance of 80.09 feet to the southwest corner of Lot 180 of Oak Crest Subdivision; thence eastwardly along the south line of Lots 180 and 179 a distance of 128.04 feet to the west line of Lot 179; thence southeastwardly along the west line of Lot 179 a distance of 50.0 feet to a point; thence northeastwardly along the southeast line of Lot 179, 178, and 177 and an extension thereof a distance of 239.07 feet to a point in Dowel Road; thence southwardly along the centerline of Dowel Road a distance of 144.10 feet to a point; thence southwestwardly along a projection of the northwest line of Lot 176 of Oak Crest Subdivision a distance of 26.73 feet to the west line of Dowel Road; thence southwardly along said west line a distance of 48.63 feet to a point of curvature; thence along a curve to the right which radius is 25 feet a distance of 21.02 feet to a point of reverse curvature; thence along a curve to the left which radius is 50 feet a distance of 119.25 feet to the northwest corner of Lot 173 of Oak Crest Subdivision; thence southwardly along the line dividing Lots 173 and 174 a distance of 111.14 feet to the south line of Oak Crest Subdivision; thence westwardly along said south line a distance of 231.36 feet to the point of beginning.

**KS0043**

11/28/2000-15:13:09

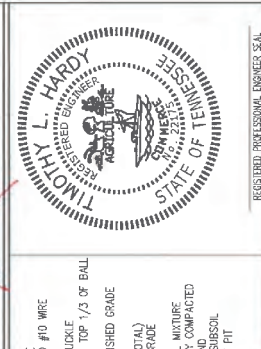
Title Transfer: Warranty Deed		11
D/C: 7 - DERRICK BMMK		
TRANSFER VALUATION		425,000.00
TN MORTGAGE TAX	N/A	
TN TRANSFER TAX		1,572.50
RECORDING FEE		15.00
OP FEE		2.00
REGISTER'S FEE		1.00
WALK THRU FEE	N/A	
<b>TOTAL AMOUNT</b>		<b>1,591.50</b>
PAGE COUNT: 4	PAGE ADDED: No	GROUP ID: X0002400T
STATE of TENNESSEE, COUNTY of SHELBY Tom Leatherwood, REGISTER		

425,000  
4



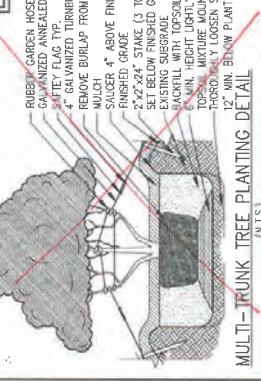
- NOTES:**
- BOUNDARY AND PROPOSED SITE FEATURES ARE BASED ON THE SURVEY. CONTRACTOR SHALL VERIFY THE ACTUAL FIELD CONDITIONS AND THIS DRAWING.
  - CONTRACTOR SHALL FURNISH ALL MATERIALS FOR ELECTRICAL SERVICE AS FOLLOWS:
    - 600 AMP FIBER OPTIC MULTI-TENANT METER CENTER.
    - GROUNDING OF METALS, COAX, AND EQUIPMENT SHALL ACCORDANCE WITH NERXON WIRELESS SPECIFICATION.
  - ANY MATERIALS STORED ON SITE SHALL BE STORED IN CLOSED OR COVERED CONTAINERS AND ALL EXCESS WASTE MATERIALS WILL BE PROPERLY DISPOSED OF.
  - ALL HARDWARE TO BE STAINLESS STEEL.
  - NO PLATED METAL TO BE USED.
  - CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT PROPERTIES, ROADS, AND WATERWAYS.
  - CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY OF MEMPHIS AND SHELBY COUNTY DESIGN STANDARDS AND SPECIFICATIONS.
  - SEEDING & MULCHING OF THE SITE SHALL BE ACCOMPLISHED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING & MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE.

- TREE TO BEAR SAME BEAUTY TO FINISHED GRADE AFTER SETTLEMENT AS TO PREVIOUS GRADE.
- STAKE & ONLY ONLY TREES IN LOCATIONS SUSCEPTIBLE TO HIGH WINDS.
- ATTACH GUY WIRES TO EACH MAJOR BRANCH & INTERCONNECTING BRANCHES WITH WIRE AS SHOWN.
- ELIMINATE SAUNDER IN WOUND COVER BED PLANTINGS.



REGISTERED PROFESSIONAL ENGINEER SEAL  
 DETAILED SITE LAYOUT  
 SITE: TN064 - RAHULL ROAD  
 MEMPHIS, TENNESSEE  
 T.V.T. II, LLC  
 MEMPHIS, TENNESSEE  
 SHEET: TN064-C1

PROPOSED 60' x 46' COMPOUND LEASE AREA (2,900 SQ. FEET)  
 EXISTING ASPHALT  
 EXISTING ASPHALT  
 PROPOSED LANDSCAPING HELIX STEVENS HOLIES PLANTED 8'-0" O.C. APART (16 TOTAL)  
 PROPOSED 40' x 40' TELECOMMUNICATIONS COMPOUND (603673 ACRES, 1000 SQ. FEET)  
 RUBBER GARDEN ROSE GALVANIZED ANNEALED #10 WIRE 4" DIA. W/ 1/2" RINGGICLE REMOVE BURLAP FROM TOP 1/3 OF BALL MULCH SALICER 4" ABOVE FINISHED GRADE FINISHED GRADE 2' x 2' x 24" STAKE (3 TOTAL) EXISTING SUBGRADE BACKFILL WITH TOPSOIL MIXTURE 6" MIN. HEIGHT LIGHTLY COMPACTED TOPSOIL MIXTURE SURROUNDING 12" MIN. BELOW PLANT FIT



LANDSCAPE PLANT INFORMATION

MARK	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS	QTY.
	HELIX STEVENS HOLLY	HELIX STEVENS HOLLY	30" MIN. HEIGHT AT PLANTING / 8' CENTERS (3 GALLON)	16

DETAILED SITE LAYOUT  
 (SCALE: 1" = 10'-0")

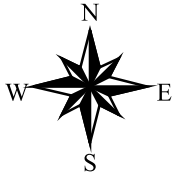
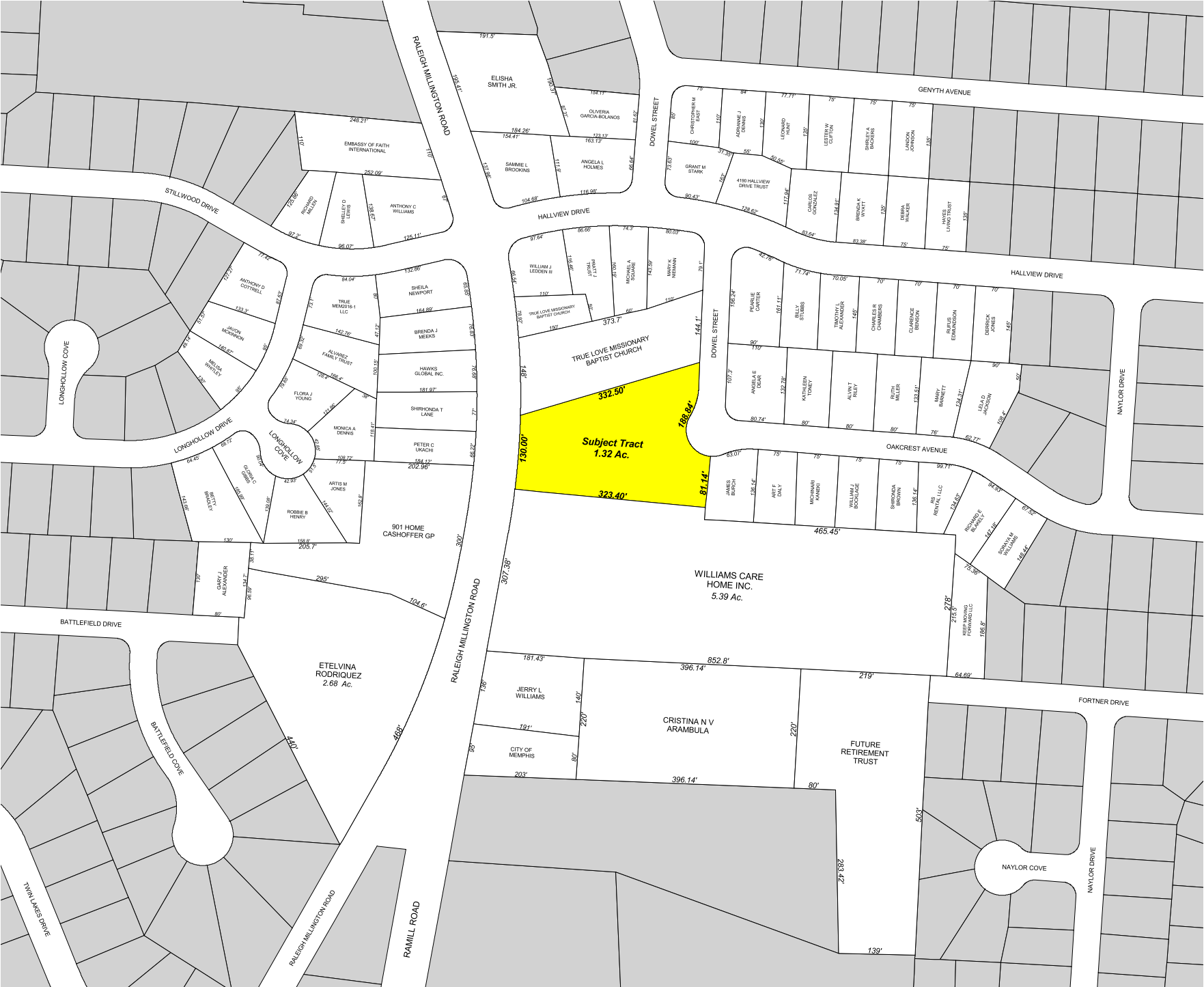
BY: CHK. BY: DATE: REVISIONS:

DATE: 12/20/21  
 C.E. PERSONS  
 T.V.T. II, LLC  
 405 TENNESSEE STREET, SUITE 102  
 MEMPHIS, TN 38103  
 PHONE: (901) 794-9484 (EXT. 107)

DATE: 12/22/21  
 T.L. HARDY  
 ENGINEERING AND CONSULTING  
 209 JUNDEN STREET, P.O. BOX 709  
 TRUSSVILLE, AL 35173  
 PHONE: (205) 655-1427 FAX: (205) 661-9927

ITEM

# Vicinity Map



4190 Hallview Drive Trust  
526 Calle Montecito, Unit 137  
Oceanside, CA 92057-5245

901 Home Cashoffer GP  
P O Box 40462  
Memphis, TN 38174-0462

Alexander Gary J  
4094 Battlefield Drive  
Memphis, TN 38128-3062

Alexander Timothy L  
4205 Hallview Drive  
Memphis, TN 38128

Alvarez Family Trust  
3876 Chestnut Avenue  
Concord, CA 94519-1907

Arambula Cristina N V & Adalberto R  
9698 Quito Road  
Millington, TN 38053-4384

Backers Shirley A  
4209 Genyth Avenue  
Memphis, TN 38128-3253

Barnett Mary And Brianna Mayes  
4224 Oakcrest Avenue  
Memphis, TN 38128-3229

Benson Clarence & Diane  
4219 Hallview Drive  
Memphis, TN 38128-3251

Blakely Richard E & Vickey  
4235 Oakcrest Avenue  
Memphis, TN 38128-3228

Bocklage William J  
4211 Oakcrest Avenue  
Memphis, TN 38128-3228

Bradley Betty  
4083 Longhollow Drive  
Memphis, TN 38128-3017

Brookins Sammie L & Deloris T  
4144 Hallview Drive  
Memphis, TN 38128-3215

Brown Shironda  
1766 6th Crompton Square, Ste. A  
Memphis, TN 38134-6886

Burch James  
58 Calera Canyon Road  
Salinas, CA 93908-9317

Carter Pearlie  
4189 Hallview Drive  
Memphis, TN 38128-3251

Chambers Charles R & Wanda Y  
4213 Hallview Drive  
Memphis, TN 38128-3251

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

Clifton Lester W & Patricia E  
4199 Genyth Avenue  
Memphis, TN 38128-3253

Cottrell Anthony D & Estella  
4097 Stillwood Drive  
Memphis, TN 38128-3056

Daly Art F & Glenda A  
4195 Oakcrest Avenue  
Memphis, TN 38128-3228

Dear Angela E  
4190 Oakcrest Avenue  
Memphis, TN 38128-3229

Dennis Adrienne J  
3081 Kettle Creek Drive, Apt. 10  
Memphis, TN 38128-4266

Dennis Monica A  
8643 Spring Orchard Cove  
Cordova, TN 38018-1038

East Christopher M  
102 Hamilton Court  
Hendersonville, TN 37075-4878

Edmundson Rufus & Estrella C  
4227 Hallview Drive  
Memphis, TN 38128-3251

Embassy Of Faith International  
3835 Raleigh Millington Road  
Memphis, TN 38128

Future Retirement Trust  
1519 Union Avenue, Ste. 193  
Memphis, TN 38104

Garcia-Bolanos Oliveria  
3835 Dowel Street  
Memphis, TN 38128

Gibbs Gloria C  
4087 Longhollow Drive  
Memphis, TN 38128-3017

Gonzalez Carlos  
954 Eaglesnest Place  
Newbury Park, CA 91320-5505

Hawks Global Incorporated  
6835 Seaside Drive  
Cordova, TN 38018-8820

Hayes Living Trust  
4807 W. Union Road  
Millington, TN 38053-4413

Henry Robbie B & Eldridge H Sr.  
4091 Longhollow Drive  
Memphis, TN 38128-3017

Holmes Angela L & Angela L  
1980 Cataluna Drive  
Windsor, CO 80550-3544

Hunt Leonard & Linda  
4195 Genyth Avenue  
Memphis, TN 38128-3253

Jackson Lela D  
4232 Oakcrest Avenue  
Memphis, TN 38128-3229

Johnson Landon & Edna  
4217 Genyth Avenue  
Memphis, TN 38128

Jones Artis M  
4093 Longhollow Drive  
Memphis, TN 38128-3017

Jones Derrick  
4233 Hallview Drive  
Memphis, TN 38128-3251

Kaneki Michinari  
18407 Dearborn Street, Ste. 219  
Northridge, CA 91325-2258

Keep Moving Forward LLC  
613 Route 9  
Piermont, NY 10968-1116

Lane Shirhonda T & Jeffery K  
3779 Raleigh Millington Road  
Memphis, TN 38128-3265

Ledden William J III  
2138 Willowbrook Circle  
Erie, CO 80516-6505

Lewis Shelley D  
4114 Stillwood Drive  
Memphis, TN 38128-3030

McKinnon Javon  
4104 Longhollow Drive  
Memphis, TN 38128

Meeks Brenda J  
3799 Raleigh Millington Road  
Memphis, TN 38128-3265

Millen Richard & Regina  
4104 Stillwood Drive  
Memphis, TN 38128-3030

Miller Ruth  
4216 Oakcrest Avenue  
Memphis, TN 38128-3229

Newport Sheila And Teresa Mcvay  
4127 Stillwood Drive  
Memphis, TN 38128-3055

Niemann Mary K  
4177 Hallview Drive  
Memphis, TN 38128

Pratt J Trust  
P O Box 1223  
Talkeetna, AK 99676-1223

Riley Alvin T & Wanda J  
4208 Oakcrest Avenue  
Memphis, TN 38128-3229

Rodriquez Etelvina  
1967 Stone Bridge Avenue  
Memphis, TN 38134-6231

RS Rental I LLC  
1956 S. Val Vista Drive  
Mesa, AZ 85204

Smith Elisha Jr. & Beverly B  
3842 Raleigh Millington Road  
Memphis, TN 38128-3233

Square Michael A & Valarie L  
4167 Hallview Drive  
Memphis, TN 38128-3214

Stark Grant M & Anna  
4176 Hallview Drive  
Memphis, TN 38128-3281

Stubbs Billy & Phoebe R  
4199 Hallview Drive  
Memphis, TN 38128-3251

Toney Kathleen  
3226 Central Parkway  
Southaven, MS 38672-9512

True Love Missionary Baptist Church  
3800 Raleigh Millington Road  
Memphis, TN 38128

True MEM2016-1 LLC  
1024 Bayside Drive, Ste. 205  
Newport Beach, CA 92660-7462

Ukachi Peter C  
3769 Raleigh Millington Road  
Memphis, TN 38128

Walker Debra  
4216 Hallview Drive  
Memphis, TN 38128-3252

Whitley Melisa  
4090 Longhollow Drive  
Memphis, TN 38128-3005

Williams Anthony C & Janice E  
4126 Stillwood Drive  
Memphis, TN 38128

Williams Care Home Incorporated  
4144 Coleman Road  
Memphis, TN 38128

Williams Jerry L & Sharon B  
4144 Coleman Road  
Memphis, TN 38128-2493

Williams Soraya M  
4241 Oakcrest Avenue  
Memphis, TN 38128

Wyatt Brenda K  
4208 Hallview Drive  
Memphis, TN 38128-3252

Young Flora J  
10710 Chapel Hill Road  
Arlington, TN 38002-9768

Tenant  
3735 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3736 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3769 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3774 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3779 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3788 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3789 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3799 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3800 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3835 Dowel Street  
Memphis, TN 38128

Tenant  
3835 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
3836 Dowel Street  
Memphis, TN 38128

Tenant  
3842 Raleigh Millington Road  
Memphis, TN 38128

Tenant  
4083 Longhollow Drive  
Memphis, TN 38128

Tenant  
4087 Longhollow Drive  
Memphis, TN 38128

Tenant  
4090 Longhollow Drive  
Memphis, TN 38128

Tenant  
4091 Longhollow Drive  
Memphis, TN 38128

Tenant  
4093 Longhollow Drive  
Memphis, TN 38128

Tenant  
4094 Battlefield Drive  
Memphis, TN 38128

Tenant  
4097 Longhollow Drive  
Memphis, TN 38128

Tenant  
4097 Stillwood Drive  
Memphis, TN 38128

Tenant  
4101 Longhollow Drive  
Memphis, TN 38128

Tenant  
4104 Longhollow Drive  
Memphis, TN 38128

Tenant  
4104 Stillwood Drive  
Memphis, TN 38128

Tenant  
4105 Longhollow Drive  
Memphis, TN 38128

Tenant  
4114 Stillwood Drive  
Memphis, TN 38128

Tenant  
4115 Stillwood Drive  
Memphis, TN 38128

Tenant  
4126 Stillwood Drive  
Memphis, TN 38128

Tenant  
4127 Stillwood Drive  
Memphis, TN 38128

Tenant  
4144 Hallview Drive  
Memphis, TN 38128

Tenant  
4147 Hallview Drive  
Memphis, TN 38128

Tenant  
4160 Hallview Drive  
Memphis, TN 38128

Tenant  
4161 Hallview Drive  
Memphis, TN 38128

Tenant  
4167 Hallview Drive  
Memphis, TN 38128

Tenant  
4176 Hallview Drive  
Memphis, TN 38128

Tenant  
4177 Hallview Drive  
Memphis, TN 38128

Tenant  
4181 Fortner Road  
Memphis, TN 38128

Tenant  
4183 Genyth Avenue  
Memphis, TN 38128

Tenant  
4189 Hallview Drive  
Memphis, TN 38128

Tenant  
4189 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4190 Hallview Drive  
Memphis, TN 38128

Tenant  
4190 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4195 Genyth Avenue  
Memphis, TN 38128

Tenant  
4195 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4199 Genyth Avenue  
Memphis, TN 38128

Tenant  
4199 Hallview Drive  
Memphis, TN 38128

Tenant  
4200 Hallview Drive  
Memphis, TN 38128

Tenant  
4200 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4201 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4205 Hallview Drive  
Memphis, TN 38128

Tenant  
4208 Hallview Drive  
Memphis, TN 38128

Tenant  
4208 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4209 Genyth Avenue  
Memphis, TN 38128

Tenant  
4211 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4213 Hallview Drive  
Memphis, TN 38128

Tenant  
4216 Hallview Drive  
Memphis, TN 38128

Tenant  
4216 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4217 Genyth Avenue  
Memphis, TN 38128

Tenant  
4217 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4219 Fortner Drive  
Memphis, TN 38128



Tenant  
4219 Hallview Drive  
Memphis, TN 38128

Tenant  
4224 Hallview Drive  
Memphis, TN 38128

Tenant  
4224 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4225 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4227 Hallview Drive  
Memphis, TN 38128

Tenant  
4230 Fortner Drive  
Memphis, TN 38128

Tenant  
4232 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4233 Hallview Drive  
Memphis, TN 38128

Tenant  
4235 Oakcrest Avenue  
Memphis, TN 38128

Tenant  
4241 Oakcrest Avenue  
Memphis, TN 38128

TVT II, LLC  
495 Tennessee Street, Ste. 152  
Memphis, TN 38103

TVT II, LLC  
495 Tennessee Street, Ste. 152  
Memphis, TN 38103

TVT II, LLC  
495 Tennessee Street, Ste. 152  
Memphis, TN 38103

TVT II, LLC  
495 Tennessee Street, Ste. 152  
Memphis, TN 38103

TVTII, LLC  
495 Tennessee Street, Ste. 152  
Memphis, TN 38103

True Love Missionary Baptist Church  
3800 Raleigh Millington Road  
Memphis, TN 38128

True Love Missionary Baptist Church  
3800 Raleigh Millington Road  
Memphis, TN 38128

True Love Missionary Baptist Church  
3800 Raleigh Millington Road  
Memphis, TN 38128

True Love Missionary Baptist Church  
3800 Raleigh Millington Road  
Memphis, TN 38128

True Love Missionary Baptist Church  
3800 Raleigh Millington Road  
Memphis, TN 38128

# MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

**6465 MULLINS STATION ROAD  
MEMPHIS, TENNESSEE 38134  
901-222-8300**

**125 N. MAIN ST. STE 477  
MEMPHIS, TN 38103  
901-636-6601**

## BUILDING PERMIT

**COM-ALT-21-001078**

**Contractor License No.:** B44832      **Contractor Limit:** \$      **Contractor Classifications:**

**ADDRESS:** 4030 RALEIGH MILLINGTON RD      **SUBDIVISION**  
MEMPHIS, TN 38128

**CONTRACTOR:** LUKE VINCIGUERRA      **PHONE:** (561)226-9503  
**ADDRESS:** 8051 CONGRESS AVE, BOCA RATON,, FL 33487 130

**OWNER:** SBA PROPERTIES INC      **PHONE:** -  
**ADDRESS:** 5900 BROKEN SOUND PKWYNW, TAX DEPT: SITE ID      **OWNER TYPE:**  
TN-08248, BOCA RATON, FL, BOCA RATON, FL, 33487

**CONTACT:** SBA NETWORK SERVICIES      **PHONE:** 894-2898  
**ADDRESS:**

**CLASS OF WORK:** Alteration      **CONSTRUCTION CLASS:** Civic

**DESCRIPTION OF WORK:** co location on existing tower

**Zoning:** RU-3      **Use Category:** Utilities  
**Building Height (Ft):** 0      **Total Building Area (Sq. Ft):** 0  
**Expiration Date:** 5/14/2022      **Contract Valuation (\$):** 111,641.44

Description	Fee
Plan Review Fee	\$650.00
Data Processing Fee	\$4.00
<b>Surcharge - Commercial Permit</b>	<b>\$5.00</b>
Commercial Tower	\$560.00
Credit Card Use Fee	\$8.94
Credit Card Use Fee	\$14.56
<b>Total Permit Fee</b>	<b>\$1242.50</b>
<b>Total Payments</b>	<b>\$1242.50</b>
<b>Balance Due</b>	<b>\$0.00</b>

**Automatic Sprinkler System:** No      **Fire Zone:** No

**ACC. BY:** ERHODES 10/22/2021

**PLN CK BY:**

**APP TO ISSUE:** L 11/15/2021

**NOTICE:** Separate permits are required for building, electrical, mechanical, plumbing, heating ventilation, air conditioning, sprinklers, underground fire service, and signs. This permit becomes null and void if work of construction authorized is not commenced within 6 months, or work or construction is suspended or abandoned for a period of 6 months after work is commenced. Work is considered suspended if an approved inspection has not been made during a 6-month period. Issuance of permit shall not be held to permit or to be an approval of any violation of any provisions of any city or county ordinance/resolution, or state laws.

I certify that the information submitted herein is in compliance with the State of Tennessee Licensing Laws.



**Approved for Issue By:**

Permit # COM-ALT-21-001078  
CAPACITY \_\_\_\_\_

**CHECK LIST**

UNOCCUPIED  OCCUPIED  C OF O  NAME OF BUSINESS Cell Tower (Dish)  
ADDRESS 4030 Raleigh Millington Road SUITE/BLDG# 103  
OCCUPANCY U CONSTRUCTION TYPE \_\_\_\_\_ SPRINKLERED YES \_\_\_\_\_ NO \_\_\_\_\_

FIRE DEPT. APPROVAL MEMPHIS 636-5401, COUNTY 222-8010, GERMANTOWN 751-7600, ARLINGTON 867-8905, MILLINGTON 873-5808

REMARKS \_\_\_\_\_  
FIRE INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HEALTH DEPARTMENT APPROVAL 222-9200  
REMARKS \_\_\_\_\_  
HEALTH INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ELECTRICAL INSPECTION APPROVAL 222-8400 ELECTRICAL PERMIT # \_\_\_\_\_  
REMARKS \_\_\_\_\_  
ELECTRICAL INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SIGN INSPECTION APPROVAL 222-8400 SIGN PERMIT # \_\_\_\_\_  
REMARKS \_\_\_\_\_  
SIGN INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

MECHANICAL INSPECTOR APPROVAL 222-8400 MECHANICAL PERMIT # \_\_\_\_\_  
REMARKS \_\_\_\_\_  
MECHANICAL INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLUMBING INSPECTION APPROVAL 222-8400 PLUMBING PERMIT # \_\_\_\_\_  
REMARKS \_\_\_\_\_  
PLUMBING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ELEVATOR INSPECTION APPROVAL 222-8400 ELEVATOR PERMIT # \_\_\_\_\_  
REMARKS NA \_\_\_\_\_  
ELEVATOR INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING APPROVAL NOTIFY 48 HOURS PRIOR TO INSPECTION  
CITY 636-6704 COUNTY 222-7704 ARLINGTON 867-3449  
REMARKS NA \_\_\_\_\_  
ENGINEERING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

LANDSCAPE INSPECTION APPROVAL 222-8400 CERTIFICATE OF LANDSCAPE CONFORMANCE REQUIRED PRIOR TO FINAL INSPECTION  
REMARKS NA \_\_\_\_\_  
LANDSCAPE INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING INSPECTION APPROVAL 222-8400 BUILDING PERMIT # \_\_\_\_\_  
REMARKS \_\_\_\_\_  
BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHECK PD REQUIREMENTS PRIOR TO FINAL INSPECTION

THE BUILDING INSPECTOR IS THE LAST TO SIGN OFF. SIGNATURES ARE REQUIRED FROM THE DEPARTMENTS CHECKED BELOW PRIOR TO REQUESTING BUILDING INSPECTION APPROVAL. IT IS UNLAWFUL TO OCCUPY THIS BUILDING PRIOR TO THE APPROVAL OF THE DEPARTMENTS AND SECTIONS LISTED BELOW. AFTER THE FINAL APPROVAL OF THE BUILDING INSPECTOR, A PERMANENT CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



## Letter of Need

Dear Tower Ventures,

01/20/2022

We are aware that you are planning to build a new tower at the location listed below:

**NAMEM000134C**

**True Love Missionary Baptist Church**

3788 Raleigh Millington RD

Memphis, TN 38128

35.228847, -89.924492

Please accept this letter as confirmation that Dish Wireless is interested in co-locating on this new tower. Dish Wireless has executed an agreement with SBA Tower, SBA Site # TN 07021 -B on the tower North of this proposed site and we plan on co-locating on both structures.

If you need any additional info from us for your zoning submittal please let us know and we will do our best to provide it.



**Randy Muller**

Site Acquisition Specialist II | Wireless

Mobile (502) 817-7333

[Randy.Muller@dish.com](mailto:Randy.Muller@dish.com)



**TENNESSEE HISTORICAL COMMISSION**  
STATE HISTORIC PRESERVATION OFFICE  
2941 LEBANON PIKE  
NASHVILLE, TENNESSEE 37243-0442  
OFFICE: (615) 532-1550  
[www.tnhistoricalcommission.org](http://www.tnhistoricalcommission.org)

January 26, 2022

Ms. Joann Ivey  
Terracon  
2105 Newpoint Place, Suite 600  
Lawrenceville, GA 30043

RE: FCC / Federal Communications Commission, Cell Site, 3788 Raleigh Millington Road, Memphis, Shelby County, TN

Dear Ms. Ivey:

In response to your request, we have reviewed the documents you submitted regarding your proposed undertaking. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicant for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

After considering the documentation submitted, it is our opinion that there are no National Register of Historic Places listed or eligible properties affected by this undertaking. We have made this determination because either: no National Register listed or eligible Historic Properties exist within the undertaking's area of potential effects, the specific location, size, scope and/or nature of the undertaking and its area of potential effects precluded affects to Historic Properties, the undertaking will not alter any characteristics of an identified eligible or listed Historic Property that qualify the property for listing in the National Register, or it will not alter an eligible Historic Property's location, setting or use. We have no objections to your proceeding with your undertaking.

If your agency proposes any modifications in current project plans or discovers any archaeological remains during the ground disturbance or construction phase, please contact this office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. If you are applying for federal funds, license or permit, you should submit this letter as evidence of consultation under Section 106 to the appropriate federal agency, which, in turn, should contact us as required by 36 CFR 800. If you represent a federal agency, you should submit a formal determination of eligibility and effect to us for comment. You may direct questions or comments to ((615) 687-4780, [Jennifer.Barnett@tn.gov](mailto:Jennifer.Barnett@tn.gov) ). This office appreciates your cooperation.

Sincerely,

E. Patrick McIntyre, Jr.  
Executive Director and  
State Historic Preservation Officer

EPM/jmb



**Dish RF Design**

# **NAMEM00134C- Coverage**

**January 3rd, 2022**

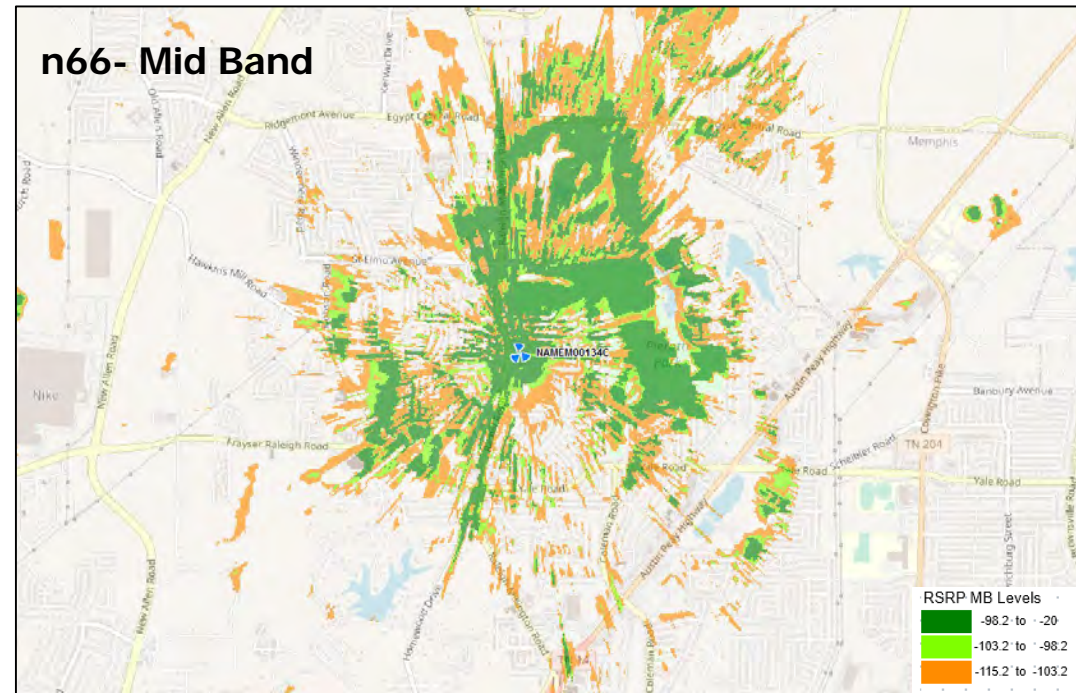
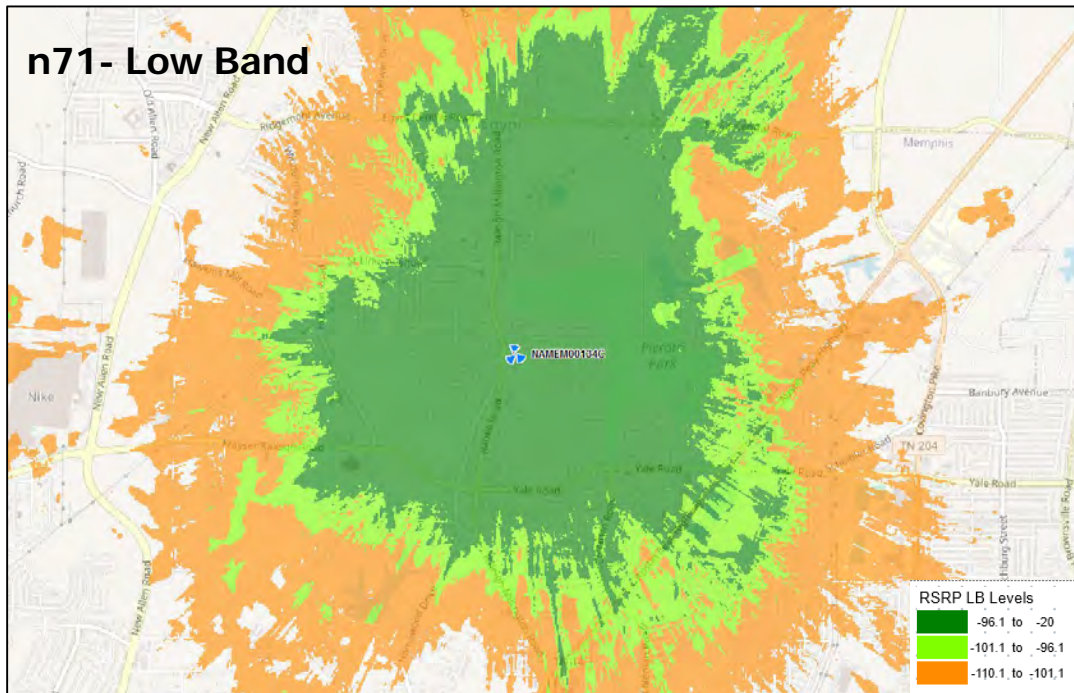


# Summary:

- Coverage predictions were run on individual site NAMEM00134C located at Lat: 35.228847 & Long: -89.924492
- Rad center of 150ft with Azimuths of A-10,B-140,C-230 was considered
- Site has best server Pops count of 25,867 on Low Band and 7,485 on Mid band

*Pops Count- Best Server Site Level:*

Best Server for Site MEM00134C	Low Band (n71)	Mid Band (n66)
	Traffic Counts (Subscribers)	Traffic Counts (Subscribers)
NAMEM00134C	25,867	7,485





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

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

**Planning & Development**  
**DIVISION**

**Planning & Zoning COMMITTEE: April 5, 2022**

**DATE**

**PUBLIC SESSION: April 5, 2022**

**DATE**

**ITEM (CHECK ONE)**

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

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

**ITEM DESCRIPTION:** A resolution reversing the decision of the Land Use Control Board to reject a major modification application

**CASE NUMBER:** MJR 21-45 (PD 94-356 CORRES.)

**DEVELOPMENT:** Tournament Trails Center

**LOCATION:** 3581 Tournament Dr. S. and two adjacent parcels

**COUNCIL DISTRICTS:** District 2 and Super District 9

**APPELLANT:** Cindy Reaves on behalf of Ari Investments, LLC

**EXISTING ZONING:** Conservation Agriculture within PD 94-356

**REQUEST:** Appeal to permit an apartment complex

**AREA:** 17.8 acres

**LUCB ACTION:** The Land Use Control Board voted to *reject* the original item.

**COUNCIL ACTION:** **Public Hearing Required**  
First reading to set public hearing – March 15, 2022  
Second reading/public hearing – April 5, 2022

**PRIOR ACTION ON ITEM:**

(2) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
February 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:**

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



ENGINEERING • PLANNING  
LANDSCAPE ARCHITECTURE

5909 Shelby Oaks Drive  
Suite 200  
Memphis TN 38134

Tel: 901-373-0380  
Fax: 901-373-0370  
info@SRCE-memphis.com

February 23, 2022

Brett Ragsdale  
Office of Planning and Development  
125 N. Main Street  
Memphis, TN 38103

Dear Brett;

Please accept our notice of appeal for the rejection of a Major Modification MJR 21-45 to add Apartment uses to the Tournament Trail Planned Development PD 94-356. We agree with staff and feel this site is appropriate for apartments. The original Planned Development allows office and a restaurant which we feel is not going to happen in this area, especially since the pandemic has decreased the need for massive office space. An upscale apartment complex here would allow a use we feel is compatible with the area. The property has been on the market since 2000 and has not had any plans before the Land Use Control Board for consideration.

Our concept plan and elevation examples we provided work well with the adjacent Southwind Neighborhood and we tried to work with the neighborhood. We will be completing the improvements to Tournament Trail Drive and will only have emergency access to Tournament Trail Drive so we will not be increasing the traffic for their neighborhood. We are proposing the natural area will remain and the buildings will be setback no further than the adjacent 3 story office building to the west. The natural area and lakes on this land will also be a wonderful amenity to the community. We oriented the buildings on the northeast end to have the end of the units and not the back of several units facing Southwind. We have been very sensitive to their comments. We all agree office will not happen here.

We request the City Council to allow this use and require Site Plan Approval to come back for approval after the zoning entitlements are in place.

Thank you for your assistance in getting this on the City Council agenda.

Sincerely,

A handwritten signature in blue ink that reads 'Cindy'.

Cindy J. Reaves

CC: Brett Davis



## Memphis City Council Summary Sheet

### ***Tournament Trails Center Planned Development MJR 21-45 (PD 94-356 CORRES.)***

Resolution approving an appeal and reversing the Land Use Control Board's decision to reject a request for a major modification to the above-referenced planned development to permit an apartment complex at 3581 Tournament Dr. S. and two adjacent parcels:

- The Land Use Control Board held a public hearing on February 10, 2022, and rejected the aforementioned request;
- An appeal of the Land Use Control Board's decision was filed on February 23, 2022, by Cindy Reaves on behalf of Ari-Investments, LLC, requesting the Council reverse said decision;
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

**RESOLUTION APPROVING CINDY REAVES' APPEAL ON BEHALF OF ARI-INVESTMENTS, LLC, AND REVERSING THE DECISION OF THE MEMPHIS & SHELBY COUNTY LAND USE CONTROL BOARD TO REJECT A MAJOR MODIFICATION TO THE TOURNAMENT TRAILS CENTER PLANNED DEVELOPMENT TO PERMIT AN APARTMENT COMPLEX AT 3581 TOURNAMENT DR. S. AND TWO ADJACENT PARCELS, KNOWN AS CASE NUMBER MJR 21-45 (PD 94-356 CORRES.).**

---

**WHEREAS**, Cindy Reaves of SR Consulting, LLC, representing Ari-Investments, LLC, filed an application with the Memphis and Shelby County Division of Planning and Development requesting a major modification (MJR 21-45) to the Tournament Trails Center Planned Development (PD 94-356) to permit an apartment complex at 3581 Tournament Dr. S. and two adjacent parcels; and

**WHEREAS**, the Memphis and Shelby County Division of Planning and Development reviewed the application in accordance with the standards of the Memphis and Shelby County Unified Development Code and submitted its findings and recommendation to the Memphis and Shelby County Land Use Control Board; and

**WHEREAS**, a public hearing regarding said request was held before the Memphis and Shelby County Land Use Control Board on February 10, 2022, and said Board rejected the applicant's request; and

**WHEREAS**, Ms. Reaves filed an appeal on February 23, 2022, with the Memphis and Shelby County Division of Planning and Development requesting that the Council of the City of Memphis reverse the action of the Memphis and Shelby County Land Use Control Board; and

**WHEREAS**, the Council has reviewed said appeal pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii), has held a public hearing, and has determined that said appeal is consistent with the Memphis 3.0 Comprehensive Plan and the standards of the Unified Development Code; and

**WHEREAS**, upon evidence presented at this public hearing by the appellant, the Council concludes said appeal should be granted.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS**, that Ms. Reaves' appeal on behalf of Ari-Investments, LLC, is granted and the action of the Memphis and Shelby County Land Use Control Board on February 10, 2022, is reversed; and "restaurant" may be traded out for "apartment" as a permitted use in both Areas A and B, per UDC 9.6.11E(2)(e).

**BE IT FURTHER RESOLVED**, that this resolution shall take effect from and after the date it was enacted according to due process of law by virtue of its passage by the Council.

**BE IT FURTHER RESOLVED**, that the requirements of Chapter 9.6 of the Unified Development Code shall be deemed to have been complied with; that the owner may re-record the outline plan in accordance with this resolution and the provisions of Section 9.6.11 of the Unified Development Code; and that said re-recorded outline plan shall bind the owner, mortgagee, if any, and the Council with respect to the contents of said plan.

# CONCEPTUAL SITE PLAN



Total Site Data:	
Number of bedrooms per unit	Shown number of units
1 Bedroom	87 32%
2 Bedrooms	136 51%
3 Bedrooms	56 17%
<b>Total Units</b>	<b>279 100%</b>

**Ari Investment**  
**The Tournament at Germantown**  
 Memphis, Tennessee  
 Shapiro & Company Architects, p.c.  
 December 10, 2021

*Please note that this conceptual site plan is non-binding and has not been reviewed by staff. The site plan will be subject to Land Use Control Board conditional approval at a future/separate public hearing.*

**ATTEST:**

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

## **LAND USE CONTROL BOARD ACTION**

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:** MJR 21-45 (PD 94-356 CORRES.)

**LOCATION:** 3581 Tournament Dr. S. and two adjacent parcels

**COUNCIL DISTRICT(S):** District 2 and Super District 9

**OWNER:** Holiday Inn – Birmingham Airport

**APPLICANT:** Ari-Investments, LLC

**REPRESENTATIVE:** Cindy Reaves of SR Consulting, LLC

**REQUEST:** Major modification to permit an apartment complex

**EXISTING ZONING:** Conservation Agriculture within PD 94-356

**AREA:** 17.8 acres

---

**The following spoke in support of the application:** Cindy Reaves and Priyank Shah

**The following spoke in opposition to the application:** Jesse Baker and Michael Smith

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to approve the application.

**The motion failed by a vote of 0-9 on the regular agenda.**

AGENDA ITEM: 1

**CASE NUMBER:** MJR 21-45 (PD 94-356 CORRES.)      **L.U.C.B. MEETING:** 10 February 2022

**DEVELOPMENT:** Tournament Trails Center

**LOCATION:** 3581 Tournament Dr. S. and two adjacent parcels

**OWNER:** Holiday Inn – Birmingham Airport

**APPLICANT:** Ari-Investments, LLC

**REPRESENTATIVE:** Cindy Reaves of SR Consulting, LLC

**REQUEST:** Major modification to permit an apartment complex  
*Note: If approved, the apartment complex site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing.*

**AREA:** 17.8 acres

**EXISTING ZONING:** Conservation Agriculture within PD 94-356

## CONCLUSIONS (p. 13)

1. Ari-Investments, LLC, has requested a major modification to permit an apartment complex on three parcels within the Tournament Trails Center P.D., which is currently zoned for office and restaurant uses.
2. Technically, the means to this end are to trade out ‘restaurant’ for ‘apartment’ as a permitted use in both Areas A and B, per UDC 9.6.11E(2)(e).
3. If approved, the site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing.
4. Staff finds that the proposal is consistent with the Memphis 3.0 Comprehensive Plan as well as nearby land uses, and that it would not result in undue injury to the surrounding area. That said, staff notes that 96 letters of opposition were received from the north-adjacent Southwind gated community within unincorporated Shelby County, whose concerns relate largely to crime, traffic, noise, and drainage.

## CONSISTENCY WITH MEMPHIS 3.0 (pp. 17-18)

This proposal is **consistent** with the Memphis 3.0 Comprehensive Plan, per the Dept. of Comprehensive Planning.

## RECOMMENDATION (p. 13)

*Approval*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	Winchester Rd.	(Principal Arterial)	595 + 257 linear feet
	Tournament Dr. S.	(local street)	678 linear feet

*Note: The three parcels also all have frontage on Trail Lake Dr. and Terrace Lake Dr., both of which are private streets.*

**Zoning Atlas Page:** 2355

**Parcel ID:** 081093 00006, 081093 00007, and 081093 00204

**Existing Zoning:** Conservation Agriculture within PD 94-356

**PUBLIC NOTICE**

In accordance with Sub-Section 9.3.4A of the Unified Development Code (UDC), a notice of public hearing is required to be mailed and signs posted. 13 notices were mailed on 29 October 2021, and four signs posted at the subject property. The sign affidavit has been added to this report.

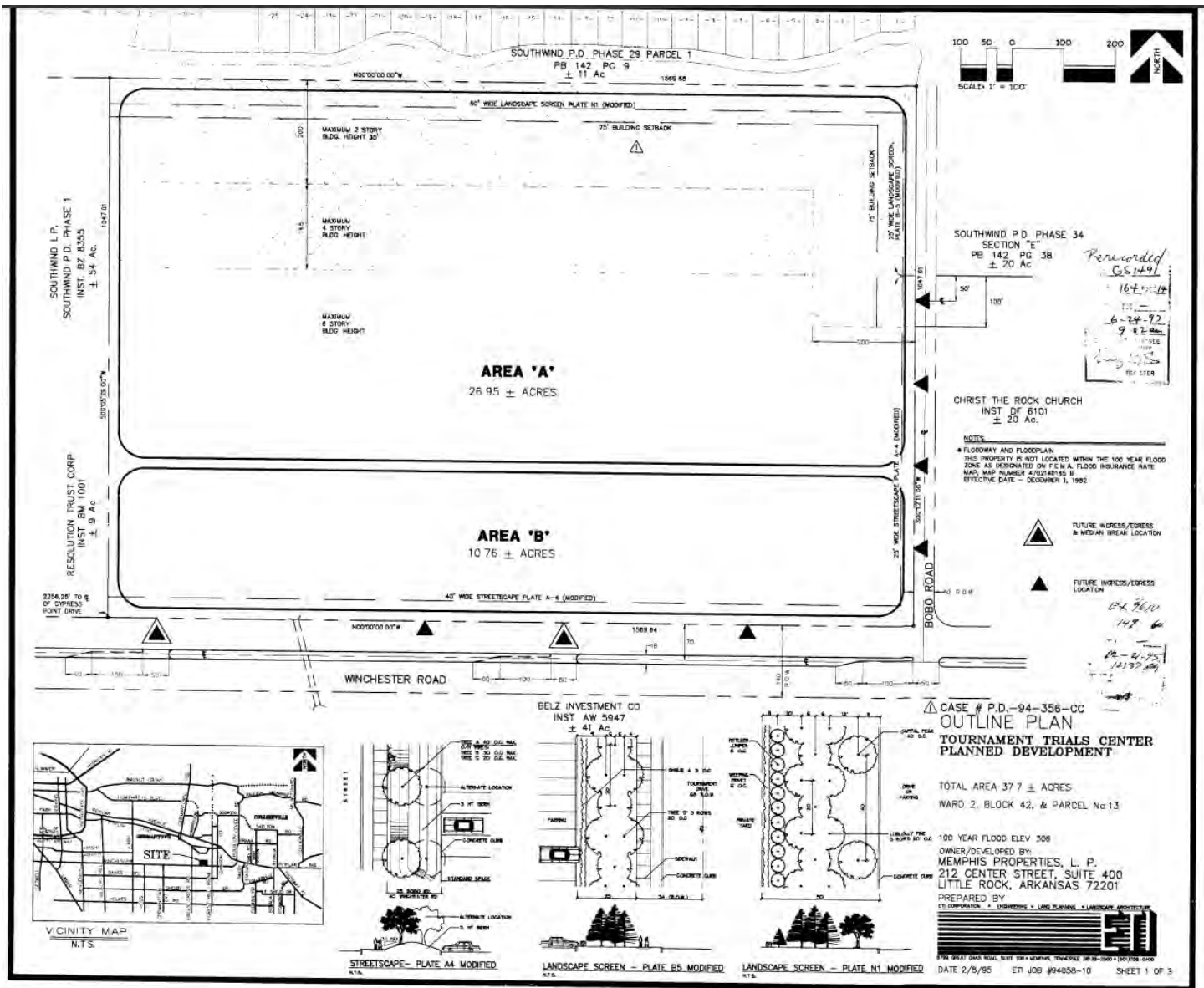


**LOCATION MAP**

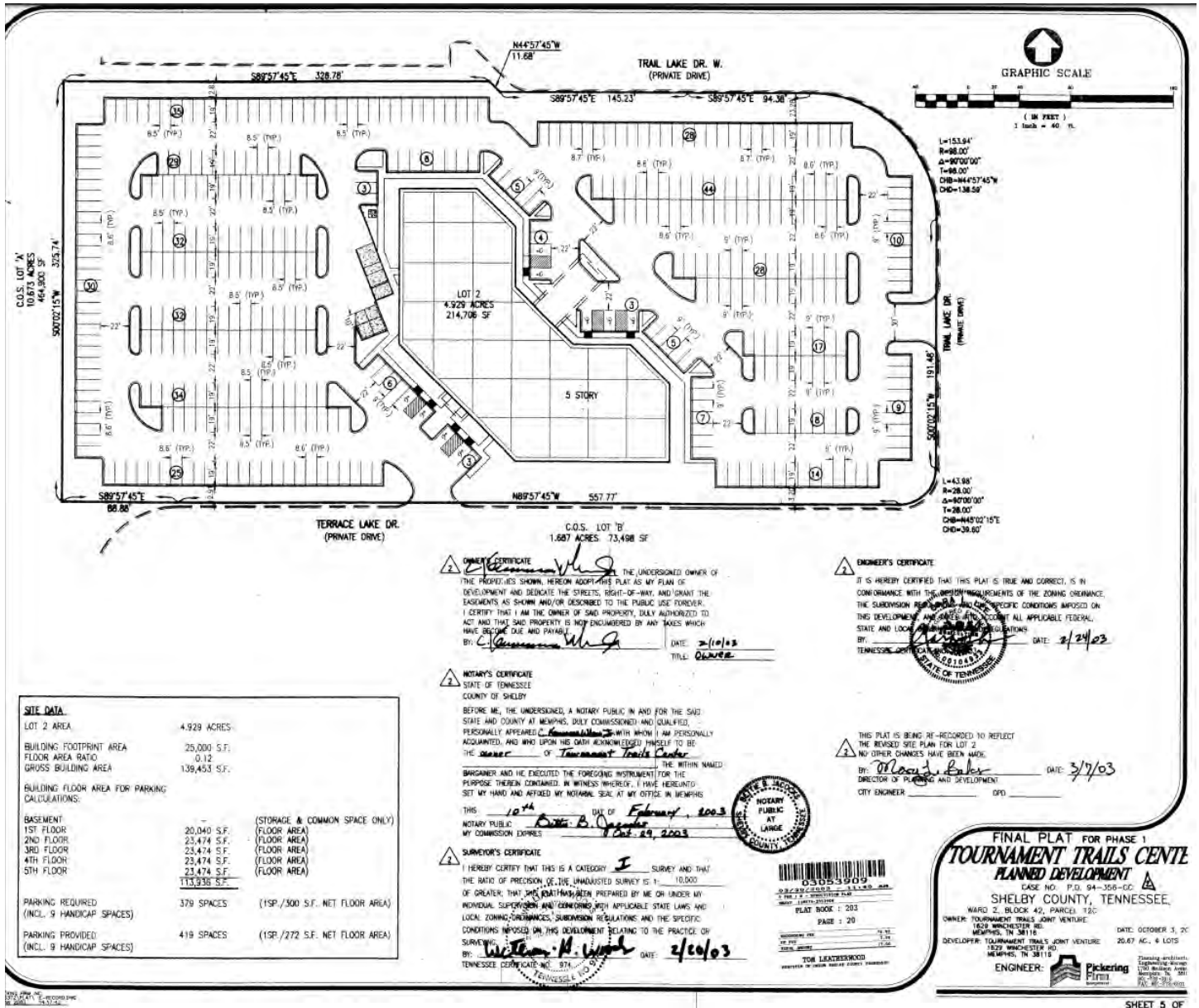


Subject property located within Memphis, adjacent to unincorporated Southwind neighborhood

**TOURNAMENT TRAILS CENTER P.D., OUTLINE PLAN (1995; RERECORDED 1997)**



**TOURNAMENT TRAILS CENTER P.D., FINAL PLAN OF LOT 2 OF PHASE 1 (2000; RERECORDED 2003)**



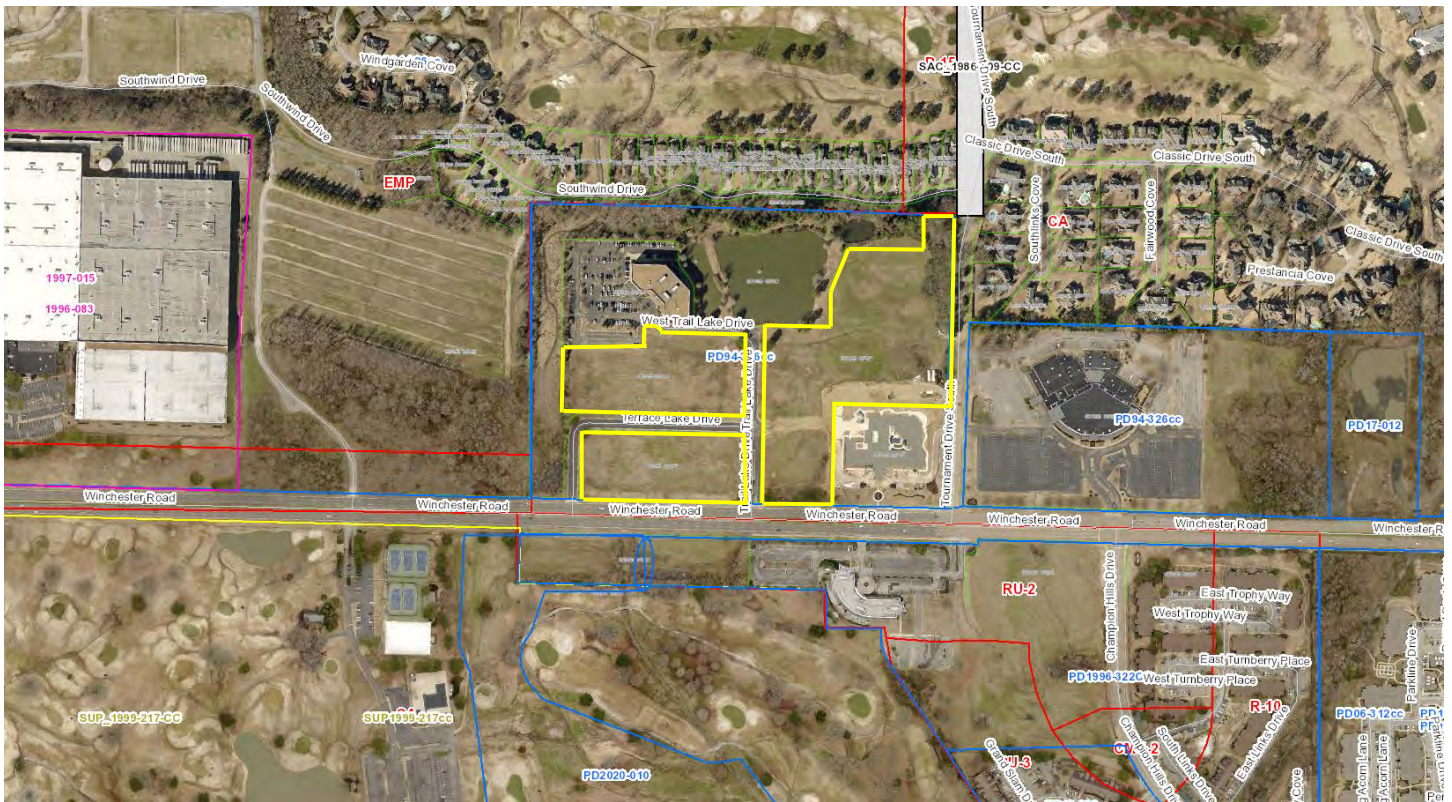
Parcel 081093 00006 is governed by the final plan of Phase 1. The other two subject parcels are not within a recorded final plan.

**VICINITY MAP**



Not all properties highlighted in white received a notice of public hearing; only those properties adjacent to one of the three subject parcels received a notice.

**AERIAL PHOTO WITH ZONING**



**Existing Zoning:** Conservation Agriculture within PD 94-356

**Surrounding Zoning**

**North:** Conservation Agriculture within PD 94-356  
Residential – 15 within PD 94-326










**East:** Conservation Agriculture within PD 94-356  
Conservation Agriculture within PD 94-326

**South:** Residential Urban – 2 within PD 96-322

**West:** Conservation Agriculture within PD 94-356

LAND USE MAP



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

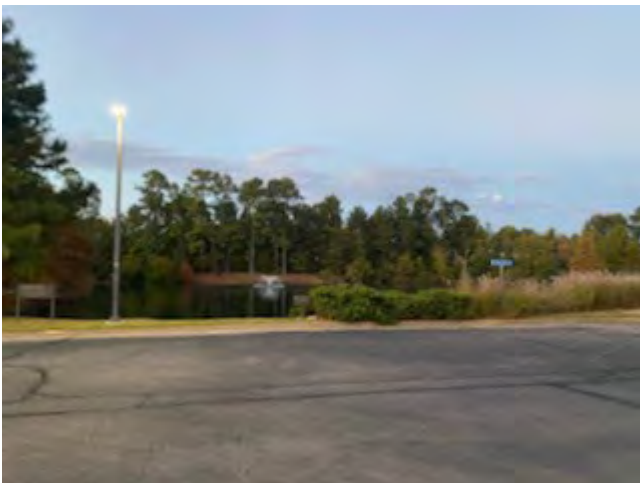
**SITE PHOTOS**



Views of subject land with the adjacent office building in the background



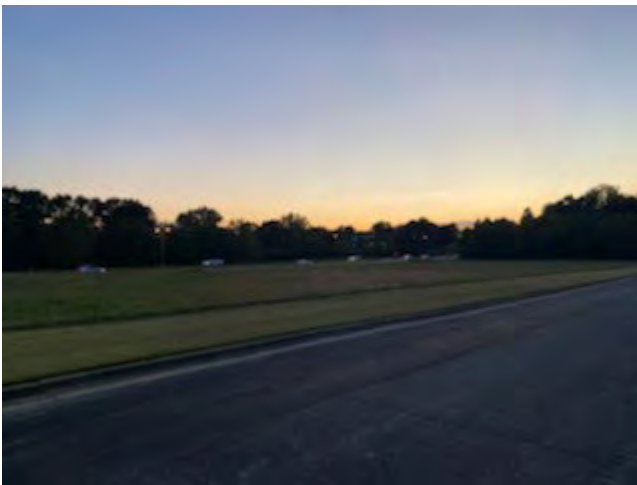
Views of subject land with the adjacent memory care facility in the background



Views of subject land in context of the adjacent lake



Views of Trail Lake Dr.



Views of the Terrace Lake Dr. Subject land is on both sides of the road, with Winchester to the far left.



Views north down Tournament Dr. S.



**CONCEPTUAL SITE PLAN**

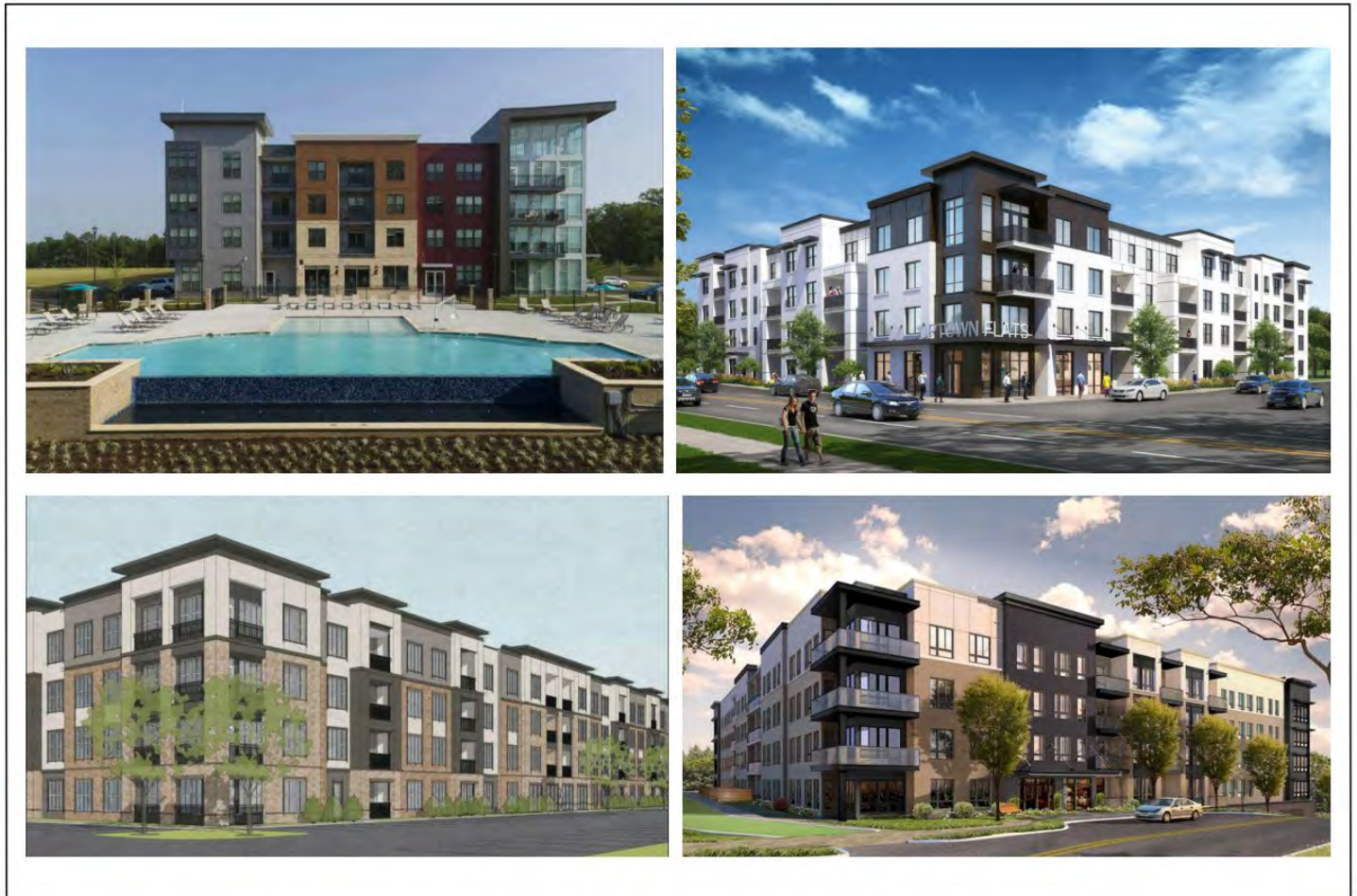


Total Site Data:	
Number of bedrooms per unit	Shown number of units
1 Bedroom	87 32%
2 Bedrooms	136 51%
3 Bedrooms	56 17%
<b>Total Units</b>	<b>279 100%</b>

**Ari Investment**  
**The Tournament at Germantown**  
 Memphis, Tennessee  
 Shapiro & Company Architects, p.c.  
 December 10, 2021

*Please note that this conceptual site plan is non-binding and has not been reviewed by staff. If this use modification request is approved, the site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing.*

**APPLICANT'S ARCHITECTURAL INSPIRATION IMAGES**



Ari Investment  
The Tournament at Germantown  
Memphis, Tennessee  
Shapiro & Company Architects, p.c.  
December 10, 2021

*Please note that the applicant's architectural inspiration images are non-binding and have not been reviewed by staff. If this use modification request is approved, the elevations may be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing.*

## STAFF ANALYSIS

### Request and Justification

The request is a major modification to the outline plan conditions to permit an apartment complex. Technically, the means to this end are to trade out 'restaurant' for 'apartment' as a permitted use in both Areas A and B, per UDC 9.6.11E(2)(e).

If approved, the site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing.

This item has been held three times for one-month periods at Ms. Reaves' request "to see if there's any compromise" with opponents. The Board is not authorized to hold this item again.

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

### Site Description

The subject site consists of three grassy parcels within the Tournament Trails Center Planned Development. The three parcels are bisected by two private roads: Trail Lake Dr. and Terrace Lake Dr. One parcel is within the final plan of Phase 1, whereas the other two parcels are not within a final plan. Public frontages include Winchester Rd. (principal arterial) and Tournament Dr. S. (local street). Adjacent uses within the center include an office building, a memory care facility, and a lake. Germantown begins less than 2000 feet to the east along Winchester, and unincorporated Shelby County – in particular, the gated Southwind neighborhood – begins just to the north along Tournament. The subject land itself is within Memphis.

### Conclusions

Ari-Investments, LLC, has requested a major modification to permit an apartment complex on three parcels within the Tournament Trails Center P.D., which is currently zoned for office and restaurant uses.

Technically, the means to this end are to trade out 'restaurant' for 'apartment' as a permitted use in both Areas A and B, per UDC 9.6.11E(2)(e).

If approved, the site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing.

Staff finds that the proposal is consistent with the Memphis 3.0 Comprehensive Plan as well as nearby land uses, and that it would not result in undue injury to the surrounding area. That said, staff notes that 96 letters of opposition were received from the north-adjacent Southwind gated community within unincorporated Shelby County, whose concerns relate largely to crime, traffic, noise, and drainage.

## RECOMMENDATION

Staff recommends *approval*.

## **DEPARTMENTAL COMMENTS**

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

### **City Engineer:**

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

### **Sewers:**

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

### **Roads:**

4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
6. Improve Tournament Dr and Winchester Rd with curb, gutter, and sidewalk.

### **Traffic Control Provisions:**

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

**Curb Cuts/Access:**

10. The City Engineer shall approve the design, number and location of curb cuts.
11. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
12. No new curb cuts or median breaks will be granted on Winchester Rd.
13. Up to three (3) curb cuts will be allowed on Tournament Drive to include the existing curb cut.

**Drainage:**

14. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
15. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
16. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
17. 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.
18. 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:**

Reviewed by: J. Stinson

Address or Site Reference: Winchester/Tournament

- 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.

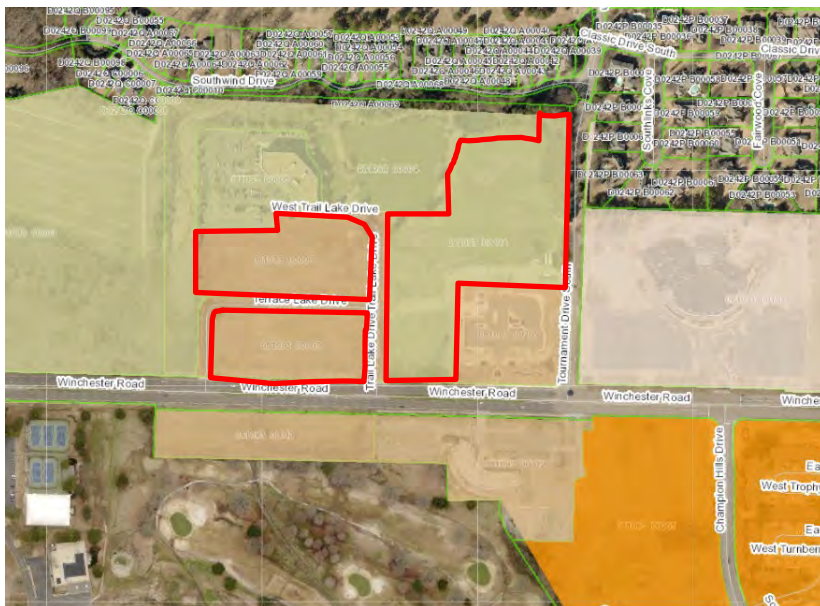
**Dept. of Comprehensive Planning:**

Land Use Designation (see page 102 & 106 for details): Open Spaces & Natural Features (OSN) and Low Intensity Commercial & Service (CSL)

**Based on the existing adjacent land use the proposal IS CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

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

**1. FUTURE LAND USE PLANNING MAP**



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

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

Low Intensity Commercial and Service areas consist of low-rise buildings accessible mainly by a car and can encompass up to 5 acres of land for one building. These service areas are outside of the anchor boundary and are usually located along a corridor or within its own area of multiple commercial and service amenities.



**“CSL” Goals/Objectives:**

Improved development patterns along auto-oriented commercial corridors, revitalization

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

Commercial and services uses. 1-4 stories height

**Land use description & applicability:**

Open Spaces and Natural Features are mainly natural features with a focus on preservation and sometimes allow for passive recreation, such as wildlands, wetlands, or waterways. These lands mainly perform environmental functions that allow for natural wildlife and ecological interactions to occur, therefore, necessitating conservation practices when applicable.



**“OSN” Goals/Objectives:**

Preservation, restoration, and maintenance of natural habitat, flood control, environmental stewardship, passive recreation.

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

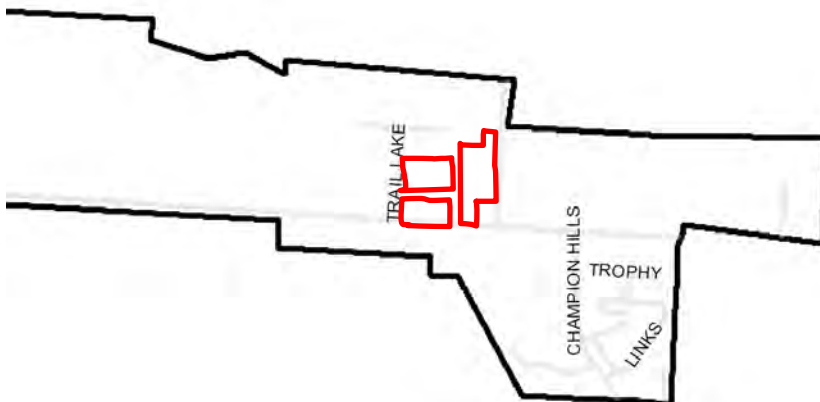
Conservation and recreational uses.

*The applicant is seeking approval for a planned development major modification with the intention of developing RU-3 uses to include apartments at northwest corner of Winchester and Tournament Drive. Although the request does not meet either the criteria of CSL or OSN, it will serve to realize the priorities of East district which will not only increase the supply and variety of housing but also ensure quality infill housing and new development opportunities.*

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

The subject site is surrounded by the following land uses: Multi-Family, Single-Family, Office, Recreation/Open Space, Parking, and Institutional. The subject site is surrounded by the following zoning district: CA, RU-2, R-15. This requested land use is compatible with the adjacent land uses 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.**

Summary Compiled by: Faria Army, Comprehensive Planning.



<b>City Real Estate:</b>	No comments received.
<b>County Health Department:</b>	No comments received.
<b>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.

**APPLICATION FORM**



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

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

**APPLICATION FOR PLANNED DEVELOPMENT  
 MAJOR MODIFICATION/LUCB SITE PLAN  
 (CORRESPONDENCE) APPROVAL**

Date: October 1, 2021

Previous Case #: PD 94-356 CC

PLEASE TYPE OR PRINT

Name of Development: Tournament Trails Center PD

Property Owner of Record: Holiday Inn-Birmingham Airport Phone #: \_\_\_\_\_

Mailing Address: 8700 Trail Lake Dr. W. Suite 300 City/State: Memphis, TN Zip 38125

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

Applicant: Ari-Investment Phone # \_\_\_\_\_

Mailing Address: 12406 Hogans Alley City/State: Chester, VA Zip 23836

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

Representative: SR Consulting, LLC (Cindy Reaves) Phone #: 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Representative E-Mail Address: cindy@srce-memphis.com

Engineer/Surveyor: SR Consulting, LLC Phone # 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Engineer/Surveyor E-Mail Address: cindy@srce-memphis.com

Correspondence item Street Address Location: 3581 Tournament Dr. and 0 Winchester Rd.

Distance to nearest intersecting street: 428 feet west of Tournament Dr. & Winchester Rd.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>17.829</u>	_____	_____
Existing Zoning:	<u>PD</u>	_____	_____
Existing Use of Property	<u>Vacant Land</u>	_____	_____
Requested Use of Property	<u>Residential</u>	_____	_____

**Type of Correspondence Item Requested:**

- Major Modification(s) (See UDC Para. 9.6.11E(2) for a list of Major Modifications)  
 Land Use Control Board Site Plan Approval

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

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

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

Description of and justification for request: For time extensions provide reasons necessitating extensions and estimated time frame for finalizing the development:

Per Section 9.6.11.E.2.e of the UDC: Remove restaurant use from allowed uses in Areas A & B and replace it with RU-3 uses to be allowed in Areas A & B. Final Site Plan Approval will also be required by the Land Use Control Board.

**I (we) hereby make application for the Correspondence Case 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.**

	10/5/21		10/6/2021
Property Owner of Record	Date	Applicant	Date

**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 for any Major Modification. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

**REQUIRED MAJOR MODIFICATIONS:** The following items shall be deemed as Major Modifications to an approved Planned Development Outline Plan:

- A. Any revision to an Outline Plan that involves adding uses of a higher classification. Note: Adding uses of a lower classification will require the submittal of an Outline Plan *Amendment*. See Sub-Section 10.2.5B of the UDC for more information on higher and lower classifications.
- B. Any extension of the expiration date of an Outline Plan, provided the expiration date has not passed (see Sub-Section 9.6.14A).
- C. Any filing of a Final Plan in a Planned Development that was approved more than five years prior to the filing date and where the Outline Plan contains no expiration provisions.
- D. Any final plan that provides for more density than is permitted under the approved Outline Plan, unless the Outline Plan explicitly allows for such additional density (see Item 9.6.11D(3)(a) of the UDC).
- E. Any modification to the orientation of buildings as shown on the Outline Plan or the Outline Plan’s Concept Plan that exceeds the following (see Item 9.6.11D(3)(c) of the UDC):
  - 1. 25 feet for final plans of two or less acres;
  - 2. 50 feet for final plan of more than two but less than eight acres;
  - 3. 100 feet for final plans of eight acres but than 20 acres; and
  - 4. 150 feet for final plans of 20 acres or more.

**LETTER OF INTENT**



Date: October 1, 2021  
To: Office of Planning & Development  
From: Cindy Reaves  
Re: Tournament Trails Center PD  
Job #: 21-0108

**LETTER OF INTENT**

Thank you for accepting our application for a Planned Development Major Modification for the Tournament Trails Center PD, recorded in Plat Book 164, Page 14.

Per Section 9.6.11.E.2.e of the UDC, we are proposing to remove the restaurant use as an allowed use in Areas A & B and replace it with RU-3 uses in Area A & B. Final Site Plan Approval will also be required by the Land Use Control Board.

We appreciate your support with this request. Please contact me if you have any questions.

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Cindy Reaves, being duly sworn, depose and say that at 3:54 pm on the 19th day of October, 2021 I posted four Public Notice Signs pertaining to Case No. MJR 21-45 two on Tournament Drive South and two on Winchester Road providing notice of a Public Hearing before the November 10, 2021 Land Use Control Board for consideration of a proposed Land Use Action (PD Major Modification), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Cindy Reaves  
\_\_\_\_\_  
Owner, Applicant or Representative

10/20/2021  
\_\_\_\_\_  
Date

Subscribed and sworn to before me this 20<sup>th</sup> day of October, 2021.

Rat...  
\_\_\_\_\_  
Notary Public  
My commission expires: 9/27/23



## LETTERS RECEIVED

Four letters of support and 96 letters of opposition were received by the time of publication of this report. They are pasted below. Note that certain parties submitted multiple letters.



Brett Davis, AICP  
City Planner  
Division of Planning and Development  
Memphis and Shelby County

CC: Land Use & Control Board: Desiree Lyles Wallace (Vice Chair), J.C. McKinnon, Jennifer O'Connell, Darrell Thomas, Lisa Wilbanks (Chair, Consent Agenda Committee), Mary Sharp (Chair), Scott Fleming, Brown Gill, Margaret Pritchard (Chair, Regular Agenda Committee), James Toles

Re:  
Case Number: MJR 21-45 (PD 94-356 CORRES.)  
Development: Tournament Trails Center  
Location: 3581 Tournament Dr. S. and two adjacent parcels  
Owner: Holiday Inn – Birmingham Airport  
Applicant: Ari-Investments, LLC  
Representative: Cindy Reaves of SR Consulting, LLC  
Request: Major modification to permit an apartment complex; *Note: If approved, the apartment complex site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing*  
Area: 17.8 acres  
Existing Zoning: Conservation Agriculture within PD 94-356

Dear Mr. Davis,

This Letter of support has been prepared by Kemmons Wilson Companies to express our excitement and support for the development of multifamily apartments at 3581 Tournament Dr. S. and two adjacent parcels. We believe that a development of high-quality multifamily apartments would be more successful than the commercial office use that is currently allowed on the subject parcels.

The office sector is facing headwinds and challenges nationally due to increased remote working that stems from covid-19. Allowing the subject parcels to be utilized for a high-quality multifamily development will help activate vacant land, and ultimately create a higher quality environment for the neighbors at Tournament Trails.

We believe with support from the Memphis and Shelby County Office of Planning and Development, and the developer's indication to develop an excellent high-quality project, this vacant parcel can be activated and redeveloped into a special project. As citizens of Memphis, we have a full alignment of interest and a shared desire for the continued betterment of our community.

Yours Truly,

A handwritten signature in black ink, appearing to read "Donald Webb Wilson".

Donald Webb Wilson  
Chief Executive Officer



**MULTI-SOUTH**  
MANAGEMENT SERVICES

MULTI-SOUTH.COM

January 31, 2022

Brett Davis, AICP  
City Planner  
Division of Planning and Development  
Memphis and Shelby County

CC: Land Use & Control Board: Desiree Lyles Wallace (Vice Chair), J.C. McKinnon, Jennifer O'Connell, Darrell Thomas, Lisa Wilbanks (Chair, Consent Agenda Committee), Mary Sharp (Chair), Scott Fleming, Brown Gill, Margaret Pritchard (Chair, Regular Agenda Committee), James Toles

Re:

Case Number: MJR 21-45 (PD 94-356 CORRES.)

Development: Tournament Trails Center

Location: 3581 Tournament Dr. S. and two adjacent parcels

Owner: Holiday Inn – Birmingham Airport

Applicant: Ari-Investments, LLC

Representative: Cindy Reaves of SR Consulting, LLC

Request: Major modification to permit an apartment complex; *Note: If approved, the apartment complex site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing*

Area: 17.8 acres

Existing Zoning: Conservation Agriculture within PD 94-356

Dear Mr. Davis,

This Letter of support has been prepared by Multi-South Management Services to express our excitement and support for the development of multifamily apartments at 3581 Tournament Dr. S. and two adjacent parcels. We believe that a development of high-quality multifamily apartments would be more successful than the commercial office use that is currently allowed on the subject parcels.

Multi-South manages over 7,500 multi-family units in the great Memphis area. Occupancies are either at or approaching record levels across our portfolio, and we see a continued need for high-quality housing in our community. Allowing the subject parcels to be utilized for a high-quality multifamily development will help satisfy unfulfilled demand for high quality rental housing in Memphis.

6075 Poplar Avenue · Suite 630 · Memphis, TN · 38119 · 901-680-9005

*\*continued on next page\**



**MULTI-SOUTH**  
MANAGEMENT SERVICES

**MULTI-SOUTH.COM**

Page 2

We believe with support from the Memphis and Shelby County Office of Planning and Development, and the developer's indication to develop an excellent high-quality project, this vacant parcel can be activated and redeveloped into a special project. As citizens of Memphis, we have a full alignment of interest and a shared desire for the continued betterment of our community.

Yours Truly,

A handwritten signature in black ink, appearing to read 'D. Shores'.

David L. Shores  
Chief Executive Officer  
Multi-South Management Services



Brett Davis, AICP  
City Planner  
Division of Planning and Development  
Memphis and Shelby County

CC: Land Use & Control Board: Desiree Lyles Wallace (Vice Chair), J.C. McKinnon, Jennifer O'Connell, Darrell Thomas, Lisa Wilbanks (Chair, Consent Agenda Committee), Mary Sharp (Chair), Scott Fleming, Brown Gill, Margaret Pritchard (Chair, Regular Agenda Committee), James Toles

Re:

Case Number: MJR 21-45 (PD 94-356 CORRES.)

Development: Tournament Trails Center

Location: 3581 Tournament Dr. S. and two adjacent parcels

Owner: Holiday Inn – Birmingham Airport

Applicant: Ari-Investments, LLC

Representative: Cindy Reaves of SR Consulting, LLC

Request: Major modification to permit an apartment complex; *Note: If approved, the apartment complex site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing*

Area: 17.8 acres

Existing Zoning: Conservation Agriculture within PD 94-356

Dear Mr. Davis,

This Letter of support has been prepared by Tournament Trails Center Commercial Property Owners Association Inc. to express our excitement and support for the development of multifamily apartments at 3581 Tournament Dr. S. and two adjacent parcels. We believe that a development of high-quality multifamily apartments would be more successful than the commercial office use that is currently allowed on the subject parcels.

The office sector is facing headwinds and challenges nationally due to increased remote working that stems from covid-19. Allowing the subject parcels to be utilized for a high-quality multifamily development will help activate vacant land, and ultimately create a higher quality environment for the neighbors in the Tournament Trails office building located at 8700 Trail Lake Drive West, Memphis, Tennessee.

We believe with support from the Memphis and Shelby County Office of Planning and Development, and the developer's indication to develop an excellent high-quality project, this vacant parcel can be activated and redeveloped into a special project. As business citizens of Memphis, we have a full alignment of interest and a shared desire for the continued betterment of our community.



Yours Truly,  
Abhishek Mathur  
President

Brett Davis, AICP  
City Planner  
Division of Planning and Development  
Memphis and Shelby County

CC: Land Use & Control Board: Desiree Lyles Wallace (Vice Chair), J.C. McKinnon, Jennifer O'Connell, Darrell Thomas, Lisa Wilbanks (Chair, Consent Agenda Committee), Mary Sharp (Chair), Scott Fleming, Brown Gill, Margaret Pritchard (Chair, Regular Agenda Committee), James Toles

Re:

Case Number: MJR 21-45 (PD 94-356 CORRES.)

Development: Tournament Trails Center

Location: 3581 Tournament Dr. S. and two adjacent parcels

Owner: Holiday Inn – Birmingham Airport

Applicant: Ari-Investments, LLC

Representative: Cindy Reaves of SR Consulting, LLC

Request: Major modification to permit an apartment complex; *Note: If approved, the apartment complex site plan would be subject to Land Use Control Board conditional approval at a subsequent/separate public hearing*

Area: 17.8 acres

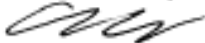
Existing Zoning: Conservation Agriculture within PD 94-356

Dear Mr. Davis,

This Letter of support has been prepared by 8700 Trail Lake LLC to express our excitement and support for the development of multifamily apartments at 3581 Tournament Dr. S. and two adjacent parcels. We believe that a development of high-quality multifamily apartments would be more successful than the commercial office use that is currently allowed on the subject parcels.

The office sector is facing headwinds and challenges nationally due to increased remote working that stems from covid-19. Allowing the subject parcels to be utilized for a high-quality multifamily development will help activate vacant land, and ultimately create a higher quality environment for the neighbors in the Tournament Trails office building located at 8700 Trail Lake Drive West, Memphis, Tennessee.

We believe with support from the Memphis and Shelby County Office of Planning and Development, and the developer's indication to develop an excellent high-quality project, this vacant parcel can be activated and redeveloped into a special project. As business citizens of Memphis, we have a full alignment of interest and a shared desire for the continued betterment of our community.

  
Yours Truly,  
Abhishek Mathur  
President

Dear Sir,

Thank you for allowing residents of Southwind to express our concerns regarding the proposed development of apartments backing up to the Southwind neighborhood.

As a Southwind resident, I am very much opposed to this proposition based on existing area crime, noise, traffic and drainage issues. Such a proposition can only add to these concerns.

Thank you again for letting me speak to this proposed development that will negatively impact the Southwind neighborhood

Sincerely,

Rebecca S. V. Perisho  
8674 Southwind Drive  
Memphis, TN 38125  
Telephone: (615)-477-6672

Alex an Dr Kimberly Womback Rice 8951 Golf Walk Circle S Memphis Tn 38125 ! We do not agree with the project, crime , high traffic loudness and trash everywhere! Build down Winchester area please, it's to many professional people that run this city, that lives in Southwind . The last thing we need to see an hear is loud high volume traffic an crime ! We don't want this near the area ! Thanks in Advance!

**MJR 21-45: Southwind**

Dear Mr Davis:

I respectfully oppose the land use for MORE apartments at above land use number. We are inundated with apartments in a 1 mile radius.

There are thousands of apartments in this small area bringing traffic and crime. More apartments will just jam this small area with traffic and trash and other concerns.

Please check out how many apartments are in this mile radius and please respect the property owners that back up to this are.

Thank you

Lois Hensley McGhee

Lois Hensley|Manager Corporate Safety|Office:901-434-9568|3670 Hacks Cross Road-Bldg G| Memphis, TN 38125

Dear Mr. Davis:

I am totally opposed to changing the zoning at Winchester and Tournament Drive by Tournament Trails Center. The increase in traffic, noise, crime and the general change in aesthetics would be a disaster for our quiet, very desirable neighborhood. I am sure there are many valid structural problems arising from its intrusion as well. I respectfully ask your opposition to this change and I hope you will understand that it is the reasonable course to pursue.

Sincerely and respectfully,

Hubert L. Dellinger Jr, MD

8778 Southwind Dr.

Memphis Tn. 38125

901-748-4666

Oct. 25, 2021

We are writing to oppose the use of this property for multifamily dwellings. It is our feeling that it will bring more crime to our area as well as noise, traffic and could negatively affect the water drainage. We already have water drainage issues on Southwind Drive and this cannot be helpful and cause more issues. Past experience has proven that where people are crammed together, more crime happens. Also the property values decrease.

Please reconsider this usage.

Thank you for hearing our concerns.

John and Shirley Williams

8684 Southwind Drive

Memphis, TN 38125

901-489-7264

To whom it may concern,

This correspondence is to make it known that my husband and I are in complete opposition to the proposed development from restaurant to apartments . In our opinion it would decrease security , add to noise level and drainage issues that had already been present in this area . We respectfully ask that this be reconsidered so that we can continue feel safe and comfortable in our neighborhood in Southwind .

Best,

William and Rena Baker

8749 players fairway

Memphis , Tennessee 38125

Mr. Davis,

As a resident of the Southwind residential community with my home owned by me and located at **3550 Windgarden Cove** in Southwind I am completely against this development. I am listing my concerns regarding this proposed development.

1. **Traffic.** Tournament Drive from our back gate to Winchester Road is a short span with no traffic light to guide drivers onto Winchester. It is unlikely that a traffic light would be approved since one exists to the left in very short footage across from Champion Hills. Pulling out of our back gate would become difficult if a driveway from the apartments is located near the gate that traffic empties onto Tournament. Construction traffic, if using Tournament, would be another complication for drivers from our over 500 homes. Apartment dwellers vehicles entering Winchester from Tournament Trails would be the solution if this inappropriate project goes forward.
2. **Drainage.** Trees and ground coverings would certainly have to be taken out. Drainage on to Southwind Drive would most assuredly be a factor going forward.
3. **Crime.** While the developer has declared the apartments to be high end, a person only has to read the news to be made aware of crime (many involving drugs) in apartment complexes.
4. **Noise.** Emptying of dumpsters, loud music, gatherings, vehicle noise, etc. would impact the daily lives of Southwind Drive residents.

I appreciate your attention to my concerns about this project which, as stated above, I am completely against.

Kathleen Edelmuth  
3550 Windgarden Cove  
Memphis, Tennessee 38125  
(901) 270 - 3745

I am Donna Kobb resident in Southwind over 20 years.  
3324 Gallery Drive  
Memphis, TN. 38125

I am strongly opposed to the rezoning and proposed apartment build outside the gate of Southwind. The increase in traffic and increased crime will not be in my best interest as a property owner in Southwind,

Donna Kobb  
901-600-4290

As a resident in Southwind in the area nearest this proposed apartment development, we are STRONGLY OPPOSED to an apartment development of any kind. We already have several new developments in the area which have increased traffic, noise, and crime. This development would only add to the problem no matter how high the proposed quality for property. Furthermore, that property has drainage issues which back up to our neighborhood.

A development as proposed would be detrimental to residents in the area who are already dealing with unsolved crimes, drag racing, and gunshots along the Winchester corridor.

Victoria and Alan Bush  
3495 Windgarden Cove, Memphis, TN 38125

Doris Lewis <dclewisem@yahoo.com>

As a resident in Southwind in the area nearest this proposed apartment development, we are STRONGLY OPPOSED to an apartment development of any kind. We already have several new developments in the area which have increased traffic, noise, and crime. This development would only add to the problem no matter how high the proposed quality for property. Furthermore, that property has drainage issues which back up to our neighborhood.

A development as proposed would be detrimental to residents in the area who are already dealing with unsolved crimes, drag racing, and gunshots along the Winchester corridor.

Dear Mr. Davis,

These are the concerns we have with the public notice of the proposed apartment complex being outside the back gate to our neighborhood of Southwind:

1. **Traffic.** Tournament Drive from our back gate to Winchester Road is a short span with no traffic light to guide drivers onto Winchester. It is unlikely that a traffic light would be approved since one exists to the left in very short footage across from Champion Hills. Pulling out of our back gate would become difficult if a driveway from the apartments is located near the gate that traffic empties onto Tournament. Construction traffic, if using Tournament, would be another complication for drivers from our over 500 homes. Apartment dwellers vehicles entering Winchester from Tournament Trails would be the solution if this inappropriate project goes forward.
2. **Drainage.** Trees and ground coverings would certainly have to be taken out. Drainage on to Southwind Drive would most assuredly be a factor going forward.
3. **Crime.** While the developer has declared the apartments to be high end, a person only has to read the news to be made aware of crime (many involving drugs) in apartment complexes.
4. **Noise.** Emptying of dumpsters, loud music, gatherings, vehicle noise, etc. would impact the daily lives of Southwind Drive residents.

Thank you for your time.

Sincerely,

Laird and Katie Hamberlin  
3481 Windgarden Cove  
Memphis, TN 38125  
770-330-9554

Mr. Davis,

As a resident of Southwind on Windgarden Cove, we are adamantly opposed to an apartment development running adjacent to the back edge of the Southwind community along Southwind Drive.

With EXTENSIVE apartment complexes already existing within one-half mile of the proposed development, this area seems to be becoming overrun with apartments. The subsequent decline of the entire area seems inevitable if continued apartment development is allowed.

With apartments comes crime. Just watch the local news for the number of violent crimes/robberies/drug issues that occur in apartments all over the city.

Additional concerns are:

- 1. Traffic.** Tournament Drive from our back gate to Winchester Road is a short span with no traffic light to guide drivers onto Winchester. It is unlikely that a traffic light would be approved since one exists to the left in very short footage across from Champion Hills. Pulling out of our back gate would become difficult if a driveway from the apartments is located near the gate that traffic empties onto Tournament. Construction traffic, if using Tournament, would be another complication for drivers from our over 500 homes. Apartment dwellers vehicles entering Winchester from Tournament Trails would be the solution if this inappropriate project goes forward.
- 2. Drainage.** Trees and ground coverings would certainly have to be taken out. Drainage on to Southwind Drive would most assuredly be a factor going forward. The area behind Windgarden already has major sections that do not drain well.
- 3. Noise.** Emptying of dumpsters, loud music, gatherings, vehicle noise, etc. would impact the daily lives of Southwind Drive residents.

Thank you for your attention to concerns around this inadvisable development.

Sincerely,  
Joe and Beth Edmondson  
3543 Windgarden Cove  
Memphis, TN 38125



Brett,

My family and I recently moved into the Southwind community. Among the reasons we did so was security, less traffic, and a bit more quietness (if that's a word!) than we had previously around the Kirby/Messick/Ridgeway/Park Ave. area. We are adamantly opposed to this proposal for apartments (class A or otherwise!) because, as you can see, it has a negative impact on all the above reasons we actually moved to Southwind in the first place!

One of the most surprising things since we moved was the level of crime. As we've discussed with the HOA, it's directly connected to both the current apartments that are out here as well as the quick-get-away access to Winchester. I'm not sure you can find any data to support crime actually being REDUCED by adding apartments. Adding an apartment complex ONLY exacerbates crime for our community.

So, in short, below are my bullet points for your consideration to reject this proposal:

1. **Traffic** - Tournament Drive from our back gate to Winchester Road is a short span with no traffic light to guide drivers onto Winchester. It is unlikely that a traffic light would be approved since one exists to the left in very short footage across from Champion Hills. Pulling out of our back gate would become difficult if a driveway from the apartments is located near the gate that traffic empties onto Tournament. Construction traffic, if using Tournament, would be another complication for drivers from our over 500 homes. Apartment dwellers vehicles entering Winchester from Tournament Trails would be the solution if this inappropriate project goes forward.
2. **Drainage** - Drainage is already a problem in the proposed area. It will only get worse with the apartments. Drainage on Southwind Drive will definitely be a factor going forward.
3. **Crime** - See above. No way in the world it won't increase crime.
4. **Noise** - Already an issue with apartments on the front 9. Can't imagine how bad it will be 100 yards from our house!

Thanks for your consideration.

Ed & Liz Gillentine  
3506 Windgarden Cove

Ed Gillentine, MBA, CFP®, CAP®, ChFC®  
Principal



Mr. Davis,

Please accept this as my opposition to this zoning change and development as proposed. I live in Southwind.

As a high density development this will bring additional traffic, noise, possible drainage issues, and crime to an area immediately adjacent to our community of single family homes. It would absolutely effect the property values in our neighborhood in a negative way.

I would ask that you review the incidents which have occurred in the like kind developments which have been constructed across Winchester Road in our area. You will see everything from petty crime up to and including multiple murders. It has created an unsafe area there and you would be creating the same environment in this new development.

The current zoning would allow commercial development that makes sense with what is already built and operating peacefully.

Respectfully, I ask that this change be denied.

Thank you,

William B. James  
3675 Classic Dr. S.  
Memphis, TN. 38125

Mr. Davis,

I'm a resident of the Southwind community, residing at 3562 Windgarden Cove. I am opposed to the current development and would like to share my concerns/rationale for my objections:

1. **Traffic** - Using the back exit of the neighborhood, it's difficult to safely turn right and nearly impossible to exit at all during peak traffic times. Adding that many additional cars to the area will increase the likelihood of accidents and cause a pile up on the exit street of the neighborhood.

2. **Neighborhood Security/Crime** - A very quick review of the crime report can show that all of the crime in a 1 square mile radius of my property takes place at the adjacent apartment complex. Unfortunately, we frequently hear of altercations (sometimes involving guns) just outside the front gates. We all have selected the neighborhood due to safety concerns and it's undemocratic to make significant changes without our input. <https://www.memphisdailynews.com/CrimeReport.aspx>

3. **Noise/Privacy** - Adding such a large number of residents to an area is automatically going to increase the level of noise. Again we selected our residence based on the private, secluded, quiet nature of our neighborhood. These developments would result in a significant removal of trees which shield us from the street noise of Winchester as well.

Thanks in advance for reviewing my note and understanding my complete opposition to the project. We look forward to your response.

Thanks,

Raquel Grady

Marianne Parrs <marianneparrs@gmail.com>

I am a resident at 3492 Windgarden Cove in Southwind and I am writing to tell you that I strongly object to the proposed development adjacent to Southwind. The reasons for my objections are:

Crime: we already have a much higher crime rate than historically and apartment complexes usually lead to ever more crime

Traffic: the street to Winchester is small and more traffic density will be dangerous

Drainage: there are serious drainage problems along the back area of Southwind that will be made worse by development

Noise — the noise level from apartments will go up significantly Thank you for your attention and consideration.

Mr. Davis,

We submit this email in **STRONG OPPOSITION** to the planned apartment community by Ari-Investments, LLC. We are proud citizens of Shelby County and value a strategic approach to development. To place an apartment complex at the proposed site will cause significant traffic issues, is out of place for the surrounding area and contributes to the population sprawl that undermines our community.

Our address is: 3595 Southlinks Cv.  
Memphis, TN 38125

Please let us know if additional information would be helpful.

Thank you.

Candace and Graham Askew

November 1, 2021

Mr. Brett Davis  
Staff Planner  
Memphis/Shelby County Land Use Control Board

Subject – Proposed Development – Tournament Trails Center – MJR21-45  
Southwind

Dear Mr. Davis,

We are writing to express our opposition to the subject proposed development. We are residents of the Southwind neighborhood and are completely opposed to the addition of multi-family housing in the designated area. The addition of multi-family residences in this location will lead to a potential increase in crime as well as significant traffic issues. In addition, there are concerns for both drainage issues and increased noise.

Southwind is an upscale neighborhood and multi-family dwellings are inconsistent with neighborhoods such as ours. I urge you to disapprove the proposed rezoning for this purpose.

Thank you for your continued service and support of our communities.

Best regards,

Carolyn H. Comella  
James G. Comella  
3244 Pointe Hill Cove  
Memphis, TN 38125

TYLER J. AND MEATHA H. TAPLEY

## 8871 PRESTANCIA CV; MEMPHIS, TN 38125

November 1, 2021

RE: Tournament Trails Center PD  
MJR 21-45: Southwind

To the Shelby County Land Use Control Board-

We are writing to express concern over the proposed apartment development near the Southwind community. We are not against this area being developed in the future. However, as community members and Realtors who live in the area, we strongly feel that the current proposal would neither be a good use of the space nor would it be in the best interest of the people who live, work or commute in this area.

One of our primary concerns is that this area is simply not prepared for the influx of traffic and noise. The overall area is uniquely located on the border of the City of Memphis, Shelby County, Germantown and Collierville municipalities. This already results in a lack of police presence which then results in dangerous and criminal behavior, such as, home break ins and prevalent drag racing along Winchester overnight. Bringing more people into this area will only cause more issues related to crime, traffic and noise.

Additionally we have serious concerns about both drainage and sewer capacity in this area. Drainage issues resulting in flooding have been issues in the recent past within the neighborhood do Southwind and flooding from sewer related issues have been recent past issues in the general area of Southwind- Cornerstone Learning Center on T&B Blvd for example.

We respectfully ask that our concerns over crime, increased traffic, drainage and noise be considered.

Sincerely yours,



Tyler and Meatha Tapley

As presented, we are opposed to the plan for development of the parcel referenced.

Our first concern surrounds crime, and the criminal activity that we are already dealing with. I am advised that there was 108 crimes reported to the Sheriff's Office alone in the last six months; within 1 mile of this proposed development. If we took into consideration those crimes reported to MPD and Germantown, and crime instances unreported, it certainly would be a striking number. In detail, we receive reports weekly, and the strong majority of incidences are coming from neighboring apartment complexes.

Our second concern, is drainage. Some of the neighbors have already experienced life altering flooding. The area that abuts our neighborhood is water; ponds and wetlands.

Our third concern, is wildlife. By developing the full parcel we will be ushering out wildlife that was frankly there first, including a herd of deer. Living amongst wildlife is one of the wonders of Tennessee living.

Fourth, and certainly not least is aesthetics. The present three-story office building is visible year-round from the neighborhood, and it's not attractive. It would be advantageous to put a height restriction on this new development. Moreover, the developer is touting this as a high-end complex based on stainless steel appliances and granite countertops- neither of which are cherished "high end" amenities.

We urge you to postpone action, and request a new detailed plan to be put forth: A plan that encompasses the neighborhood including nature, environment, as and community. Moreover, as pleased as we are to be now served by the Sheriff's Office, I believe they must have an active voice in such development.

We appreciate what you do in service to our county, and further appreciate your consideration of these comments.

Sincerely,  
Michelle Grady  
Leonides Villanueva, Retired USAF  
3558 Windgarden Cove

Mr. Davis, this letter comes in response to the planned apartment complex at Winchester Rd. and tTournament Drive, Southwind.

First of all, we have an apartment complex one lock East at Winchester and Forest Hill-Irene Rd. Another apartment complex will cause more traffic, including school busses, which will slow traffic on Winchester and possibly block/or seriously delay traffic on Tournament Drive. Why do we need another group of apartments so close to the one just recently bullet? Also, land is being cleared and culverted on Forest Hill-irene near Winchesters. Another complex?

I live in Southwind near the East Gate at ETournament Drive and Winchester Road. This end of EEEETournament Drive is the main drive for my family as well as other families in this immediate area.

Secondly, construction traffic will slow or totally block traffic on Tournament Drive. Large trucks and other vehicles will cause traffic congestion in our neighborhood. Those of us who have appointments or other business that cause us to drive East on Winchester Road, or to get to Forest Hill-irene Road (North or South), will have to go to Hacks Cross, requiring extra travel time.

The apartment complex will bring a large number of people adjacent to this old, established gated community..This will cause security problems.

The building of apartments will also destroy some or all of our green spaces, at Tournament Drive and Southwind Drive. Already, wild animals are being uprooted from their habitats and are coming into residential neighborhoods. This is dangerous to small children and small pets playing in their yards. Some have been spotted on the golf course.

Please reconsider this planned complex, for the safety of our neighborhood, to keep the clean, uncluttered appearance of Winchester Road, and the convenience ofs those who would be moving into these apartments. It will take some time for them to learn that they cannot use Tournament Drive West because of the residents only gate, causing them to have to turn around. There are already three driveways off the short drive from Winchester Road on Tournament Drive toward the security gate; two at the church and one at the nursing home. Another drive for the apartments will cause more traffic on a very narrow drive.

Thank you so very much, Mr. Davis, for considering my request to please, do not build this complex in this space, Winchester Road at tournament Drive.

Sincerely, Mrs. Esther L. Isom

Mr. Davis,

I would like to comment on the proposed apartment complex project - MJR 21-45: Southwind (correspondence to PD 05-362)

Please include my comments in your report.

I live in the Southwind subdivision. I am opposed to the proposed apartment complex.

The reason I'm opposed to any more developments is multifaceted. We now have coyotes roaming the neighborhood. Where are the deer going to go? If we keep destroying woods and green space we're changing the habitat and more of our homes will have raccoons trying to get in the Attic and other wildlife that will be displaced. Additionally, two huge wooded areas have been destroyed for what I'm guessing are subdivisions. One is on Forest Hill Irene at Winchester. The other is on Winchester between Forest Hill Irene and Houston Levee . More animals displaced means more wildlife in our backyard, possibly meaning people's small pets become meals for the coyote. Now let's consider the increased population and traffic flow. I would estimate that there are likely 25000 people living in one square mile right in this Forest Hill Irene Winchester area. There are other areas a little further out with less dense populations , think Collierville in Germantown, but those areas will fight this development tooth and nail. Another concern is how many out-of-state investors and Developers, who care nothing about our environment, are buying up homes making it harder for memphians to afford homes while these developers take Financial Resources out of Memphis.

--

Regards,  
Jon M. Isom  
[jmisom.com](http://jmisom.com)  
314.706.2720



November 8, 2021

Subj: Tournament Trails Center – OPPOSED due to DRAINAGE

Mr. Davis,

We are residents of the Southwind community at 8614 Southwind Drive and are FULLY OPPOSED to the development of Tournament Trails Center. We share the same concerns with others to include traffic, crime, and noise issues.

However, there is one issue that stands above all else, drainage. Our property is located adjacent to the culvert that carries much of the water out of Southwind and toward the subject property. In 2019 during heavy rains, the subject property was unable to manage the capacity of the water drainage effectively created a dam. This ultimately resulted in the water levels to rise over nine feet flooding our entire home with eight inches of water.

We suffered \$150,000 in damages while displaced from our home for four months. As a young family with two-year old twin girls, this was an extreme hardship for us.

Due to our experience, and the knowledge that any development built on the subject property will negatively impact the drainage, our family, and our property, we stand FULLY OPPOSED to this development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael & Diana Galdieri". The signature is fluid and cursive, with the first name "Michael" being more prominent and larger than the second name "Diana".

Michael & Diana Galdieri  
8614 Southwind Drive

Good afternoon,

I wanted to write a note to express my concerns over this large development. While the renderings are beautiful, my main concern is around the traffic that is already dangerous in the area. As I'm sure you're aware, the speed limit is also 50mph on that part of Winchester and it's a speedway especially during high volume times. As a result, turning left from Winchester at any juncture is scary. Many people can't wait and therefore do U-turns at the turn lanes causing even more confusion and danger. The addition of another 400 cars at all times seems to be adding unnecessary danger. Sunday afternoon already requires traffic "cops" for Harvest Church or when Cummings Road is in session. There is also a large wildlife population that I am concerned for --again I see many animals killed on the street weekly.

Please consider these cautions before approving this development.

Candace Joines  
3410 Tournament Dr S  
Memphis, TN 38125

I am against the proposed project for this development. When are "enough" apartments" too many? What about traffic control? Crime stats? Apartments up and down Winchester and Hacks Cross---South of Winchester also has many apartments. How does this help Southwind? What about rear gate traffic and getting on Winchester--stop light? More information is needed as I really do not see any advantages for Southwind. Jerry Joyner

Staff Report  
MJR 21-45 (PD 94-356 CORRES.)

10 February 2022  
Page 45

To: SCLUB – Mr. Brett Davis

From: James M. Carter (8447 Silverwind Drive)

Subject: The Tournament at Germantown (Proposed)

Mr. Davis,

The purpose of my email is to voice disapproval for the project being proposed by Ari Investment (Winchester Road and S. Tournament Drive).

On the surface, the development being proposed would appear harmless to existing residents of Southwind. However, nothing could be further from the truth. In fact, the project as outlined would significantly increase the residents of Southwind to serious injury or worse due to automobile accidents at this intersection. This will occur primarily as a result of two key factors: a) no traffic control signal b) increased volume of traffic. That said, absent a detailed TDOT traffic impact survey being submitted and approved in advance of any further consideration, or allowing this development to move forward would be an egregious error on the part of this body.

Finally, I would be remiss to not point to the following as additional reasons for recommending your body deny this request; over-abundance of multi-family properties in the area, pressure from over-crowding on schools, inevitable decline in existing home values in the area along with increased security concerns to residents and property should this body approve this request.

Thanking you in advance for your consideration.

Sincerely,

**Mike Carter**  
Carter Environmental Services  
[mcarter@carterenvironmental.com](mailto:mcarter@carterenvironmental.com)  
901.493.7960

Brett,

I am writing to you to discuss the proposed apartments at Winchester and Tournament Drive. I completely object to this plan as this could compromise the quality of life to those living in the back of Southwind. Regardless of the style or amenities provided by an "apartment complex", there is no guarantee they will be maintained year in and year out and kept up with the level of sanction that is carried on in our Southwind community. If this were a condominium or such where management and homeowners could continue to take pride in their properties, and guarantee a high level of quality and maintenance, that might be a different situation. But as it is an apartment where there is no governing body to control how things should be kept and maintained, will absolutely have a negative effect on Southwind.

Another concern would be the change in traffic on the short run of Tournament Drive from the Southwind back gate to Winchester Rd. The inconvenience of a slew of cars coming and going at all times of the night and day are a complete disregard for the members and residents of Southwind. It is my opinion the builder needs to create some form of private road not encroaching or emptying on Tournament Drive. If for nothing else it will be for the security and control of the newly formed traffic congestion created by these unwanted apartments.

The residents who have lived in peace and quiet on the back road, will take the biggest hit and largest loss in property sales should such an atrocity as an apartment complex be allowed built. The noise alone from all these apartment renters could very well be loud and uncontrollable. These apartments are going to put the people of Southwind in a terrible situation and one they should not have to endure because of apartments.

It is my hope that these apartments are not allowed and if for some reason this is a must for whatever reason, major concessions from the builder must be met.

I appreciate this opportunity to speak my mind on this apartment issue. It is with great hope that these apartments will not be built and in time another better project can be put in it's place.

Happy New Year.

Thank you,  
Ron

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RON LEFKOWITZ

C: 901.355.0557  
O: 901.747.0222

Please vote "no" regarding the proposed Tournament at Germantown. Southwind is sufficiently enclosed by apartments. Every possible way out of Southwind passes by apartments except by the proposed site under consideration. There is only one light that helps us with egress. The chosen site is not one of them. We will be stuck in a bottle neck thus creating a safety hazard with potential for heavy casualties in the future. This does not spell success for us, the citizens who pay heavy property taxes. Higher traffic brings greater crime, also. We already have the stigma of high crime numbers. We don't need more.

Again, please vote no for a safer community.

Sincerely,  
Robert L King  
3234 Piper Glen Cv  
Memphis TN 38125

Ed Pierami <outlook\_9386FBABF338D53F@outlook.com>

The purpose of my letter is to voice my opposition to the above mentioned Apartment Development. As a resident of Southwind Dr. I am strongly opposed to a 4 story apartment building overlooking our street and the front of my house. I am also concerned about the increased amount of traffic all these units would create around the Tournament Dr. back entrance to our gated community. Thank you,

Good afternoon,

I am a resident of Southwind and I do not think the Ari Investment at Tournament and Winchester is a wise use of the land. There are already large apartment complexes on all the corners surrounding the property. Also, there are empty retail shop spaces at Hacks Cross and Tournament that have been that way since it was developed. This will only add to the congestion in the area and will not contribute to a better community.

Thank you,

Sally Tomlinson  
Chief Manager  
T-Aerospace, LLC  
Ph 901-367-8944

---

Duane Allison  
3302 Tournament Dr S  
Memphis, TN 38125

December 28, 2021

Brett Davis  
Shelby County Land Use Board  
125 N Main Street  
Memphis, TN 38103

Dear Sirs:

---

This letter is written to declare opposition to the new development proposed at Winchester and Tournament Drive. This development will reduce the value of land and homes within the Southwind Homeowners Association and bring unwanted traffic and less security to a very important established neighborhood located in this part of Shelby County. Any additional traffic or crime in this region would lead to the relocation of very important and wealthy families, many of which are employed at the FedEx International Headquarters. Decrease in home values and increase in crime could lead to the relocation of the FedEx International Headquarter and massive repercussions for the City of Memphis.

The new development if used for apartments must be arranged to not to allow subleasing to be allowed. In addition, steps to ensure traffic and entrance by apartment residence on foot should be prohibited. Monitoring of any criminal elements which should include apartment residence background checks should be performed.

Sincerely,

Duane Allison

Dear Mr Brett Davis,

As a resident of Southwind for over 18years I am writing this letter to express my opposition to the proposed apartment development located at Winchester and Tournament Drive.

The proposed development would bring approx 300 apartment residents at the back gate of the Southwind subdivision. The Southwind community is a gated subdivision with home values ranging from half million to over one million dollars.

This apartment development would create a negative concept and potentially devalue the homes in the neighborhood.

There would be ongoing issues regarding traffic control and security in the area. There are numerous apartment complexes under construction at Winchester and Forest Hill Irene which are a great concern to the future of the overall area. This portion of Winchester does not need to contend with another apartment complex. This will be detrimental to the future outlook of Winchester from Hacks Cross Road to Forest Hill Irene with concerns both in the residential and business communities.

Receiving word of the proposed build was troubling, to say the least. And the more I learned about it, the more I felt that this project is completely out of sync with the neighbourhood around it. Please know to allow such a huge 'out of place' apartment development in this area is going against many residents valid concerns, and the negative impact this will cause in the future.

I urge you to reconsider your decision and decline further advancement of this apartment development at the back gate of Southwind.

As a resident of Southwind I appreciate your time regarding this important matter.

Sincerely,

Debbie Meyers

901-270-8880

3213 South Silverwind Drive

Memphis Tn 38125

RE: Development of land located at Winchester and off Tournament Drive, Case #21-45

Mr. Davis,

As a resident of the Southwind residential community with my home owned by me and located at **3550 Windgarden Cove** in Southwind I am completely against this development. I am listing my concerns regarding this proposed development.

1. **Traffic.** I am now aware that the original plan for traffic from the apartments onto Tournament Drive has been eliminated and is no longer a factor. Obtaining a traffic light at Winchester and Tournament Trails would of course be the obvious solution for the traffic from the apartments.
2. **Drainage.** Trees and ground coverings would certainly have to be taken out. Drainage on to Southwind Drive would most assuredly be a factor going forward. There is no guarantee that construction will not damage existing foliage.
3. **Crime.** While the developer has declared the apartments to be high end, a person only has to read the news to be made aware of crime (many involving drugs) in apartment complexes.
4. **Noise.** Emptying of dumpsters, loud music, gatherings, vehicle noise, etc. would impact the daily lives of Southwind Drive residents.
5. **Signage.** The name of the development, "The Tournament at Germantown", speaks volumes about the developer not knowing this area. It is, of course, not in Germantown. I would think the City Of Germantown would take issue with this.

I appreciate your attention to my concerns about this project which, as stated above, I am completely against.

Kathleen Edelmuth  
3550 Windgarden Cove  
Memphis, Tennessee 38125  
(901) 270 - 3745



Dear Mr. Davis,

We have lived at 3425 Tournament Dr. S for almost 7 years. The proposed high density development would greatly impact us and our subdivision. A number of concerns come to mind, and I will try and articulate each one briefly for your consideration.

Traffic is already high and pulling out on Winchester is already challenging, especially attempting to make a left turn on Winchester. This development would greatly increase the traffic on Winchester and on Tournament Drive, likely requiring the installation of a stop light. We have a number of high density apartment complexes near us currently, and we think this additional one right on our border would create a chaotic nightmare of traffic at the back entrance/exit on Winchester.

Crime is also a concern. Increased traffic and high density developments will open up more opportunities for crime close by or even within our subdivision. We are retired and prefer to keep our back gate area safe and quiet.

Which brings me to the third point of noise. We enjoy a quiet and safe neighborhood. The idea of the noise from the increased traffic is worrisome, but there could also be noise related to the residents' music from cars or at the pool. This could be a real detriment to the sanctity and peace of our subdivision.

Lastly, drainage issue will surely arise out of a large high density project right on our border. This will create issues for our neighborhood and those costs and the inconvenience would have to be borne by our home owners association or our neighbors. This just simply is not acceptable.

All considerations taken together means a high density apartment development is not in the best interest of the residents in terms of quality of life, conservation of the land or values of our property. As the home to a World Class golf event, we do not need yet another apartment complex at our gates. This is a very, very bad idea, and we most whole heartedly object to this proposed development.

Thank you for your consideration.

Mary Nell Thompson  
Lynn Diebold  
3425 Tournament Dr. S  
Memphis, TN 38125  
[mnt3425@gmail.com](mailto:mnt3425@gmail.com)  
901-827-6196

Mr. Davis,

As residents of Southwind since 2014, we are writing in opposition of the proposed development of apartments to be located at the back entrance of Southwind.

Several issues that are of concern here—

Our neighborhood is an upscale place in the local area with homes ranging from half million to over one million dollars. Building apartments so close to our complex, especially the homes adjacent to the apartments, would bring down the value of our homes, which would also lower tax income. Hearing that there may not be a privacy wall between our neighborhood and the new complex would definitely not be beneficial to us either.

With all the current crime around this area, our neighborhood is one of the safest places to live. Crime is a major concern as it has risen in other neighborhoods that are located so close to apartments. When you consider the upscale nature of Southwind our neighborhood would be a prime target.

Tournament Drive is a narrow street and not accustomed to high traffic. Improvements would have to be made to accommodate the proposed 300 new residents that would be traveling on this road. (example: widening street, traffic light, etc.) Any of these options would significantly change the nature of our back, resident only entrance, and not for the better.

There are numerous apartment complexes that have spread from Hacks Cross to Forest Hill Irene Rd. Why another one? Is there really a need for more apartments?

We ask that you reconsider your proposal as it will have a significantly negative impact on our beautiful community that we call home-Southwind.

Thank you for your time.

Tony & Colleen Dudek

I strongly oppose the apartment at Winchester and back entrance of Southwind. Not only will the apartments increase traffic flow and be an esthetically sore eye, it also increases criminal activity.

I have lived in Southwind for over 30 year and safety has always been a big plus for residents.

Donna Kobb  
3324 Gallery Drive  
Memphis, TN. 38125

Mr. Davis my name is Charles. O Pounds and I am a 18 year resident of the Southwind development. My wife and I live near the rear gate closest to the proposed development. We are already overwhelmed by apartments across from us on Winchester. Having talked to our neighbors I can say people on our cove are unanimously opposed to this development and encourage those in charge to decline approval of this project.

Thanks  
Charles O Pounds  
3597 Fairwood Cove  
901 581 1926

Dear Mr. Davis,

As a resident of Southwind neighborhood, I strongly oppose the development planned at Tournament Dr. and Winchester Rd. The land is currently designated for Conservation or Agriculture. In the Memphis 3.0 plan, it was designated to remain natural spaces - clearly needed for the deer, geese and otters, raccoons and song birds that all reside in these areas. Frequently, deer road kill appear on Winchester near the intersection with Tournament Dr. A large development will continue to cause danger for the wildlife and for drivers on Winchester Rd.

The development would also add to the flood control problem which already exists within the neighborhood. The drainage canal will be blocked, and water cannot move properly with a such a large planned development.

Additionally, added traffic will make a very crowded exit to Winchester Rd. Today a left turn is already challenging and dangerous. Adding more traffic will make the problem worse.

Multi family developments bring down home values- a major objection for us as home owners. For Shelby County, lower home values mean a reduced tax base and fewer tax dollars.

Finally, bringing multi family use also affords opportunity for more crime with the greatly increased number of people in a small space.

In conclusion, as a homeowner in the adjacent neighborhood, I oppose the development because the land is currently designated as a natural area for conservation or agriculture, because it will make a flooding problem in the Southwind neighborhood worse, because it will make traffic worse, because it will reduce home values, and it will invite crime with great population density.

Very truly yours,

Suzanne Oliphant  
8910 Bent Grass Circle  
Memphis, TN 38125  
901 219-5409

Mr. Davis,

As a resident of Southwind for over 18 years I am writing this letter to express my opposition to the proposed apartment development located at Winchester and Tournament Drive.

The proposed development would bring an approx 300 apartment residents at the back gate of the Southwind subdivision. The Southwind community is a gated subdivision with home values ranging from half million to over one million dollars.

This apartment development would create a negative concept and potentially devalue the homes in the neighborhood.

There would be ongoing issues regarding traffic control and security in the area. There are numerous apartment complexes under construction at Winchester and Forest Hill Irene which are of great concern to the future of the overall area. This portion of Winchester does not need to contend with another apartment complex. This will be detrimental to the future outlook of Winchester from Hacks Cross Road to Forest Hill Irene with concerns both in the residential and business communities.

Receiving word of the proposed build was troubling, to say the least. And the more I learned about it, the more I felt that this project is completely out of sync with the neighborhood around it. Please know that allowing such a huge 'out of place' apartment development in this area is going against many residents' valid concerns, and the negative impact this will cause in the future.

I urge you to reconsider your decision and decline further advancement of this apartment development at the back gate of Southwind.

As a resident of Southwind I appreciate your time regarding this important matter.

Thank you ,

Skip and Gwen Hannah  
3201 Cheval Dr.  
Memphis, Tn 38125

Mr. Davis,

My wife and I have been residents here in Southwind since 1991 and have closely watched the development of this quiet and beautiful neighborhood.

In our opinion the proposed plan will negatively affect the nature of where we live and the entire area.

But most importantly we believe that the safety of Southwind residents and the apartment dwellers will also be negatively affected due to the limited, and already dangerous, access and egress with Winchester Rd.

As a life-long citizens of Shelby County, we respectfully request that the proposed project be rejected.

Thank you for your help,

Martha & Ben Bryant  
3440 Pinebrake Cove

Good Afternoon,

I am aware of the community need for adequate,affordable housing.Short term rentals provided housing on my out of town assignments in the past.

However, I write in opposition to a high density dwelling in anticipation of the traffic congestion on Winchester and Tournament Drive. With increased traffic flow from Winchester going eastward, there is a short turning lane which accommodates 2 cars at present. An increase in traffic will result in overflow in the left lane on Winchester heading east with obstruction and delay.

Furthermore, attempts to turn left from Tournament drive onto Winchester heading east would result in congestion on Tournament Drive. This would increase the risk for motor vehicle accidents at the same time.

Please consider the impact on traffic flow prior to approval of a high density dwelling at the proposed site.

Respectfully,  
Wayne & Stephanie Gibson  
Southwind Drive  
Memphis,TN.

Mr. Davis,

I am a resident of Southwind. I am very unhappy with the proposed apartments planned on Winchester that back up to Southwind. Regardless of how "exclusive" these apartments are supposed to be it always ends up with the same result. The crime that follows the apartments down the street is unacceptable. I am sure there is a better use for that property that would be more beneficial for all parties involved.

Chris Moore

*Chris Moore*  
[slingmoore@comcast.net](mailto:slingmoore@comcast.net)  
Phone: 901-405-4588  
Cell: 901-483-0418

To Whom It May Concern,

Please accept this as our firm objection to any proposed development of rental units near the back of the Southwind subdivision off Tournament Drive and Winchester Road. Part of the appeal of this neighborhood for residents is that it is quiet and tucked away in a barely noticed pocket of East Memphis. It largely only draws the attention of Southwind residents (or TPC Southwind members), and putting the apartments by the back gate will congest the area with increased traffic and over time, decrease property values in the neighborhood. This is about the only neighborhood in this area that is virtually crime free. More attention to its existence from apartment renters and their visitors will make Southwind more vulnerable to the types of property crimes, car break-ins, etc. already suffered by our nearby communities. Our gates, guards, and perimeter fences are great deterrents to crime, but they can't protect us alone. We have to stay smart and vigilant and this doesn't feel smart to us.

Some facts to consider: According to a recent American Community Survey conducted by the Census Bureau, zip codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. Today, there are 4,610 rental properties available for rent in Memphis. In the 38125 zip code, there are 533 – 11.6% of the available units. Additionally, the Shelby County rental vacancy rate rose to 9.33% in 2019, higher than previous years, the rest of Tennessee, and the rest of the United States. So, we have to question the soundness and motive for building 279 more rental units in Shelby County when so many existing units are likely vacant.

Finally, please consider the peace and quiet currently enjoyed by our most southernmost residents on Southwind Drive. They will likely be the most affected by the increase in noise and bright perimeter lighting, a stark contrast to their current way of life. Please don't put Southwind homeowners at increased risk for unwanted attention, congestion, noise, crime, or declining home values.

Respectfully,

Mike and Laurie Nichols  
3237 Club Breeze Drive

Brett,

This correspondence is to make it known that my wife and I are in complete opposition to the proposed development from restaurant to apartments. In our opinion it would decrease security, be a hindrance to the golf tournament, and would be too close to the homes on Southwind Drive. We respectfully ask that this be reconsidered so that we can continue feel safe and comfortable in our neighborhood in Southwind.

Best,

Roy and Lori Swearingen  
3406 Pinebrake Cv  
Memphis, Tennessee 38125

Dear Mr Davis,

I am deeply distressed and concerned with this development, as it relates to the Southwind community. As you know, Southwind consist of single family homes that are well maintained and has benefitted from the rise in the housinging market

A development this huge and so very very densely packed in(The average unit square footage in one building is well under 900 feet.) will have so many negative impacts on the Southwind community, with the main ones being property values and security.

Please do all that you can to block this development.

Best regards,  
Richard Tisdale  
3399 Tournament Drive S.  
Memphis, TN. 38125  
415-203-6258

Mr. Davis:

As the owner of 8688 Southwind Drive, I strenuously oppose the proposed development of the captioned apartment project currently being considered by the Shelby County Land Use Board. An apartment complex of the proposed scale in close proximity to the single family residences along Southwind Drive will undoubtedly and significantly diminish the market value of those residences. Moreover, the increased traffic load southbound on Tournament Drive will further impede the ability of Southwind residents to turn eastbound on Winchester. I urge the Land Use Board to decline approval for this project.

Ronald J. Kwoka  
8688 Southwind Drive  
Memphis, TN 38125-0749  
(901) 751-3889

My wife and I have lived in our at 3230 Club Breeze, Memphis, Tn. 38125 for 27 years. Since we live close to the front gate that is where we normally enter and exit but when I use the back gate it is not unusual for someone without permission trying to enter. The guard will tell them they cannot enter and then they have to back up and then we may have to back up to let them turn around and that takes time for us to enter. If the apartments are allowed to be built there will be more cars and delivery trucks driving down this small road causing more problems. Also we have friends that live along Southwind Dr. where the proposed apartments will back up to Southwind Dr. and these residents will be subject to the noise of 500 + children and adults.. Years ago I rented a nice apt. in good part of town and there was always someone having a party. Southwind is a nice quiet residential neighborhood. Apartments next door will not enhance our property values and certainly not the ones along Southwind Dr.. If anything I would assume their property values would decline. Plus the developer wants to make these apts. (4) four stories high. That is not acceptable. ex.there are some new apts. on the south side of Winchester east of this site and they are tall . They are only (3) three stories tall not (4) stories as developer wants.

Also I was told that there is an old zoning Variance with no apts. on North side of Winchester.

Sincerely,

Haynes McNeill



W. Joseph Lammel  
Janine S. Lammel  
3268 Pointe Hill Cove  
Memphis Tennessee 38125

December 30, 2021

Mr. Brett Davis  
Memphis & Shelby County Division of Planning and Development  
125 N. Main Street  
Memphis TN 38103

VIA Email: [brett.davis@memphistn.gov](mailto:brett.davis@memphistn.gov)  
[Thesrpaboard@gmail.com](mailto:Thesrpaboard@gmail.com)

RE: Ari Investment – The Tournament at Germantown Apartment Development  
NW Corner of Winchester and Tournament Drive

Dear Mr. Davis,

This letter is written in opposition to the proposed zoning adjustment to allow apartment development by Ari Development at the NW corner of Winchester and Tournament Drive. This land was originally zoned for medium density office buildings. The Ari development will add too many additional apartment units to the already dense apartment complexes in the area. In addition, the additional traffic on Winchester, especially at Tournament Drive, will cause increased congestion. Apartments located that close to our neighborhood will have a negative affect on the property values within the Southwind Residential Development.

Apartment complexes are built by developers to be sold, and after two or three changes in ownership we will see this development deteriorate.

As a matter of reference, I offer the Peppertree Apartments in Whitehaven. When built Peppertree was the nicest apartment development in the County, and now as Section 8 housing, the Mayor and District Attorney are trying to close the Peppertree Apartments due to excessive crime.

Once again, we are complete oppose to any zoning change that would allow for apartment development at this location.

Sincerely,

Joseph & Janine Lammel  
3268 Pointe Hill cove  
Memphis Tennessee 38125

Brett Davis:

I presently reside at 8712 Southwind Drive and am writing in opposition to the proposed AR Investment Development, The Tournament at Germantown. I am concerned that there will be an entrance or exit from Tournament Drive South for the people residing there. That road is much too narrow for any added traffic considering all the residents of Southwind that also use this one lane.

I did not notice the location of trash collection sites and am concerned that they will be located towards our property line and the buffer. If that is the case it will cause more noise and attract rodents.

Finally building two at a height of 4 stories and this is again to many apartments for this area with the roads and entrances and exits.

If this development is approved I feel that the developer must agree to install a permanence privacy wall between their development and Southwind.

I appreciate you taking the time to consider my thoughts and suggestions.

Sincerely

Trudi Pierami

[Tpierami1@yahoo.com](mailto:Tpierami1@yahoo.com)

901-581-1604/

REFERENCE TO DEVELOPMENT ON WINCHESTER

Development of the apartment project will cause heavy congestion in this area. The development of this project is TOO many apartments for that small area.

There is no traffic light at the entrance to Tournament Drive . With the Nursing Home already established there and now asking for the development of this apartment project will be adding heavier congestion to the traffic in this area.

The entrance to the project is not good and too many people are making a "U turn" to get back to the entrance off Winchester

Is there going to be a guard gate to protect us from walk on coming through and making so easy for them to get in to the area thus causing more crimes?

Please consider the homeowners and their wishes and not make this such a commercial area.

Billie Jean Graham  
3670 Classic Drive South

December 30, 2021  
8718 Southwind Drive  
Memphis, TN 38125

Dear Bret and Members of the Board,

Thank you for the opportunity provided to express our concerns. Your job is thankless but critical and to date those decisions have made our niche of Memphis the valued and desirable niche that it is.

For the record we are opposed to "The Tournament at Germantown" proposed apartment complex plan. We are not opposed to growth but this proposal is poorly conceived use of valuable land.

Several immediate concerns present themselves;

1. The 4 story proposed height will dramatically impact the sight line north of Southwind Drive, reduce curb appeal and home valuations.
2. 224 units, with a fair estimate of 2 occupants per unit, each with a vehicle, brings at least 448 people and 896 vehicles to a compressed limited space. Ingress and egress is only available from Winchester Road which is already congested. Trail Lake Drive also serves the existing office complex on Trail Lake West.
3. Storm Drainage from the complex's impervious surfaces and flooding will be a true threat to personal safety and property.
4. Security impacts will be realized to TPC Southwind, surrounding businesses and residential communities.
5. Implementation of thorough well thought out written Covenants, Conditions and Restrictions, CC&R's, that run with the property and the land regardless of ownership transfers over time.

Our hope is your Board will consider the following;

6. The suitability of the property and the resultant congested compacted population increase.
7. One road ingress/egress access capability e.g. Winchester to Trail Lake Drive serving so many people.
8. The proposed development "fit" regarding Germantown aesthetics, quality of life, property values and future zoning exemption request that this precedent will set.
9. The short and long term community benefits of tightly compressed congestion and the traffic gridlock this proposal will have on the entire surrounding areas, businesses and communities.
10. The inevitable damage to Winchester Road from heavy construction vehicles, the need for re-construction and resurfacing. It should not be a cost to bare by Memphis and Memphis tax payers.
11. The plan does not reflect any community recreation facilities. No community swimming pool, tennis courts, putting green etc. What are an estimated 500 people + including children to do with spare time?
12. Should the project go forward please limit vertical construction to a maximum of 3 stories, Germantown is not a JR Manhattan and require extensive mature tree planting by the developer along the entire property perimeter to minimize both noise and sightline degradation.

***\*letter continues on next page\****

13. Require the developer to pay for a thorough traffic impact assessment made public and for the cost of traffic lights at both Trail Lake Drive and Tournament Drive South. Access to Winchester Road southbound from Tournament Drive South is already a risky proposal. The traffic light serving the church negatively effects traffic flow and should be a flashing yellow light except for Sunday service. The addition of so many additional vehicles will turn Winchester Road into a parking lot from the 385 off ramp to Forest Hill Irene Road. Without traffic lights, the auto accident rate will more than rival the daily carnage realized on the 385 and I-240.
14. The creeks inability to handle water runoff during significant rainfall has left a history of flooding along Southwind Drive with significant damage to homes. Please ensure a thorough drainage and flooding report is completed and made public to assure that the addition of only one detention/retention pond is enough with thorough contingencies examined and in place should impervious surface runoff overflow the ponds and exceed the creeks capability handle water flow.
15. The chain link fence separating the land of the proposed project and Southwind Drive has proven at best to be minimal barrier to prevent criminal activity. The addition of so many people residing in close proximity makes the barrier useless. The developer should fully fund construction of a wall suitable to the SRP Board including design, materials, construction completion timeline and height along Southwind Drive plus the construction of a suitable wall (not chain link) surrounding the remaining proposed property development perimeters.
16. Thoroughly thought out CC&R's will be critical! The developer states the proposed apartments will be "Luxury ". Without CC&R's that address landscape maintenance requirements, exterior paint color and maintenance, roofing materials and maintenance, parking lot reoccurring resurfacing, subleasing, Air B and B's, abandoned vehicles, RV and Boat storage, exterior lighting restrictions, residential use only etcetera will allow "Luxury" to degrade rapidly to less than desirable. They must run with the land and property to ensure future owners of the project are held to the same very high "luxury" standard.
17. We understand growth and development is inevitable but any proposed development should enhance and benefit our communities recognized quality of life, desirability, property demand and valuations while ensuring the development does not bring harm and generate unintended consequences. Please ask yourself how this land use proposal serves and benefits our communities.

Our communities South of Hacks Cross road are special. Pride of ownership is evident. Substantial investments have been made and are in progress. We have an "in demand" valued place to live. Valued places to live needs protection. It is fragile. Ill conceived quick profit proposals will always be presented. I doubt the developer is a Germantown resident. Please ask the question of "what if"? The consequences and unintended consequences. The cause and effect. We think the land and our communities can be better served. Our high demand will see a proper land use proposal in time.

Sincerely,

John and Renee Frogge  
8718 Southwind Drive  
Memphis, TN 38125

Dear Mr. Davis,

I have lived on Southwind Drive for years. I loved being a part of Memphis and did not want to leave. I tend to be a pro-person rather than a con person. However, I am against the proposed 4 story apartment Tournament at Germantown complex.

The complex is too large, too many people, not enough outlet for the water. We already have many water issues in the neighborhood. It would seem to me that we would want to consider the environmental impact and would want to make communities more livable. This complex does the opposite of that.

I hope you will help to develop a much more reasonable project. Please use the property to create neighborhoods that add value rather than decrease value. Please use the property to enhance safety rather than detract from safety. Please use the property to create more interest in the city rather than less. I hope you will put people before profit. In the long run profit will follow people. Please do well by "We the People."

Please contact me if I can be of service.

Rosie Phillips Davis

Rosie Phillips Davis (formerly Bingham), PhD, ABPP  
APA Past President, 2020  
Professor, Counseling, Educational Psychology & Research

My wife and I, having been residents of Southwind for 31 years, strongly oppose the proposed development of apartments just outside the back, residents only, gate on Tournament Dr. The "Lincoln on the Green" development was initially a luxury development, but has, through the years, slipped into a below average apartment complex which detracts from the image that Southwind wishes to provide. By inviting non-home owners into the neighborhood the entire Southwind development will be degraded and property values decreased. Surely a condominium development would allow the developer to enhance the property and keep the same high luxury component of the entire Southwind complex.

Dr. and Mrs. Robert P. Lorentz

The purpose of this letter is in opposition to the opposed apartment buildings designated for Winchester and Tournament Drive. This will present a variety of safety and security problems. In addition it will multiply current traffic control issues that we currently experience daily. Lastly, it will impact the value of my home. Hopefully we can reach a reasonable solution to avoid these issues.

Sincerely,  
Phillip and Stacy Young  
3234 S. Silverwind Cv.  
901-309-1265

Dear Bret Davis and Members of the Board,

I am totally opposed to the proposed apartment complex plan, which is poorly conceived, inadequately vetted, and should be scrapped. Its implementation would result in irreversible negative consequences to TPC Southwind and surrounding communities including:

- **Security Issues:** TPC Southwind community will undoubtedly suffer from increased crime and vandalism with 400-500 people in an apartment complex adjacent to the fence/ back gate area. Current security measures, guards, fences, etc are not going to be adequate. Additional security measures will be required, unfortunately at homeowners' expense (increased HOA fees) which is not right.
- **TPC Southwind Property Depreciation:** Four story apartment buildings negatively impact all residents' property values and in particular, damage values of homes along Southwind Drive. The privacy and quiet of TPC Southwind will disappear due to so many more people and vehicles adjacent to the community. The small square footage of the apartments and absence of amenities/recreation facilities indicate that the complex is not "Luxury" by any stretch.
- **Traffic Congestion:** Winchester Road is already dangerously congested. It can't handle hundreds more people plus their vehicles. Gridlock, accidents, noise certainly will increase.
- **Drainage issues impacting TPC Southwind:** The creek area has been problematical in the past. How do you ensure that storm drainage/run-off from the apartment complex/parking lots will not impact homes and property in TPC Southwind?

In summary: The apartment complex is a terrible idea. If implemented, it will very negatively impact our property values and quality of life. The apartment complex is NOT the right use of valuable land adjacent to TPC Southwind.

Sincerely,  
Loree Tisdale  
3399 Tournament Drive South  
Memphis TN 38125  
Mobile: 303-908-2726

January 1, 2022

Dear Brett:

We are Jim and Sue Perrin. We have lived on Southwind for 18 years. First at 8734 Southwind Drive (10 years) and then at 8638 Southwind Drive (8 years). I retired from Junior Achievement after 32 years; the last assignment was in Memphis as President and CEO (21 years). Sue worked for SYSCO Food Service of Memphis for 35 years, retiring as Vice President of Health Care Sales.

We want to thank you in advance for working with our SRPA Board in our efforts to keep Southwind as attractive and safe neighborhood now and for the foreseeable future.

With that said, we are deeply concerned with the prospect of an outside developer's plans to convince the county Land Use Control Board (LUCB) to reexamine the long-standing ordinance that would disallow apartments to be constructed immediately adjacent to Southwind's security gates and back fences, and specifically here, right next to Southwind Drive.

We're being told by the developers that the construction is not in any way like the hundreds if not thousands of apartments surrounding Southwind. We were told that these will be "luxury" apartments. This is a never-ending story for Memphis. If "luxury" apartments look nice in the first few years, that would most definitely in years to follow, look

*\*letter continues on next page\**



no different from the apartments across the street on Winchester and beyond. In fact, plans for this “luxury” project do not include amenities that are included across the street such as covered parking, adequate pools, and clubhouses or playgrounds for children.

At our current residence (8638 Southwind Drive), we have experienced significant financial loss due to the flooding of the drainage creek and storm sewers. Such a development is not feasible without substantial investment for infrastructure and proper storm drainage from the developer.

But we have other critical concerns:

Apartments that are poorly managed can be magnets for crime, litter and garbage, noise pollution, lack of proper lighting, security and significantly heightened traffic issues. These facts will accelerate over time with changing in ownership. There must also be simple ingress/egress to these 279 units, without using Tournament Drive.

We believe that there are underlying reasons that this developer is making a play for this property.

First, building adjacent to Southwind makes the developer’s project more valuable. He can promote this project as “luxury” simply because of its closeness to Southwind; most likely creating the perception that they are actually part of Southwind. Take for example: the developer has named the project “The Tournament at Germantown”. This project

*\*letter continues on next page\**

has nothing to do with the FedEx St Jude Championship nor is it in Germantown. It is a misleading marketing ploy.

Secondly, since 1987, LUCB has never allowed apartments next to Southwind borders. LUCB knew that such construction would be detrimental to the residents' property value. Now, in 2022, this is more critical than it has ever been.

Lastly, Sue and I appreciate the opportunity to share our concerns with you and the board. We look forward to a positive response from the board as we continue to enjoy our home located in a first class neighborhood and great city.

Sincerely,

Jim and Sue Perrin  
8638 Southwind Drive  
Memphis, TN 38125

Dear Bret

As residents of Southwind and homeowners on Southwind Drive, we appreciate your taking the time to read this email regarding the plans to build apartments on Winchester Road in Germantown.

Please note,

**WE, CAROL and MICHAEL DUFFY, ARE OPPOSED TO THE "TOURNAMENT at GERMANTOWN' PROPOSED APARTMENT COMPLEX.**

Our immediate concerns are the following:

- 1) **SECURITY** - The security impact that short term housing has on the immediate area. Our houses on Southwind Drive are separated from this property by a chain link fence.
- 2) **HOME VALUES** - The height of a 4-story complex will greatly impact the sight line from our homes on Southwind Drive. This eyesore will greatly impact our quiet street and diminish our home values.
- 3) **TRAFFIC** - Hundreds of tenants bring hundreds of vehicles. Winchester Road between Hacks Cross and Forest Hill Irene is already congested. A traffic light is already badly needed on Tournament Drive and Winchester.

Thank you for your time and consideration,

--

**Carol & Michael Steele Duffy**

8756 Southwind Drive  
Memphis, TN 38125

**612.270.8986**

January 2, 2022

8674 Southwind Drive

Memphis, TN 38125

Thank you for the opportunity share my concerns and opposition to the proposed Development known as The Tournament at Germantown for the below reasons.

- Another multi-family housing development in the area planned will dramatically reduce the curb appeal and home valuations for the 525 property owners in the Southwind neighborhood, and surrounding private property neighborhoods.
- Security impacts will be realized by the Southwind neighborhood, surrounding businesses and residential communities. Close-by luxury apartment complexes that currently exist in the immediate area experience daily crime that includes drug-trafficking, shootings, vehicle vandalism and theft, break-ins and theft of property. As nice of a complex that The Tournament at Germantown is proposed to be, valid concerns exist that it will serve to be "an attractive" invitation to opportunistic criminals already prospecting the area for criminal enterprise.
  - The chain link fence separating the land of the proposed project and the Southwind community has proven at best to be a minimal barrier in preventing local criminal activity from spilling over into the Southwind Community. The developer has no plans to fully fund construction of a wall suitable to the Southwind Homeowners Association Board (SRPA) which would create a realistic, safe barrier between the Southwind Community and the proposed property development.
- A conservative estimate of 224 units, with a fair estimate of 2 occupants per unit, each with a vehicle, brings at least 448 people and 896 vehicles to a congested area of Winchester Road and its contiguous communities.
- Storm Drainage from the complex's surfaces and flooding poses a threat to personal safety and property, again in contiguous communities, especially Southwind.
- No communication from the developer regarding Implementation of thorough well thought out written Covenants, Conditions and Restrictions, (CC&R's).

***\*letter continues on next page\****

In addition to the above-stated concerns, I request that the Board consider the following:

- The suitability of the proposed development and the resulting congested, compacted population increase.
- The negative impact to neighborhood property values and future zoning exemption requests.
- The short and long term community benefits of tightly compressed congestion, and the traffic gridlock this proposal will have on the entire surrounding areas, businesses and communities.
- The inevitable damage to Winchester Road from heavy construction vehicles, the need for re-construction and resurfacing.
- The plan does not reflect any community recreation facilities for its estimated 500+ residents.
- Requiring the developer to pay for a thorough traffic impact assessment, and for the cost of traffic lights at both Trail Lake Drive and Tournament Drive South.
- Due to the current inability of the existing creek that flows through the proposed development to handle water runoff during significant rainfall, requiring the developer to complete a thorough drainage and flooding report in order to assure that the addition of only one detention/retention pond is sufficient, along with thorough contingencies should the proposed development's surface runoff overflow the ponds and exceed the creek's capability to handle water flow.
- Require thorough CC&R's for the proposed development that address entrance and landscape maintenance requirements, exterior paint color and maintenance, roofing materials and maintenance, parking lot reoccurring resurfacing, subleasing, Air B and B's, abandoned vehicles, trailers, RV and Boat storage, exterior lighting maintenance and restrictions, and residential (non-business) use only.

Thank you again for consideration of my concerns regarding this proposed development.

Sincerely,

Rebecca S. V. Perisho  
8674 Southwind Drive  
Memphis, TN 38125  
Telephone: (615)-477-6672

We are writing to log our strenuous opposition to this proposal. For our family, this is a matter of public safety.

When the apartments at Winchester and Forest Hill Irene were completed and occupied, the increased traffic congestion on Winchester became an unwelcome imposition for all vehicles heading West, and made it unsafe to turn East onto Winchester from Tournament Drive. Additional traffic generated as a result of the proposed apartments would render Winchester functionally impassable; traffic lights cannot be considered an offsetting "solution" as existing lights are routinely ignored on the stretch of Winchester from Forest Hill Irene heading West, and through some of the already worse congestion found on Memphis roads. Further, is not a "stretch" to anticipate increased first responder and emergency vehicle delays on top of elevated risks brought about by the increase in traffic.

Once again, we strenuously oppose this proposal we believe puts citizens' safety at an unacceptable heightened risk.

Sincerely,

Bob and Becky Wenker  
3705 Classic Drive South  
Memphis, TN 38125

As a Southwind resident am requesting you oppose the Ari apartments project...Traffic congestion exiting Southwind to Winchester,safety issues to residents,building heights will invade privacy of Southwind residents and reduce property values are all valid reasons for opposition..

There is also a question of need...Two blocks east is Champion Hills complex...half mile east of that at winchester and forest hill irene are Miller Creek and Villas of Germantown, both sizeable apartment complexes...another half mile east down Winchester,Boyle has cleared acreage and announced Veridian (260 apartments and also announced purchase of acreage across winchester on south side for more apartment development....

West of proposed Ari is Lincoln on the Greens which adjoins Southwind golf course on Players club parkway...Finally the Fieldstone is a hughe.. apartment complex on Hacks Cross at tournament drive....

Plenty of apartments in the area without Ari..

allen adler....3197 whisperwind cove...38125

Dear Sir:

Please consider this correspondence as our statement of opposition to the proposed zoning change in the case # MJR 12-45. We believe this development will cause unreasonable harm to the neighboring property owners. The immediate area surrounding Tournament Drive South already has at least five major multi-family developments including Lincoln on the Green, Champion Hills at Wyndyke, The Westbury Apartments, Miller Creek at Germantown and most recently The Villas at Germantown. To approve a major zoning change that adds another large multi-family development in such close proximity to those, we believe, is detrimental to the community at large and counterproductive to the growth goals we share. The current zoning designation of "Office and Restaurant" seems to be correctly applied to this property. We are not anti-development. We have been watching this property for some time and we are hopeful an "Office and Restaurant" development will happen eventually. Just because it has not yet happened, seems inadequate justification for such a major change to the zoning. To borrow words from your staff report, Conclusions (p.11) item #2 . . . "Technically, the means to this end are to trade out 'restaurant' for 'apartment' as a permitted use" seems to us to be a stretch beyond anyone's imagination and should not be allowed.

Thank you for your consideration,

Michael Gardner and Teresa Dixon  
3237 South Silverwind Cove  
Memphis, TN 38125

January 3, 2022

Steve Redden  
3323 Windemere Lane  
Memphis, TN 38125

Dear Brett,

I would like to express my concern as a homeowner in Southwind. I appreciate any consideration you can provide us. Thanks so much.

For the record we are opposed to "The Tournament at Germantown" proposed apartment complex plan. We are not opposed to growth but this proposal is poorly conceived use of valuable land.

Several immediate concerns present themselves;

- The 4 story proposed height will dramatically impact the sight line north of Southwind Drive, reduce curb appeal and home valuations.
- 224 units, with a fair estimate of 2 occupants per unit, each with a vehicle, brings at least 448 people and 896 vehicles to a compressed limited space. Ingress and egress is only available from Winchester Road which is already congested. Trail Lake Drive also serves the existing office complex on Trail Lake West.
- Storm Drainage from the complex's impervious surfaces and flooding will be a true threat to personal safety and property.
- Security impacts will be realized to TPC Southwind, surrounding businesses and residential communities.
- Implementation of thorough well thought out written Covenants, Conditions and Restrictions, CC&R's, that run with the property and the land regardless of ownership transfers over time.

Our hope is your Board will consider the following;

- The suitability of the property and the resultant congested compacted population increase.
- One road ingress/egress access capability e.g. Winchester to Trail Lake Drive serving so many people.
- The proposed development "fit" regarding Germantown aesthetics, quality of life, property values and future zoning exemption request that this precedent will set.
- The short and long term community benefits of tightly compressed congestion and the traffic gridlock this proposal will have on the entire surrounding areas, businesses and communities.
- The inevitable damage to Winchester Road from heavy construction vehicles, the need for re-construction and resurfacing. It should not be a cost to bare by Memphis and Memphis tax payers.
- The plan does not reflect any community recreation facilities. No community swimming pool, tennis courts, putting green etc. What are an estimated 500 people + including children to do with spare time?
- Should the project go forward please limit vertical construction to a maximum of 3 stories, Germantown is not a JR Manhattan and require extensive mature tree planting by the developer along the entire property perimeter to minimize both noise and sightline degradation.
- Require the developer to pay for a thorough traffic impact assessment made public and for the cost of traffic lights at both Trail Lake Drive and Tournament Drive South. Access to Winchester Road southbound from Tournament Drive South is already a risky proposal. The traffic light serving the church negatively effects traffic flow and should be a flashing yellow light except for Sunday service. The addition of so many additional vehicles will turn Winchester Road into a parking lot from the 385 off ramp to Forest Hill Irene Road. Without traffic lights, the auto accident rate will more than rival the daily carnage realized on the 385 and I-240.
- The creeks inability to handle water runoff during significant rainfall has left a history of flooding along Southwind Drive with significant damage to homes. Please ensure a thorough drainage and flooding report is completed and made public to assure that the addition of only one detention/retention pond is enough with thorough contingencies examined and in place should impervious surface runoff overflow the ponds and exceed the creeks capability handle water flow.
- The chain link fence separating the land of the proposed project and Southwind Drive has proven at best to be minimal barrier to prevent criminal activity. The addition of so many people residing in close proximity makes the barrier useless. The developer should fully fund construction of a wall suitable to the SRP Board including design, materials, construction completion timeline and height along Southwind Drive plus the construction of a suitable wall (not chain link) surrounding the remaining proposed property development perimeters.

***\*letter continues on next page\****



- Thoroughly thought out CC&R's will be critical! The developer states the proposed apartments will be "Luxury". Without CC&R's that address landscape maintenance requirements, exterior paint color and maintenance, roofing materials and maintenance, parking lot reoccurring resurfacing, subleasing, Air B and B's, abandoned vehicles, RV and Boat storage, exterior lighting restrictions, residential use only etcetera will allow "Luxury" to degrade rapidly to less than desirable. They must run with the land and property to ensure future owners of the project are held to the same very high "luxury" standard.
- We understand growth and development is inevitable but any proposed development should enhance and benefit our communities recognized quality of life, desirability, property demand and valuations while ensuring the development does not bring harm and generate unintended consequences. Please ask yourself how this land use proposal serves and benefits our communities.

Our communities South of Hacks Cross road are special. Pride of ownership is evident. Substantial investments have been made and are in progress. We have an "in demand" valued place to live. Valued places to live needs protection. It is fragile. Ill-conceived quick profit proposals will always be presented. I doubt the developer is a Germantown resident. Please ask the question of "what if"? The consequences and unintended consequences. The cause and effect. We think the land and our communities can be better served. Our high demand will see a proper land use proposal in time.

Sincerely,

Steve Redden  
3323 Windermere Lane  
Memphis, TN 38125  
901.218.9674

As a resident and property owner of Southwind subdivision I oppose the proposed apartment complex currently being considered for approval at the back of Southwind subdivision (Tournament Drive & Winchester Road). Southwind subdivision is an upscale housing neighborhood with high end properties and an HOA that is hands-on in maintaining high quality housing with security for its residents. The neighborhood is completely fenced & is a real gated community with hired security guards. Properties are manicured and taken care of to assure that properties retain their values & have good resale value. We are a community of diverse neighbors who value our homes/properties, our neighbors and our neighborhood. We have worked hard and diligently to keep our neighborhood safe and secure.

This apartment complex is a direct threat to our neighborhood/subdivision. No apartment complex, whether it's classified Class A "luxury" apartments or not, is a compliment to a neighborhood such as Southwind. Residents/renters of apartments have no personal or financial investment in their homes as they do not view their apartment as a long-term living arrangement (permanent home). Because it's a temporary home, and not owned by the renter, apartments of any type will eventually become run down as renters consistently move in and out and "luxury" becomes a joke. It's the nature of apartments.

Additionally, TPC is a part of Southwind and together we host the FedEx St Jude's WGC every year. This tournament is not only a big deal for St Jude's but for the city of Memphis. Memphis benefits greatly from the revenue and publicity received from hosting this tournament. Much of the parking, and the entrance/exit to the tournament is at the back of Southwind, near Winchester, where these apartments will be built. Having apartments at the very entrance gates to the tournament (Southwind Drive) creates an attractive nuisance for those looking to profit from crime during this event (and at any time) and limits use of previously used parking areas.

To say that crime is not more prominent in apartment complexes than in housing communities is incorrect, in my opinion, and should be further researched and investigated. There have been serious crimes in other nearby apartment complexes, i.e., thefts, burglaries, shootings etc. This should be researched and not just be assumed that crime isn't worse in apartment complexes than in housing developments. Keeping our neighborhood safe and secure, as much as possible, is a huge selling point for our neighborhood and greatly increases our property values.

Additionally, these apartments would back up directly to the homes and residents on Southwind Drive. This would directly affect those residents property values with 4-story apartment homes directly in the view out their front door. Also, the noise from traffic would be distracting and traffic itself would increase significantly on Tournament Drive which is a two lane road that provides entrance & exit routes for residents only of Southwind. Traffic on Tournament Drive (going in and out of the apartments) would increase and cause traffic flow issues. This is a narrow street only used by Southwind residents, and used by the residents for that purpose only since the subdivision was built. It's a benefit to Southwind residents and part of what attracts potential homeowners to our neighborhood.

We have been told by the builder that he intends to build and manage "Class A luxury" high end apartments and that the apartments will be properly managed and taken care of and that barriers and fences will be erected to assist Southwind in keeping their neighborhood as is. However, the builder is not from Memphis, is not invested in Memphis or its future, and he/ his company will build the apartments and eventually sale the complex to someone else and will be gone and we, the residents, will be left with whatever remains. The builder is simply trying to pacify everyone to get approval to build the apartment complex and profit therefrom. He has no long term investment in the project, in our neighborhood or in the city of Memphis.

I respectfully request the Shelby County Land Use Board consider my opposition to this apartment complex and leave the zoning as it currently stands which allows for businesses, restaurants etc to occupy and develop that parcel of land.

Jo Ann Smith, Southwind Resident

(3198 S Silverwind Cv, Memphis TN 38125)

Hi Brett,

The following comments/questions were developed with the intent not to impede the apartment development, but to insure that it is developed in such a way to be a valuable additional Class A asset to this local community that is safe and will be attract a clientele that will be willing to pay premium rental rates (to insure it is maintained very well) and/or stay and live there for many years.

1. There appears to be close to 328 surface parking spaces for the 164 units in building 1, 2, and 3, which may be sufficient. However, no designated parking spaces appear to be covered or enclosed, which appears to be the standard for nearby luxury apartment complexes in the City of Memphis (Fieldstone Farms (FF) & Lincoln on the Green (LG)).
2. It appears that access to these properties is limited by vehicular gates, but not sure the extent access is limited around the perimeter. FF has security fence around entire property and LG has significant fencing as well. Other nearby apartment complexes located only in Shelby County when developed (ex. Champion Hills, Westbury, Miller Creek and Springs at Forrest Hill), have minimal gate/fencing to limit access and per police reports experience notably more crime than FF and LG.
3. Gate access and perimeter security fencing appears to be a requirement in Germantown and Collierville and for good public safety reasons. This standard should apply to this property as well.
4. Hard to imagine 4-story residential buildings are not required to provide elevator service. FF and LG buildings are only a max of 3 stories tall. This too should be the standard.
5. Which property owner(s) will be responsible for maintaining the existing retention ponds and tree line along the north portion/boundary of the larger parcel adjacent to the Southwind Drive portion of Southwind? Same question regarding the west portion/boundary which appears to serve as a water run-off basin from the creek running from the north through Southwind.
6. It appears that the exit only in the northeast corner apartment development plans was removed via the red X. Perhaps this is because part of the other side of the street is not in the City of Memphis? It appears this is the case by where the east curb of Tournament Dr South begins/ends adjacent to the north boundary of the Cumming St Baptist Church lot. North of this curb ending, the road narrows toward the back entrance of Southwind, across from where the exit only was originally proposed. Further and as part of this development, the west side of Tournament Drive South should be widened and a curb/sidewalk be added as it was for the Sycamore Place Facility extending northward to meet across the street from the each curb end? In summary, the developments east side "25' landscape buffer" as currently shown appears to be encroaching onto Tournament Drive South and should be moved significantly west thus potentially eliminating the row of parking between it and the 2 story apartment building. Eliminating this parking should also result in downsizing the number of units in the 1,2 & 3 building cluster.

In summary, this development plan needs more work from aesthetics, external amenities, and safety features perspective to insure it is truly a luxury Class A residential property that holds its value and remains a community asset long term. Otherwise, I am concerned it will become just another apartment complex strung along Winchester. Additionally, the property was originally planned to be developed as a commercial office complex, which typically results in much higher valuations for the city/county property tax collections and returns for the original land developer. As many of the concerns listed above allude to, now developing as a multi-family housing, may be "fitting a square peg into a round hole" and the higher land cost may result in cutting corners when constructing the improvements. Hopefully, if rezoning is approved, it is just the first step and that the zoning commission will continue to ensure this development proceeds to be done the "right way", without any need to grant variances to codes and orderly development standards.

Respectfully,

Bret Perisho

Hello,

My family and I are residents of Southwind. We would like to again reach out and express our concern over the proposed development at Winchester and Tournament Drive.

With the MPD continuing to face troubles recruiting officers, one of our most immediate concerns is that attracting more people to this area, which is a bit removed from the rest of the city, will only result in a greater strain on our police force and will result in sub-par policing of this area.

Hand in hand with our concerns over general police presence comes our concern over traffic, traffic regulation and traffic noise. This area is already under policed and the road ways here are already dangerous. Even now we can regularly hear unabated street racers up and down Winchester at all hours. We don't want this coming any closer to our homes and children.

Our third concern is of an environmental nature, this area already has sub-par drainage, coupled with the city sewer system being very dated infrastructure and nearing capacity, we are concerned this development will negatively affect the city's ability to service the water and sewer systems and needs already extant in the area.

Best Wishes,

--

**Tyler Tapley**

CRYE-LEIKE, REALTORS

Broker

6525 Quail Hollow Road

Memphis, TN 38120

Mobile: 901-871-1290

Office: 901-756-8900

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Brett,

My family and I recently moved into the Southwind community. Among the reasons we did so was security, less traffic, and a bit more quietness (if that's a word!) than we had previously around the Kirby/Messick/Ridgeway/Park Ave. area. **We are adamantly opposed to this proposal for apartments (class A or otherwise!)** because, as you can see, it has a negative impact on all the above reasons we actually moved to Southwind in the first place!

I personally cannot think of a luxury apartment in the Memphis area that has remained a luxury apartment after 10 or 20 years. If you can, please let me know. Once these are no longer "luxury" apartments, then what do we do. It will only exacerbate my main concerns of crime and traffic.

One of the most surprising things since we moved here was the level of crime. As we've discussed with the HOA, it's directly connected to both the current apartments that are out here as well as the quick-get-away access to Winchester. I'm not sure you can find any data to support crime actually being REDUCED by adding apartments. Adding an apartment complex ONLY exacerbates crime for our community.

So, in short, below are my bullet points for your consideration to reject this proposal:

- **Traffic** - Tournament Drive from our back gate to Winchester Road will be a traffic disaster if you put 300 units (which I assume means 400-500 cars) with only 2 exits (Trail Lake Drive & Tournament Drive).
- **Drainage** - Drainage is already a problem in the proposed area. Can you guys guarantee that the new apt. owners will not make it worse (I suspect not).
- **Crime** – See above. No way in the world it won't increase crime. It might not go up as much as I think but it WILL go up. Not cool!!!
- **Noise** - Already an issue with apartments on the front 9. Can't imagine how bad it will be 100 yards from our house!

Thanks for your consideration.

Ed Gillentine  
3506 Windgarden Cove  
Memphis, TN 38125

Greetings Brett,

Thank you for your service to Memphis.

Please do not allow the Ari Investment to build the apartments at the intersection of Tournament Drive and Winchester. There are several reasons this proposal should not be approved. I've listed a few of my personal reasons below.

1. There is not enough room for the proposed development. It will look jammed in around EarthCon Consultants, Sycamore Place, and Southwind's back gate. The small road leading to the back gate of Southwind cannot handle the construction traffic and then resident traffic.
2. Sycamore Place is an Alzheimer's Special Care facility and it should not have a busy apartment complex next to it – please honor these people's privacy and peace of mind of being in a safe area
3. The office building would be subject to noise and traffic that would be distracting. I can only imagine they selected that space for it's quiet, secluded location and that would be ruined
4. Tournament Drive and Winchester intersection is already dangerous with people making illegal U-turns and this traffic would make it even worse – IF this building goes up they should be required to put a traffic light
5. There are already new apartments down the street and this would create too many units in the area, which adds to traffic and potentially crime.
6. The golf tournament is a huge benefit to the community and especially St. Jude. As a volunteer, I've heard some players voice concerns over safety in the area. Another apartment complex in the area could add to that concern and cause players not to participate.
7. Four stories is absolutely too tall and would impose on the privacy of those living in Southwind and other neighborhoods.
8. All apartments are first class when built, but will soon decline and not hold value. Southwind has been a great community and held it's value for over 40 years now. I honestly doubt an apartment complex will be able to say the same.

Thank you,

Traci Edwards, CPA, PMP, Project Manager, Corporate Finance Transformation  
Global Business Services | Transformation & Project Management (T&PM)  
(M) \*1-801-409-1054



December 30, 2018

To: Shelby County Land Use Board  
From: Kim B. Alexander

Dear Board Members,

I have lived in Southwind at 8825 Classic Drive since 2013. I moved here from Cordova, primarily motivated by a number of thefts at my home and my neighbors, and other neighborhood crime issues, as well as the traffic on Germantown Parkway. I was also excited to live near the TPC golf course that hosts the St. Jude Classic.

Over the years that I have lived in Southwind, there has been significant development, both on Hacks Cross and Winchester Road. This includes strip malls, a major apartment complex, hotels, a nursing home, and other businesses. As a result, the traffic to get into and out of Tournament Drive has increased significantly, and although it may not directly be a causal factor, robberies and other crimes are much more prevalent.

I have reviewed the plans for the proposed apartments at Winchester and Tournament Drive, and I am very concerned about the impact of this proposal on my neighborhood. These concerns include:

- Aesthetics - this is not a good look for the Southwind area or for the TPC, especially during the St Jude tournament when the cameras showcase this area and the city of Memphis. The wall that's proposed will also be an eyesore.
- Need - Southwind is already surrounded by major apartment complexes (Fieldstone off Hacks Cross and The Preserve and Villas off Forest Hill) all of which have many vacancies based on calls to the rental offices last week
- Crime - additional residential units add to the problem we have already with vandalism and break-ins
- Traffic - already a problem - this will only make it worse

This additional development will be a further detriment to the area, and along with most other Southwind residents, I am opposed to it. Please listen to your constituents and do not approve it for all the reasons noted above.

Thank you.



Kim B. Alexander  
8825 Classic Drive  
Memphis, TN 38125

Mr. Brett Davis  
Staff Planner  
Memphis/Shelby County Land Use Control Board

I am writing to express my strong opposition to MJR 21-45 SOUTHWIND the proposed major modification and reclassification to allow apartments on three parcels of land at 8700 Winchester Road and Tournament Dr. The proposed change is a significant deviation from the existing land use classification, and if approved will not be similar to any of the properties adjoining the Southwind residential community. If approved, the change would result in an abrupt boundary without a buffer of moderated use areas between the established single family residential neighborhood of Southwind and the proposed new high-density apartments.

I respectfully ask that the Land Use Control Board and the planning department reconsider previously documented statements relating to degree of change and existing, adjacent land use and zoning compatibilities. The requested land use is NOT COMPATIBLE with adjacent land uses, and existing land use on surrounding parcels is NOT SIMILAR in nature to the requested use. Thus, the degree of change for this major modification is understated. When more fully understood, the major request for change to allow apartments should be REJECTED.

Typically, land use control regulations strive to enhance community value by avoiding close proximity of land parcels where significant land use differences occur. Until this specific request for a major change of use, transition areas and physical spacing to apartments have been the established norms in both the city and in the unincorporated areas around the entire Southwind residential community. Presently, none of the properties adjoining the Southwind residential neighborhood allow rental apartments. Nearby apartments, and land parcels designated to allow apartments, are currently located at a distance from the Southwind residential neighborhood.

...The nearest apartments, Champion Hills at Windyke, Miller Creek at Germantown, and the Villas at Germantown, are located approximately 800 feet to the south of the Southwind residences.

...Another apartment complex, Lincoln on the Green, is located approximately 1,500 feet to the west.

...And the Fieldstone Apartment complex is approximately 2,000 feet west of the northwest portion of the Southwind residential area.

Access between these apartments and their nearest Southwind residences is even more limited and effectively distant because there are no direct roads or access between them. Various types of low intensity parcels and significant cross streets, in combination with distance, separate existing apartments from the Southwind residential neighborhood resulting in a buffer of low occupancy and low activity transition areas. This type of buffer area is very common for enhancing overall community value while also eliminating or minimizing numerous issues that can occur when adjacent property boundaries divide significantly different use categories.

The property at issue, is requesting a major change to allow high density urban apartments at a use classification of RU-3. The boundary of the subject property is immediately adjacent to the Southwind residential neighborhood. If the change allowing RU-3 apartments is approved, it will be the only parcel on the north side of Winchester Road between Riverdale Road and Forrest Hill Irene Road containing apartments. And it will eliminate the desirable and previously established distance and buffer transitions that have been the norm between the Southwind residences and apartments.

I am a resident and property owner in the Southwind residential neighborhood that borders the proposed development requesting a land use change. Suitable development allowing responsible growth should be attainable at the property in question without digressing all the way to RU-3 apartments, and without losing the previously established buffer area between apartments and the single-family residential area. As an alternative for the property in question, there should be many other less intrusive land use choices that do not result in the abrupt R-15 to RU-3 boundary and the issues such a boundary creates.

Sincerely,

Michael Smith  
3198 S Silverwind Cv  
Memphis, TN 38125



TO: Shelby County Land Use Board  
[brett.Davis@memphistn.gov](mailto:brett.Davis@memphistn.gov)  
[SRPABoard@gmail.co](mailto:SRPABoard@gmail.co)

FROM: Anne Wallace ( 3204 S. Silverwind Cove in Southwind)

DATED: January 4, 2022

REGARDING: Proposed apartments at Winchester & Tournament Drive

I am firmly opposed to the proposed apartments outside Southwind's back gate. It will do nothing to elevate the area surrounding Southwind since people who dwell in apartments usually are temporary and therefore do not have the incentive to maintain things at the same level of those who own their homes. The property is not zoned for apartments. Why has this apartment complex project proceeded to this point?

In 1996, my family moved from Southern California to Southwind when my ex-husband took a job in the area. We arrived late in the day which is significant because there were no street lights due to no stores or development of any kind between the 385 exit onto Riverdale and then driving east on Winchester to Hacks Cross. My parents asked where we were taking them because it seemed like a really long way in the dark. Since 1996, I have watched the whole area develop and then struggle to succeed. The failures are big name places like Super K-Mart, Best Buy, and Nike.

When we first moved, Super K-Mart was located on Riverdale and it was where we shopped for our groceries. It wasn't too many years later when that was abandoned and it has remained vacant ever since. In 1996, the only place nearby for workmen to get a sandwich was at the gas station on the NW corner of Hacks Cross and Winchester. Many homes were being built in Southwind at the time. There were also apartment complexes going up on Winchester and Hacks Cross.

My parents lived at the Lincoln on the Green Apartments from 1997 until 2009. The people who rented there became less middle class as time went on. My folks were distressed because many of their neighbors would not open the door of the large trash bin to toss their garbage. The complex had to hire a company to come in and remove all the trash bags piled around the bin. My folks had seen rats crawling over the mounds of trash bags. That's when they chose to move in 2009 to Charlottesville, VA, to be with one of my brothers.

In 1996, the Hickory Hill Mall was a great place to shop. Southwind residents (like now) were served by the post office near there on Ridgeway. It was across the street from a large Target which was closed less than 10 years later—probably around the time the Mall ceased to be a good, safe place to shop. In the past five years or so, a Target went in at Winchester and 385. It didn't last long. A number of stores have tried that location and failed. The Best Buy along that strip closed down around two years ago.

Before Covid, I belonged to a couple of women's groups in Southwind. According to the chatter, nobody shops close to the intersection of Hacks Cross and Winchester unless they are going to Costco. My Southwind neighbors and I have shared with one another how we've been approached at Walgreens and in the PetSmart parking lot by people wanting money. I was shocked when I learned how many Southwind ladies in the bunko groups have special handbags for carrying their handguns. They don't feel safe around here. Most of my neighbors head into Germantown or out to the Kroger at Houston Levee to do their shopping.

If you try to shop at the Kroger on Hacks Cross, the whole development was poorly planned. The number of fast-food places and small businesses have made the parking lot too congested and it seems to be drawing a different population than it did a decade ago. The driveways in that center often have deep potholes to dodge. It isn't attractive.

I belabor these points of vacated businesses and shift in populations drawn to the places located close to Southwind because TPC Southwind is now hosting a world class tournament. Going into the third year of this tournament drawing the top 50 players in the world, the neighborhoods around Southwind (including the shopping areas) are not being maintained at a high standard. Will the tournament want to continue to come to TPC Southwind?

Developers need to make a living. I know that. But first and foremost, those who are developing the available land, need to understand and plan the direction of a community—evaluate what and who the community will be willing to support. Near 385 on Winchester, we have cheap furniture stores and bargain stores such as Ollies and At Home. There are many vacant storefronts. On Hacks Cross, we now have a huge storage facility which I assume is needed by all the surrounding apartment complexes. Is that something that would be located near Pebble Beach in Carmel, California where another big tournament is held? I understand the developer in this case is not even a resident of the Memphis area. I also learned that the property is not zoned for apartments. Who were the planners who zoned it for office buildings and storefronts? Why are those plans set to be abandoned?

How do we make Memphis safe and attractive to its residents and tourists? Who is the target market for the apartments outside the back gate of Southwind? If this developer somehow gets this apartment complex pushed through, how is he going to guarantee that it will be done and maintained at the highest level into perpetuity? The developer couldn't possibly care as long as he makes a profit.

It is distressing to not have received snail mail notification of this proposed complex before the renderings were drawn up. I believe the homeowners in Southwind with proper notice would have been united in their opposition to a complex set to loom over the properties built along the 17th fairway. Homeowners in Southwind surely would like to see a better quality of businesses moving into the area.

Brett,

My husband and I and my 3 children recently moved into the Southwind community. We primarily moved because of the security, traffic, and noise that we previously experienced around the Kirby/Messick area. I am adamantly opposed to the proposed luxury apartments right outside the back entrance to Southwind because I feel like it will negate the main reasons we moved here.

In my experience growing up in Memphis, "luxury" apartments don't stay "luxury". It's simply a matter of time before they become non-luxury and will only exacerbate my main concerns of crime and traffic.

To keep it brief, I would like for your board to reject this projects because of my bullet points below...

- **Traffic** - 300 apartment units and their vehicles will create a traffic disaster getting onto Winchester.
- **Drainage** - Drainage is already a problem in the proposed area. This will make it worse
- **Crime** – you know more about this than I do so you can fill in the blanks.
- **Noise** - Already an issue with apartments on the front 9 of the golf course.

Thanks for your consideration and thanks for all you do for our city.

Liz Gillentine  
3506 Windgarden Cove  
Memphis, TN 38125

We have been residents of the Southwind community for 12 years and are reaching out to you regarding the proposed apartment development at Winchester and Tournament Drive as we have a number of concerns.

Traffic— especially on Tournament Dr. in and out of our community. There is no traffic light at Tournament Dr. and Winchester and it is already difficult to turn East or West on Winchester and this new traffic will severely compound the problem. Additionally it is a single lane entrance into our gated community which is very close to the proposed development.

The proximity of Southwind Drive to the development only leaves about 100 yards of distance from the proposed development and the narrow 2 lane street that serves the back end of the Southwind community. Obviously this leads to potential noise and traffic bottleneck issues.

This same area would be subject to drainage issues which would be compounded on Southwind Drive after construction.

Noise would be an ongoing issue for Southwind residents with the proximity of the project especially as it relates to vehicles and outdoor activities.

Clearly the size of the project would jeopardize the safety and security of the Southwind community and would involve 2 different police teams, Memphis and Shelby County.

Finally, the construction would affect the conservation of our community and additional misplacement of wildlife. Currently, wildlife is already trying to respond to the loss of trees and shelter due to other construction efforts and zoning changes.

Thank you for reviewing the issues as we see them. We are very concerned with the effects of this unnecessary development.

Sincerely  
Dan & Shirley Mullally  
3473 Windgarden Cove  
Memphis, Tenn 38125  
901-607-2122

Dear Board Members:

My family and I have been residents of Memphis, TN , for 70 + years and have resided in Southwind over the last 20 years. This letter is to voice my objection to the Ari Investment proposal to build an apartment complex at the intersection of Tournament Drive and Winchester. The entire neighborhood is opposed to this development for many reasons, and I am outlining many of those reasons below. Before I do that, I want to assure you I am not opposed to progress or developments. When the recent development Sycamore Place, Alzheimers Nursing Care Facility was proposed at Winchester/Tournament, I did not object to this development because Sycamore Place represented a worthy endeavor, a Special Care Alzheimer's Center, that was well planned and fit the acreage available. So, I'm not opposed to developments in general. But, with the Ari Investment Proposal I have these concerns:

1. There will be 279 apartment units with the potential number of residents being approximately 700 on a very small space approximately 13/14 acres. This represents way too many people and activity for a small amount of space (approx 14 acres) and way too many cars for such a small amount of space; Development plans have created almost 400 parking spaces for the apartment complex which is way too many cars crammed into the amount of space allotted-- there is just not enough room for the proposed development.
2. The small road leading to the back gate of Southwind cannot handle the resident traffic. With a minimum of 700 residents and 384 car spaces, the ingress and egress to the apartment complex will overload the small road beside the apartment complex called Tournament Drive, which is also the entrance road to Southwind and Cummings Street Missionary Baptist Church with hundreds of members; plus, the ingress and egress to Winchester is not sufficient; traffic will be backed up into the complex. Once again, there is not sufficient space for the proposed development.
3. The ingress and egress of the apartments on to Winchester, regardless of whether you turn left or right, is DANGEROUS to any school bus that would pick up and drop off children going to school.
4. As the development plans show, the activity of the Clubhouse and the Pool and the Leasing Center sit opposite the Sycamore Place which is an Alzheimer's Special Care facility-- this nursing facility should not have a busy apartment complex, pool, and leasing and workout amenities next to it -- please honor the sanctity of these unfortunate individuals.
5. There are plenty of apartments in the area--in fact new apartments have been developed down Winchester at Forest Hill which have already created an over-building of apartments in the area, which adds to traffic and overcrowding and potential crime.
6. Four stories is absolutely too tall and would impose on the privacy of those residents living in Southwind and on Southwind Drive. The Commercial building is only 3 stories; the apartment developments down Winchester and at Champion Drive are only 3 stories and other complexes on Players Club are only 2 stories high. Why is this Ari Investment development being allowed to build 4 stories which will destroy the privacy of the residents in Southwind and on Southwind Drive plus the privacy for the Alzheimer's Sycamore Place and the commercial Office Building ????
7. Southwind has been a great community and held its value for over 40 years now. The property values will likely decline with high density apartments.

As you can see there are numerous reasons why the proposed development should not proceed. Please do not allow these developers to misuse this limited acreage to create a development that is not really needed in this area. There is plenty of land elsewhere which would be more suited to this development. Please do the right thing and vote NO to this development proposal.

Sincerely,

Susan Arrison  
3625 Classic Drive South  
Memphis, TN 38125  
901/262-6125

I am a resident of Southwind and wish to object to the proposed development just outside of our community. I object on the basis of safety, home values, and density.

**Safety:** the intersection of Winchester and Tournament Drive is an extremely dangerous intersection presently. I have witnessed one accident and several "near misses" at this exact location. The addition of more traffic on Tournament Drive and Winchester that would be caused by the addition of this development would create a significant increase in the likelihood of serious automobile accidents than already exists.

**Home Values:** the proposed development is for three and four story buildings adjacent to the Southwind neighborhood. This effectively eliminates privacy for a dozen homes as the top floors of the apartments will be peering into the backyards and windows of these residences. This, along with the increased traffic, will negatively affect property values.

**Density:**the addition of this many apartments (and people) on such a small property and in such a compressed part of Winchester makes no sense. Already on that corner is an extended living center which creates traffic. This area cannot tolerate any additional automobile traffic.

Please help us protect our safety and property values by declining the request for this development.

Michael Arrison  
3625 Classic Drive S.  
901-734-0344

Dear Mr. Davis, I am a resident of Southwind, raising young kids there, and who lives very close to the area of intended development. The introduction of a large apartment complex so very close to our home would introduce an excessive amount of pollution including noise. That many people so close is a real concern for crime as well. If this kind of change is allowed, of course, the desirability of our home dramatically diminishes. Please consider other options as this kind of damage cannot be undone once done—to my home, and neighborhood.

Sincerely,

Nahum M Beard MD.

Dear Brett Davis and the Land Use Board,

I am writing to you to plead with you NOT to approve construction of apartments on the property adjacent to the south entrance of Southwind. As a resident and homeowner in Southwind, I am highly opposed to rezoning the property adjacent to Southwind and to the proposed construction of an apartment complex. We bought our home and chose to raise our four children in Southwind for many tangible and identifiable reasons: the privacy, the quiet, safety, the location and insulation from the surrounding busyness and noise of Winchester Rd, the green spaces, the tree lines, the sky line, the certified arboretum, and the golf course to name a few. Our family home is on Classic Dr. S, one of the roads closest to the back gate of the neighborhood, and we drive past the property from every direction several times per day. I am highly opposed to eradicating the tree line as seen from Winchester Road and Tournament Dr. S. I am highly opposed to development taking the tree line between Tournament Dr. S and the adjacent property. Study after study has enumerated the benefits of green lines, tree lines and skylines to cities, communities, and individuals. I am not opposed to development on the property. I am opposed to the development of apartments on the property.

Apartments will remove all visible tree lines and the sky line. The sunset and wild life that frequents the area is of tremendous value to our community. Communities need green lines, tree lines, and sky lines. Apartments on this property will eliminate that for a significant portion of the Southwind community, including Sycamore Place residents, and for the population of our city that drives past the property every day going to and from work. I am opposed to a company, who has no permanent or long-lasting investment in the area, taking the vital tree line and sky line from the property owners and community members who have invested their finances and lives in this community. I am opposed to developers and development that takes no care for the surrounding community and environment. I am opposed to developers and development that ignores the value of incorporating into the existing environment. I'm opposed to developers and development that takes over and dominates the surrounding environment and community. We must move beyond this kind of development to advance Memphis in the 21st century. I'm opposed to developing this property into apartments.

Study on the benefits of trees for livable communities: <https://nph.onlinelibrary.wiley.com/doi/full/10.1002/ppp3.39>  
Crime Rates and Green Space: <https://www.businessinsider.com/surprising-benefits-of-urban-green-space-2016-4>  
Blue and Green Spaces Affect Human Health: <https://www.urbangreenbluegrids.com/social/>  
Effects of Green Spaces on Human Health <https://www.nhm.ac.uk/discover/why-we-need-green-spaces-in-cities.html>

I am opposed to apartments and the negative impact they will have on our property values and the surrounding environment. An apartment complex will dramatically multiply the noise, traffic, and pollution to Southwind, likely depreciating our property values and absolutely diminishing the quality of life for our neighborhood. Southwind and the surrounding area has a special character, like a diamond in the ruff; despite the busyness and traffic a stone's throw away on Winchester Rd, the neighborhood is insulated by the trees and green space. That is of great value to our community. One is surprised at the quietness of the neighborhood despite its close proximity to Winchester Rd. An apartment complex encroaching on Southwind will completely eliminate the highly valued (and priced) privacy and soundproofing we experience in our neighborhood.

The footprint of an apartment complex will permanently diminish the entire stretch of road and cause tremendous environmental decline. I am opposed to the exponential increase of pollution and run-off and it's easily foreseen impact on our community and on Winchester Rd. I'm opposed to the increase in flooding should apartments be constructed. We currently experience heavy drainage in the neighborhood and on Winchester Rd. whenever it rains and an apartment complex will push exponentially more of that water volume into our neighborhood to potentially catastrophic effect on the homes nearest the property. The increased flooding on Winchester Rd. will cause perpetual damage and endanger thousands of drivers that use Winchester daily. As is evident on the flood factor map, the property CURRENTLY has little concern for flooding due to its large absorption footprint. Building an apartment complex there and eliminating the benefit of that absorption will endanger our community and increase cost to the city as Winchester is perpetually damaged by flooding.  
[https://floodfactor.com/city/memphis-tennessee/4748000\\_fsid](https://floodfactor.com/city/memphis-tennessee/4748000_fsid)

I am opposed to apartments on the property due to the impact on the residents of Sycamore Place Alzheimer's Special Care Center. It is valuable to our neighborhood that Sycamore Place Alzheimer's Special Care Center is part of the adjacent Southwind community. Considering what a disorienting and devastating disease Alzheimer's is on individuals and families, it's an encouragement to reflect daily on the loved ones being cared for there. Do not ignore the cost to these residents should you approve construction of apartments. I am opposed to the construction of apartments due to the chaos, noise, and loss of privacy and stability the residents of Sycamore Place will experience. The ensuing traffic and population growth will very likely harm these vulnerable members of our community and it is inhumane to ignore their specialized needs. It is demoralizing and discouraging to witness, as evidenced by their proposed plans, Ari Investment's disregard for the impact their development will have on the Sycamore Place community. The Sycamore Place residents will lose their privacy, peace, and much needed stability should you approve the construction of an apartment complex. I urge you NOT to rezone the property.

Constructing the wrong development on the property will permanently erase the existing benefits of the property. If you approve the wrong construction, the negative impact on the surrounding community will never be undone. You will not have a second chance, hindsight will be meaningless, and the surrounding community will forever pay the price. From increasing crime rates to eradicating vital green space to the potential for catastrophic flooding, there is no benefit to Southwind and our surrounding community if you rezone for apartments. The only benefit will be to developers' pockets. Approving apartments will be short-sighted and take Memphis in the opposite direction from where our communities should be headed in 2022; where city development prioritizes community benefits over developers' profits. I urge the board to prioritize considering the surrounding communities and the permanent detrimental impact an apartment complex will have. I urge you NOT to rezone the property. Please err on the side of patience and vision and WAIT until the RIGHT developer has proposed the best and highest use for that land. Please employ wisdom and vision as you look to the future of development in Memphis and in Southwind.

Sincerely,  
Melissa Beard  
Southwind Homeowner and Resident  
3650 Classic Dr. S

Dear Mr. Davis,

My name is Samuel Beard and I am a 13-year-old resident currently growing up at Southwind, and will be saying why I do NOT want a large apartment complex built right next to Southwind.

My first reason is that in the process of building this complex, many trees and ground will be torn up to make space. I have seen many construction sites around the area and it is horrible to see all of that ground just turned into mounds of dirt. Nature is IMPORTANT! There are also enough EMPTY apartments in this world already and there is no need to build more- especially if it's expensive which means not a lot of people will be able to afford it. It's also kind of pointless because there are a TON of apartments just down the road which are about just as fancy. If they don't have a pool, so what? Pools aren't necessary. Also, a lot of deer live in that area and they don't need to be pushed out which is a big enough problem already.

Another reason is that it might increase traffic, which is something we DEFINITELY don't need more of. Our (and assume other people's) mornings have enough delays as it is. The trees near the entrance where we drive by provide shade from the sun and they're cool to look at. The U.S. is also the 24th country in environmental protection and we don't need to go any lower. We need to be going HIGHER. Maybe you could consider planting some trees instead of building that huge apartment complex.

Please consider my email and everyone else's.

Sincerely,  
Samuel Beard, age 13  
Of 3650 Classic Dr. S.

Dear Mr. Davis,

I am growing up in Southwind and I most definitely DON'T want the people that are building the apartment complex to build the complex. I don't want the people to build the complex there because I love the serenity of all that open space. I also love the amount of green that is there. I would never want the green area to EVER become anything that it isn't now, unless the change is good for the environment. So I say, "NO! I DO NOT WANT THEM TO BUILD AN APARTMENT COMPLEX IN ALL OF THAT AMAZING GREEN!!!!!!!" That is what I say. Noone should ever disrupt the peacefulness of that area. Animals live there! So many deer live there! Why would anyone want to destroy that area. Oh! I know why! Money! Everything is about money! Nobody cares about the Earth! Why!? Also the U.S. is ranked 24th in environmental protection. This is why. I wish they would consider planting trees. It's really not hard to just be not greedy and be kind to the environment. If they put a complex there it is also gonna make problems for me and my family. We live by the back gate and they are gonna make big problems for my family.

Sincerely,  
Elliot Beard, Age 12  
3650 Classic Dr. S.

I strongly oppose the plans for the proposed apartment development at Winchester and Tournament Drive.

I live in the beautiful Southwind gated community off Tournament Drive. The serenity and peaceful atmosphere in and around the neighborhood, were key factors in my decision to purchase my home in year 2012.

I'm now, concerned that building apartments, so close to the proximity of Southwind, will create high density growth problems, that will lead to the destruction of the beauty and peace, that we have long enjoyed.

In addition, my concerns are:

- increase in crime
- high traffic
- decrease in property value
- higher taxes
- additional infrastructure problems
- school overcrowding

I'm afraid the tranquility of our neighborhood will be compromised.

Frances Denman  
3340 Gallery Drive



Dear Mr. Davis

We would like to express our strong opposition to the proposed Ari Investment apartment complex at Winchester and Tournament Drive. As residents of the Southwind Residential Community for over 21 years and having raised our family here, we are in a unique position to comment.

1) The Southwind Community has grown to be a strong and organic community in its over-40 years of existence, not to mention a valuable asset to the City of Memphis in regard to its hosting of the World Cup Golf Championship at TPC Southwind. To develop and build such a massive (over 4 story) apartment complex right at the southern boundary of the neighborhood would significantly change the landscape and functionality of the community in a very detrimental way.

2) The "back entrance" of the Southwind Community at Winchester and Tournament drive is currently a narrow 2-laned road bordered by the large Cummings Street Baptist Church on the east and Sycamore Place Alzheimer's Special Care facility on the west. At present, the traffic on this 2-lane road is sufficient to cause minimal disruption to residents of our Southwind neighborhood (although at times, it can already be very busy). However, it goes without saying that the traffic generated by such a massive (4-story) apartment complex would overwhelm this area immediately. This would be extremely detrimental to not only the residents of Southwind but also to the Cummings Street Church members as well as the residents and caregivers at Sycamore Place.

3) The likely increase in the crime rate that comes with any large apartment complex is extremely disturbing to me as a Southwind resident for over 21 years. In just the past few years as apartment complexes have grown around this area, we have seen local crime and illegal drug activity grow exponentially. On a very personal note, our next door neighbor, a juvenile at the time of his murder, was a homicide victim of a drug crime which occurred in the apartment complex merely feet across Winchester from this "back entrance" at Winchester and Tournament Drive. There is no doubt in my mind that the close proximity of the apartment complex with it's well-known illegal drug activity contributed to my neighbor's murder.

There are many more reasons that I feel very strongly that this apartment complex has no place in the area at Winchester and Tournament Drive. There are many more locations in the area which are not adjacent to a well-established neighborhood and would be a much better location for an apartment complex. As I understand it, this parcel was originally zoned for office space and restaurant space, not residential apartment housing and that original zoning would be much more logical.

As established in the Land Use Control Board Mission Statement, you recommend long-term public policies which "protect the community's unique character and sense of place" while "encouraging the development of great, vibrant, healthy urban streets, open spaces, public places, and neighborhood. There is no way the proposed apartment complex by Ari Investment Group facilitates these public policies.

Sincerely,

Amy and Greg Portera  
8697 Classic Circle  
Memphis, TN 38125

January 5, 2022

Shelby County Land Use Control Board  
125 N. Main St.  
Memphis, TN 38103

To whom it may concern:

I am writing to you today to express my opinion in regards to the proposed multifamily development by Ari Investment called The Tournament at Germantown located at the intersection of Winchester and Trail Lake Drive.

I am a resident of Southwind and my house is located on Southwind Drive which is immediately adjacent to the proposed development site. I moved to Southwind a number of years ago to take advantage of the amenities, the convenient location, and the safety provided by a gated and guarded community. The prospect of an additional 279 households (estimated 500 additional individuals) located in close proximity to a neighborhood of single-family homes, separated by nothing but a narrow strip of woods and a waist high chain link fence is not appealing, and will likely result in a reduction in property values within the Southwind Community. I recognize there is another multifamily development (Lincoln on the Green) located nearby of Avenue of Commerce but I would urge the Board to recognize that Lincoln on the Green is separated from the Southwind community by both distance, streets and office buildings, and robust fencing and thus is not comparable to the proposed development and should not be used as a justification for this development.

While I am opposed to this development for the reasons stated above, I also recognize the economic reality that undeveloped land is not in the city's long-term best interests. Therefore, I would suggest that if the Board is inclined to approve this development, it should be contingent on the commitment from the developer to substantially reduce the unit density of the development, meaningfully increase the greenspace separation using landscaping, woods and water, and to substantially bolster the fencing between the development and the gated Southwind community. Thank you for your consideration

Andrew L. MacQueen  
8591 Southwind Drive  
Memphis, TN 38125

We are residents of Southwind and members of the Southwind Residential Property Association. Our concerns and objections to the Ari Investment development include:

1. Increased burden on our schools
2. Increased burden on utilities, fire and police services
3. Increased risk of crime to our community
4. Four story heights of the buildings

We greatly appreciate your review of our concerns and the negative impact the Ari Investment will have on our community.

Regards,

Linda and Guy Photopoulos

Dear Mr. Davis,

I wrote previously in opposition to the apartment development and the negative affects a declining environment would have one of the the city's "cash cows," The FedEx St. Jude Golf Tournament [by whatever name it may be called]. Southwind is the one buffer against the complete makeover of this area as an extension of transient absent ownership housing with all of the problems of crime, physical deterioration and instability that has become common around us and in other areas of Memphis.

I strongly oppose the development, but hope if it proceeds, that modifications will be made to minimize the obvious impact on the area and the ultimate negative impact on the City of Memphis.

Sincerely,

Hubert L. Dellinger Jr. MD

8678 Southwind Dr.

Memphism Tn. 38125

RE: Development of land located off Tournament Drive, Case #21-45

Dear Mr. Davis,

We are residents of the Southwind community and our home is located at **3510 Windgarden Cove**. We are at this time writing to you to communicate our position against the proposed development located off Tournament Drive near Southwind. Listed below are our concerns:

1. **Traffic.** There will clearly be a significant increase in traffic due to this project and density of housing including an increase in the number of cars using the Winchester/Tournament Dr. intersection.
2. **Drainage.** Trees and ground coverings would certainly have to be taken out. Drainage on to Southwind Drive would most assuredly be a factor going forward. Can we be assured that this development will not impact the drainage or cause flooding concerns in Southwind.
3. **Crime.** How can we be assured that this will not increase the criminal activity in the area. There has already been some concerns about increased crime in the area due to other similar projects as well as increased break-ins recently. What security measures will be put in place to deter criminal activity.
4. **Noise.** Emptying of dumpsters, loud music, gatherings, vehicle noise, etc. With the increase of population in the area, the increase in noise will also occur. Many of us have purchased homes in Southwind because of its privacy and quiet residential neighborhood.
5. **Rental Properties vs. Home Ownership:** This development is solely for rental units. Therefore, a more transient and less permanent residential population. This has many different impacts on a community and will directly effect the Southwind neighborhood.

We appreciate your attention to our concerns about this project. We are against this project because of its density and impact on the surrounding area. There is already a new development just completed across the street on Winchester. The need for another massive development which will directly impact the lives of residents in the Southwind community is questionable. We hope that you will consider all of this prior to making a decision that will have lasting impact on this area of Memphis.

Sincerely,

Thomas and Theresa Connolly  
3510 Windgarden Cove  
Memphis, TN 38125

As presented, we are opposed to the plan for modifications to development of the parcel referenced. What is troubling is that there are so many issues that need to be addressed.

At this point, we are more convicted than our letter back in November. The property owner has trash on the property, and is not cleaning up on a regular basis. If they are disinterested in the smallest of matters, how will they function when there are the inevitable concerns of construction, noise complaints, and crime?

This property is in a very odd locale. When we tried reporting the trash to the City of Memphis, we were advised they do not handle it because it is unincorporated. Who will be handling the crime as it arises? The Shelby County Sheriff's Department seems pretty busy if they are handling over 100 incidents in a six month period in this immediate area. I follow the weekly reports and there are repeated crimes attached to the complex diagonally across from this site: Not just minor crime, but assault, theft of vehicles, breaking and entering.

Drainage is another serious issue. We are seeing the ponds that abut the property get close to flood stage, with a normal rain. My neighbors have suffered from flooding as it is. It is unconscionable to support a project that may complicate their life, and devalue their property.

Building heights are simply too high backing up to a single family neighborhood. The presentation of this development from all sides needs to be considered and adjusted.

If you want to add value to the Memphis landscape, you will encourage the developer to rethink this as a condominium complex. There are many Southwind Residents who downsize to Germantown and Collierville because there are zero condominium options in the immediate area; despite invested residents wanting to stay near TPC Southwind.

Let's rethink the project, before handling concessions. Please do not move forward until the concerns of the residents and businesses have been addressed.

We appreciate your consideration of these comments.

Sincerely,  
Michelle Grady  
Leonides Villanueva, Retired USAF  
3558 Windgarden Cove

January 5, 2022

Re: Ari Investment The Tournament at Germantown

Dear Mr. Brett Davis,

I am writing to express my strong opposition to the proposed apartment development to be located at the Winchester entrance to the Southwind Subdivision. We are specifically requested that the existing zone for the proposed property be retained as is.

My family has been residents in the Southwind subdivision for 17+ years. We were attracted to the subdivision because of the privacy and family-centric features the neighborhood offered. Another apartment building on Winchester located close to the rear entrance of Southwind in concert with the church located at the corner will drastically increase traffic and congestion on a narrow two lane road.

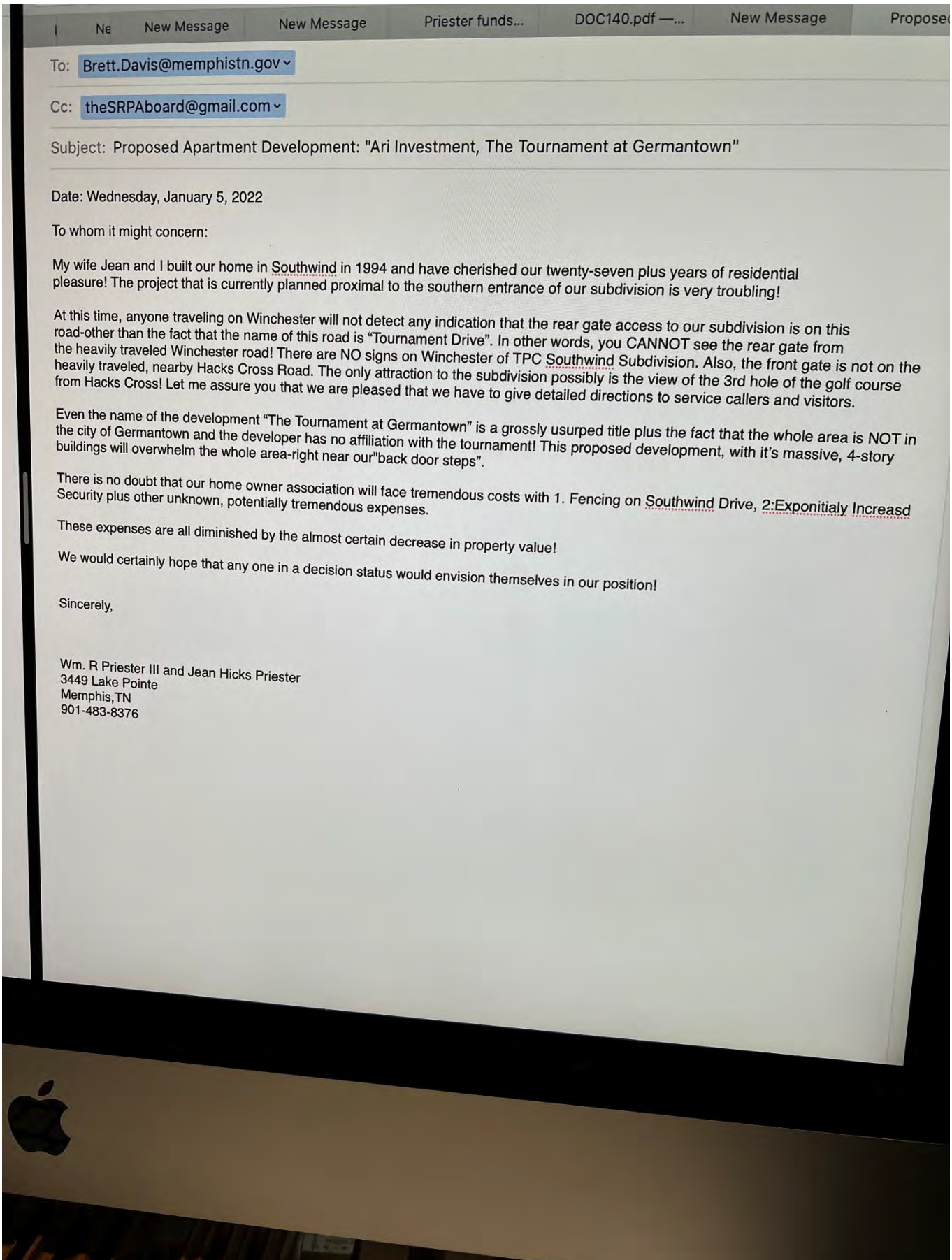
We have strict covenants in our subdivision to preserve the quality of life and appearance of the neighborhood. Apartments buildings are notorious for providing marginal parking provisions for their tenants and guests. The overflow parking from this development will naturally spill over to the narrow two lane road currently used by the residents. This will lead to additional clutter and congestion that would definitely impact property values and lower the County's tax base. Additionally, personal privacy for home owners becomes an issue with their landholdings being overlooked at all times.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best Regards,

Merry & Johnny Moore



To: Brett.Davis@memphistn.gov

Cc: theSRPAboard@gmail.com

Subject: Proposed Apartment Development: "Ari Investment, The Tournament at Germantown"

Date: Wednesday, January 5, 2022

To whom it might concern:

My wife Jean and I built our home in Southwind in 1994 and have cherished our twenty-seven plus years of residential pleasure! The project that is currently planned proximal to the southern entrance of our subdivision is very troubling!

At this time, anyone traveling on Winchester will not detect any indication that the rear gate access to our subdivision is on this road-other than the fact that the name of this road is "Tournament Drive". In other words, you CANNOT see the rear gate from the heavily traveled Winchester road! There are NO signs on Winchester of TPC Southwind Subdivision. Also, the front gate is not on the heavily traveled, nearby Hacks Cross Road. The only attraction to the subdivision possibly is the view of the 3rd hole of the golf course from Hacks Cross! Let me assure you that we are pleased that we have to give detailed directions to service callers and visitors.

Even the name of the development "The Tournament at Germantown" is a grossly usurped title plus the fact that the whole area is NOT in the city of Germantown and the developer has no affiliation with the tournament! This proposed development, with it's massive, 4-story buildings will overwhelm the whole area-right near our "back door steps".

There is no doubt that our home owner association will face tremendous costs with 1. Fencing on Southwind Drive, 2: Exponentially Increased Security plus other unknown, potentially tremendous expenses.

These expenses are all diminished by the almost certain decrease in property value!

We would certainly hope that any one in a decision status would envision themselves in our position!

Sincerely,

Wm. R. Priester III and Jean Hicks Priester  
3449 Lake Pointe  
Memphis, TN  
901-483-8376

Dear Shelby County Land Use Board -

We know that you face a challenge of how best to develop property in a way that is good for people and for the overall city. Putting in another dense apartment complex in an area that already has what looks like a canyon of apartments does not appear to be a good way to enhance the development of the city. Plus it comes with high traffic patterns, sound and density issues.

The property under consideration is so close to the canyon of apartments south of Winchester and adding the proposed 4 story apartments only adds to that feeling of being crunched and over developed. This is a prime location where ample visitors come for the TPC world golf championship each year. These proposed high density apartments would only detract from rather than enhance the image of Memphis. Surely there is another alternative use that can create housing and long term attractiveness on that property.

Also, imagine what these units will look like in 10 or 20 years. Already the areas close by south of Winchester and Forest Hill Irene are over developed and without good green space. With time, typically apartments age, become less desirable, less maintained and can easily look/become run down.

Apartments that are sprinkled around the city and built with ample green space in and around them age significantly better. They often even have buffers of other types of lower density buildings around them. This makes a huge difference for the neighborhood and in functionality for people living in the apartments.

Please disapprove the use of this property for dense, 4 story apartment buildings.

Thank you. Karin and Jack Henderson  
3335 Gallery Drive  
Memphis, TN 38125



Mr. Davis,

I would like to offer my opinion on the proposed Tournament apartment construction near Southwind. As we are an unincorporated area, this proposal seems timed poorly and would negatively impact our neighborhood associating with another municipality. I also have concerns about further flooding and drainage runoff from the site into our community. Please receive this e-mail as my request to reject permission to develop.

Thank you sincerely,

Doug Myers  
3431 lake pointe dr  
Memphis 38125

Hello Mr Davis,

I am writing to express my strong opposition to the proposed development of the 4 story rental apartment complex on three parcels of land at Winchester Road and Tournament.

There are several reasons why this proposed development is not only very bad for our community but for the whole Memphis area.

1. TPC Southwind has for many years hosted a very important high level golf tournament that brings a great deal of benefit to the Memphis area. This development of very high volume rental apartments will severely impact these tournaments going forward. We already have heard concerns from the players regarding safety and this will certainly increase exponentially if this project moves forward.

2. Environmentally this will be a disaster. We already have several issues with water drainage of the golf course and residential areas and this will certainly be a great concern.

2. The increased crime rate that comes with any large apartment complex is undeniable. In just the past few years as apartment complexes have grown around this area, we have seen local crime and illegal drug activity, grow exponentially. In the existing apartment complex just across Winchester from this "back entrance" at Winchester and Tournament Dr. there have been numerous reported illegal activities including theft, property damage, drug deals, and even murder, as a consequences of the element that these complexes attract.

The area is already overpopulated with rental apartments.

Champion Hills at Windyke, Miller Creek at Germantown, the Villas at Germantown, Lincoln on the Green and the Fieldstone Apartment. All of them on the Winchester side of Southwind residential area.

The Southwind residential area it is a very unique area in Memphis, and I could say unique in the country. We should strive to preserve and enhance the value of our community instead of doing things that will have such a negative impact on the value of surrounding properties.

3. Traffic is also a major concern.

The entrance of the Southwind Community at Winchester and Tournament drive is currently a very narrow 2 lane road bordered by the large Cummings Street Baptist Church on the east and Sycamore Place Alzheimer's Special Care facility on the west. At present, the traffic on this 2-lane road is sufficient to cause disruption to the area at peak times. It goes without saying that the traffic generated by such a massive 4 building apartment complex would completely overwhelm this area. This would be extremely detrimental to not only the residents of Southwind but also to the Cummings Street Church members as well as the residents and caregivers at Sycamore Place.

My husband and I would like to respectfully request you're most conscious and thoughtful consideration to this decision.

We moved to the Memphis area in 2004 and we saw this community then and really thought of this place as a bit of paradise nestled in Memphis. We waited many years to find the right home available for us in Southwind. We have a substantial investment in our home and love the neighborhood and only desire to keep it as special as it has always been.

Sincerely,

Patrick M. Curlee, M.D.  
Lida P. Curlee, M.D.  
[lcurlee@oasiskin.com](mailto:lcurlee@oasiskin.com)  
901 734 8406

Dear Land Use Board,

We are voicing opposition to the planned apartments near the back gate of Southwind. Traffic is already so dangerous that most residents have had numerous incidents of near crashes trying to exit Tournament Drive onto Winchester. We need a traffic light there now; the need will be greatly exacerbated with hundreds more people living there.

Also we have concerns about privacy and security issues, not to mention the ongoing out-of-control litter situation on Winchester.

Thank you for your consideration.

Ann Hogue

3417 Bent Grass Cove  
Memphis, TN 38125

I am Opposed to The new change to allow construction of an apartment complex at Winchester and Tournament Drive near Southwind. I do not see value added to the community and oppose this decision.

Thank You,

Tim Messer  
Southwind Resident

January 17<sup>th</sup>, 2022

Brett Davis – City Planner  
City of Memphis  
125 N. Main  
Memphis, TN 38103

Dear Mr. Davis:

My husband, Richard, and I are strongly opposed to the construction of apartments on three parcels of land at 8700 Winchester Road and Tournament Dr. (MJR 21-45 Southwind)

We have lived at 8784 Classic Dr., in Southwind, for 25 years. During that time, we have seen the construction of apartments all around us. We have seen an increase in traffic, crime, and flooding. We understand that the apartments will be “high-end,” but that does not make a difference in the increased traffic or flooding. Year-before-last, there was major flooding in Southwind. The construction of a project this size would severely affect the drainage of our property. There would be no place for the water to go if this enormous project is completed.

We ask that the Land Use Control Board and the planning department reconsider previously documented statements relating to degree of change and existing, adjacent land use and zoning compatibilities. The requested land use is not compatible with adjacent land uses, and existing land use on surrounding parcels is not similar in nature to the requested use.

There are many other land use alternatives that would be less intrusive that would not result in the abrupt R-15 to RU-3 boundary and the issues such a boundary creates.

If you would like to discuss this with us further, please feel free to call. Our land-line is: (901) 748-3326. My cell number is: (901) 336-1398.

Thank you for your attention to this matter.

Sincerely,

*Cathy C. Faust*

Cathy C. Faust

cc. the SRPA board

January 7, 2022

Brett Davis  
Shelby County Land Use Board

Brett:

I am writing as a current resident of Southwind to oppose the proposed development that will back up to the back gate of our Subdivision. I have several reasons for my opposition to this proposed development of apartment buildings, but the most obvious is my concern over property values within our Subdivision. Having an apartment complex adjacent to our single-family subdivision can't possibly be good for those values.

I would also warn of possibly over building in this area of Winchester. As you know, Memphis is one of the slowest growing cities in the state per recent data. There are already three large apartment complexes within a mile or two of our neighborhood and this area certainly does not need anymore. The increase in traffic with the potential of 436,992 additional square feet of apartment homes will be crippling to our current infrastructure.

In my opinion, the mere name of the development is misleading: "Tournament at Germantown" implies a connection to the Tournament Players Club (TPC) at Southwind and/or Germantown. This development has no connection to TPC and is not located in the city limits of Germantown. My theory is that the developer is misleading consumers into believing one or both.

Lastly, traffic pattern is a huge concern. I don't know how many units are going to be included, but with 436,992 sq. ft., it will be much greater than the current demand on the intersection. Much of the traffic entering the new complex will be making a left turn across three lanes of traffic with a 50-mph speed limit. In my opinion that sounds very dangerous and problematic at best.

I ask that you deny this application. Thank you for your time and consideration to this matter.

Morgan D. Bohannon  
3238 Club Breeze Dr.  
Memphis, TN 38125

Mr. Davis,

Please do not approve the apartment complex project at Tournament and Winchester. Our lovely neighborhood that we spend ample time and money trying to maintain is already surrounded on 3 sides by complexes similar to the proposal. Additional development of this complex near us will only serve to hurt our safety and our property values.

A very quick search of neighborhood crime maps will reveal that theft, armed robberies, vandalism and even murders are rampant in all of these existing housing complexes. Unfortunately, we live behind these gates for a reason and strongly oppose any more opportunities for crime to increase in our vicinity. We can already hear frequent gunshots and late-night drag racing as we lie in our beds at night. These apartments will literally be in our backyard and will only invite violent crimes to increase in our community. The SCSO is already understaffed and overwhelmed trying to respond effectively to the existing problems.

Additionally, as our neighborhood is host to one of the most prestigious golf tournaments in the world, we'd like to invite global visitors to a safe and beautiful place that is not surrounded on all sides with low-income housing. The tournament brings millions of useful dollars to our city and increasing local crime only stands to harmfully impact that vital income.

Thank you in advance for your careful consideration of our request.

Stephanie and Brice Bailey

Mr. Davis,

My husband and I have been residents of Southwind for almost 29 years. I am writing this to oppose your proposal to build an apartment complex outside the back gate area of our neighborhood at Winchester and Tournament Drive.

I grew up in Memphis and I'm afraid that this part of Winchester is going to become like the Mt. Moriah and Ridgeway area which grew to be nothing but apartments. As you know, this area has now become a not very safe area to live anymore. We don't want crime, drug dealing, increased noise, etc. to move into our area too.

We are worried about additional traffic also. It's hard enough now to turn out onto Winchester off of Tournament Drive but with an apartment complex, it will be even worse.

We wouldn't be opposed to another office building being built on the land.

Thank you for your consideration concerning this matter.

Julie and Gary Sims  
3421 Lake Pointe  
Memphis, TN 38125

**From:** [Bridget Mirza](#)  
**To:** [Davis, Brett](#); [Tolesassoc@aol.com](#); [brown@gillprop.com](#); [dkthomas@gotci.com](#); [dlyleswallace@comcast.net](#); [jenniferbethoconnell@gmail.com](#); [jmckinnoncre@gmail.com](#); [lisa@ethridgeenterprises.com](#); [mwsharp@bellsouth.net](#); [sfleming@flemingarchitects.com](#)  
**Cc:** [theSRPAboard@gmail.com](#)  
**Subject:** Apartment complex near Southwind  
**Date:** Wednesday, February 9, 2022 7:28:45 PM

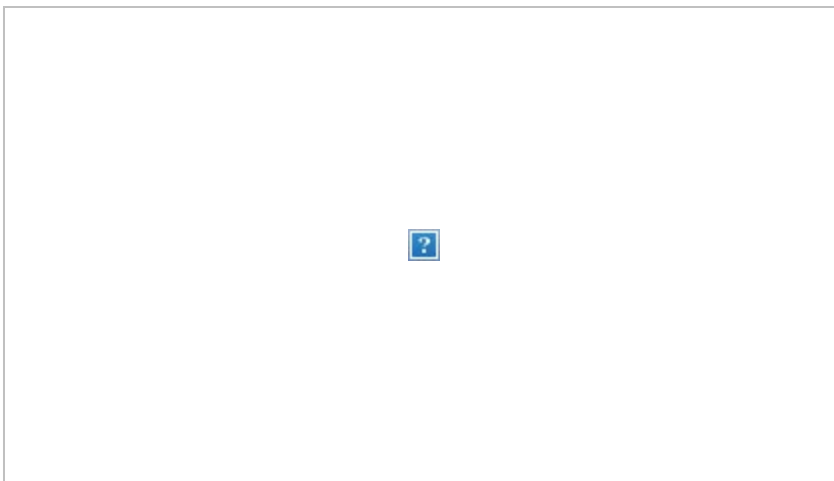
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Dear Land Use Control Board Members,

My family and I were very disheartened to hear of the proposed apartment development near Southwind TPC off Winchester Rd. We recently moved into the gated Southwind Neighborhood and carefully considered the pros and cons of the area as well as the neighborhood itself before selecting our home here. Had we been aware that an apartment complex would be built outside the back gate, we would have made a different choice. I'm sure others who are looking into moving to Southwind will consider the surrounding area as well, and I'm sure they also will consider an apartment complex next door a drawback too big to overlook, no matter how nice the apartments seem to be. As a Realtor working with buyers in the 500k-\$1.25 million price range, I can guarantee future homeowners looking to move to high-end residential neighborhoods will think twice about buying in Southwind. In fact, of all of the buyers I have serviced in the past two years, absolutely NONE of them would have bought in Southwind should it have had apartments backing up to it at that time. Whether we like it or not, the appeal of luxury homes in gated communities is that they are set apart. Please help the homeowners of Southwind keep up the appeal and character of our neighborhood by keeping the zoning laws as they were intended to be when the neighborhood was created. With many thanks for your time and consideration,  
Bridget Mirza



--

Bridget Mirza

**From:** [Justin Marek](#)  
**To:** [Davis, Brett](#); [dlyleswallace@comcast.net](mailto:dlyleswallace@comcast.net); [jmckinnoncre@gmail.com](mailto:jmckinnoncre@gmail.com); [jenniferbethoconnell@gmail.com](mailto:jenniferbethoconnell@gmail.com); [dkthomas@gotci.com](mailto:dkthomas@gotci.com); [lisa@ethridgeenterprises.com](mailto:lisa@ethridgeenterprises.com); [mwsharp@bellsouth.net](mailto:mwsharp@bellsouth.net); [sfleming@flemingarchitects.com](mailto:sfleming@flemingarchitects.com); [brown@gillprop.com](mailto:brown@gillprop.com); [Tolesassoc@aol.com](mailto:Tolesassoc@aol.com)  
**Cc:** [theSRPAboard@gmail.com](mailto:theSRPAboard@gmail.com)  
**Subject:** Concerning the proposed apartment complex outside the back gate at Tournament and Winchester  
**Date:** Monday, February 7, 2022 9:22:13 PM

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Dear Mr. Davis, Board Members and Whom it may concern,

As residents of Southwind we want to implore you to reject the proposed apartment complex outside the back gate at Tournament and Winchester. My wife and I have had time to consider the immediate and long-term impact of this venture and will share with you why we don't want this to happen.

The traffic

The intersection at Tournament and Winchester is already dangerous. The major road of Winchester is split by a median strip. This will cause an issue with drivers traveling down and making u turns to get to where they want because they don't want to wait. The new complex may need a stop light and this will add to this behavior. Not only would a stop light add to the behavior, the stop light so close to that of stop light at Champion Hills would further the congestion in the area.

The aesthetic

The idea of a major complex tower over a fence line is highly unappealing. Sure, the developer could plant or leave a tree line to limit the exposure but none the less something of this size has a presence. The residents currently enjoy a sense of privacy that will forever be changed. It's true you can't choose your neighbors unless you own the property, but it's a whole new experience to have 200 new neighbors all at once.

Housing value

The housing value concern is a long-term concern. There may not be an immediate impact but as time marches on, no one can predict the resilience of the complex, the level of care that will be maintained. This will be most impacted if the developer were to sell this investment. The values in this area have held well with the expansion of the area due to the seclusion of Southwind and other properties in the area like it.

Sincerely,

Justin and Brandy Marek

**From:** [Greg Costa](#)  
**To:** [Davis, Brett](#)  
**Cc:** [theSRPAboard@gmail.com](mailto:theSRPAboard@gmail.com)  
**Subject:** MJR 21-45 3581 Tournament Drive South  
**Date:** Tuesday, February 8, 2022 7:50:49 AM

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***I am writing to express my strong opposition to the proposed Apartment Complex at 3581 Tournament Drive South. This proposed development is detrimental to the Southwind neighborhood and its residents.***

***Traffic and the safety of pedestrians are significant areas of concern. Traffic problems already exist on the corner of Tournament Drive and Winchester, and the safety of all will be impacted. During rush hour, our ability to safely exit east on Winchester road will indeed become more dangerous and impact our safety.***

***The addition of multi-family housing that will cause traffic and safety problems creates even more issues with schools already over-capacity. Schools in the area are already reported at overcapacity, and I urge you not to approve multi-family dwellings that create or exacerbate the current situation.***

***I know my opinions are shared by many who have not managed to attend a meeting or write letters and emails.***

***Thank you for your continued service and support of our communities.  
Best regards,***

***Gregory and Virginia Costa  
3221 Club Breeze Dr  
Memphis, TN 38125***



**From:** [Jeff Klayman](#)  
**To:** [Davis, Brett](#)  
**Cc:** [SRPA BOARD](#)  
**Subject:** Southwind property at back gate  
**Date:** Saturday, February 5, 2022 11:14:15 AM

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Mr. Davis,

This is in regard to the proposed apartment building located just outside the back gate of Southwind.

I currently live on Southwind Dr just houses from the gate. We already hear all the cars drag racing on Winchester. We already hear the gunshots from the area and see the reports of killings and shots fired at the existing and new apartments built in our area. I'm sure the fairly new medical facility on the corner of Winchester and Tournament Dr is equally concerned about the potential for more of the crime in our neighborhood. The road leading into the back gate is already too narrow and the street too short and small for more traffic. The addition of more people and buildings is going to greatly diminish the attraction of living in an area that was so peaceful, much less the beauty of looking across from my front yard.

While the things that matter to me may not be of importance to those wanting to build here, it is important that we've already seen a deterioration of this area with similar complexes built in recent years due to crime, traffic safety, and transient residents that come with this type of property.

Case and point, I have a Ring doorbell and get the almost daily reports of shots fired, broken in vehicles, or attacks on people. Please review police activity before and after these apartment complexes were built including any speeding or drag racing tickets.

Please do not let this type of development happen in the location planned. There are so many vacant buildings that this could redevelop in and those locations could actually improve our area.

Thank you,

Jeff Klayman

**NOTICE TO INTERESTED PROPERTY OWNERS  
(APPEAL OF LAND USE CONTROL BOARD ACTION)**

Notice is hereby given that, pursuant to Section 8-44-108 of the Tennessee Code Annotated, a Public Hearing will be held by the City Council of Memphis on Tuesday, April 5, 2022, at 3:30 p.m., concerning the granting of an appeal of a decision made by the Memphis and Shelby County Land Use Control Board (LUCB), as follows:

**CASE NUMBER:** MJR 21-45 (PD 94-356 CORRES.)

**LOCATION:** 3581 Tournament Dr. S. and two adjacent parcels

**COUNCIL DISTRICTS:** District 2 and Super District 9

**APPELLANT:** Cindy Reaves on behalf of Ari Investments, LLC

**EXISTING ZONING:** Conservation Agriculture within PD 94-356

**REQUEST:** Reverse the LUCB's decision to reject the above-referenced major modification application to permit an apartment complex

**AREA:** 17.8 acres

**NOW, THEREFORE,** you will take notice that on Tuesday, April 5, 2022, at 3:30 p.m., the City Council of Memphis, Tennessee, will be in session to hear opposition against said reversal; said opposition must be by personal appearances, attorneys, or petition.

Note that, due to time limitations under the Council's Rules of Procedure, each side may speak no longer than fifteen (15) minutes. Thus, it is strongly encouraged that one or two spokespersons speak per side.

Please note video of this meeting will be streamed live on the City of Memphis' YouTube channel.

This case will also be considered by 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. Opposition will not be heard at that meeting.

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

**JAMITA SWEARENGEN  
CHAIR OF COUNCIL**

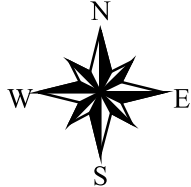
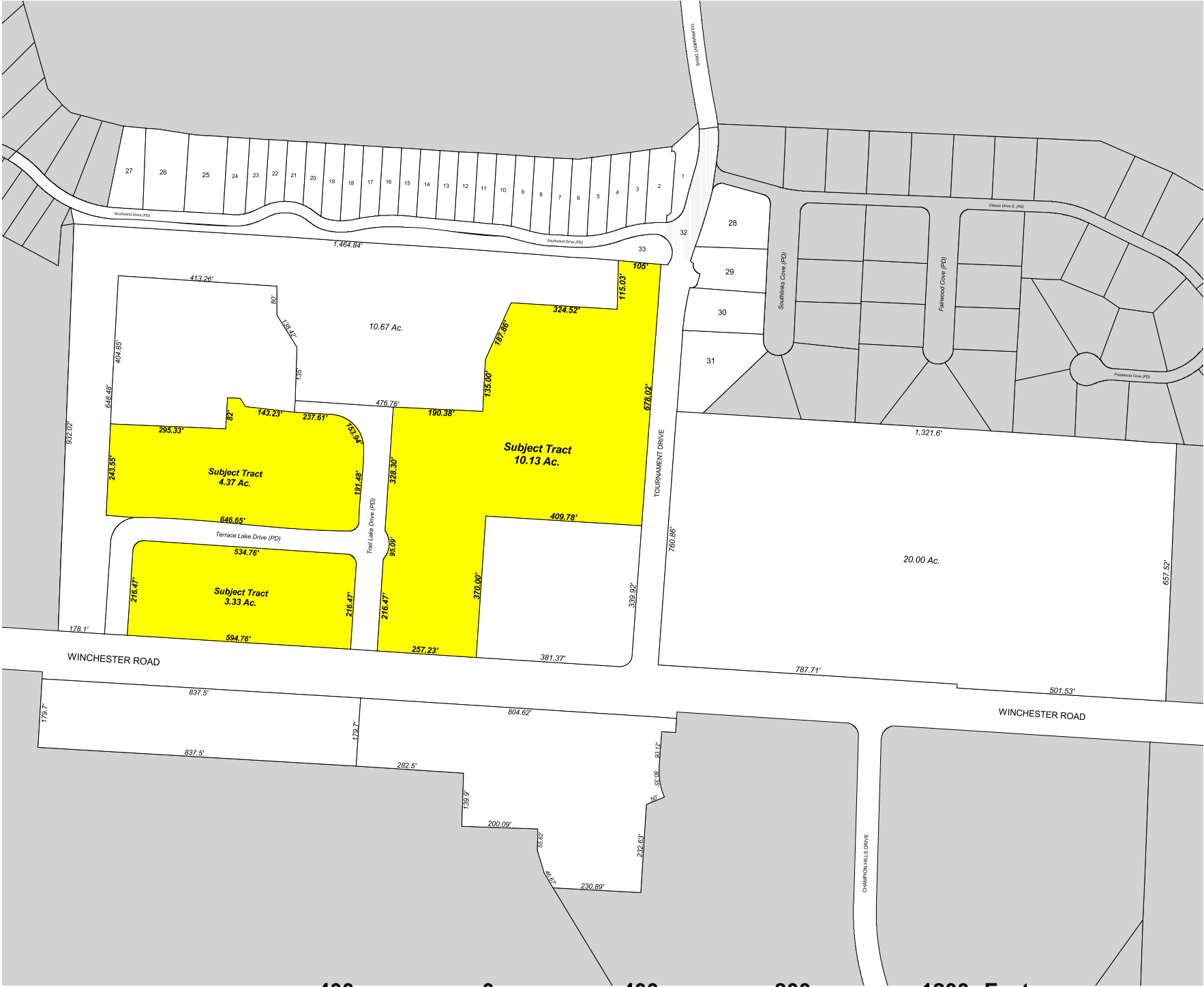
**ATTEST:**

**DYWUANA MORRIS  
CITY COMPTROLLER**

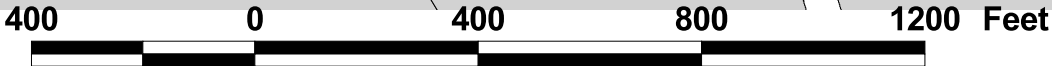
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**TO BE PUBLISHED:**

# Vicinity Map



Date: 10/04/21  
 Prepared By:  
 Property Research Data  
 PRD Job #21-082



8700 Trail Lake LLC  
102 Woodmont Boulevard, Ste. 100  
Nashville, TN 37205-2216

Askew Graham W And Candace M Phillips  
3595 Southlinks Cove  
Memphis, TN 38125-0758

Barksdale Brian K  
8724 Southwind Drive  
Memphis, TN 38125

Belz Investco Gp  
P O Box 3661  
Memphis, TN 38173-0661

Bingham Rosie P & John J Davis  
8738 Southwind Drive  
Memphis, TN 38125-0751

Champion Hills Realty Holdings LLC  
6389 N. Quail Hollow Road, Ste. 201  
Memphis, TN 38120-1427

Clifton Maida  
P O Box 383288  
Germantown, TN 38183-3288

Cummings Street Missionary Baptist  
8800 Winchester Road  
Memphis, TN 38125-8229

Dellinger Hubert L  
8678 Southwind Drive  
Memphis, TN 38125-0749

Duffy Michael B & Carol A  
8756 Southwind Drive  
Memphis, TN 38125-0751

Dugger Jimmy & Betty  
8698 Southwind Drive  
Memphis, TN 38125-0749

Foster Larry & Sherri  
8668 Southwind Drive  
Memphis, TN 38125-0749

Frogge Renee & John  
8718 Southwind Drive  
Memphis, TN 38125-0751

Frontier Exchange Landlord Group LLC  
4500 Dorr Street  
Toledo, OH 43615-4040

Galdieri Michael And Diana Galdieri  
8614 Southwind Drive  
Memphis, TN 38125-0749

Gilpatrick Family Trust  
8734 Southwind Drive  
Memphis, TN 38125-0751

Klayman Jeffrey S  
8744 Southwind Drive  
Memphis, TN 38125-0751

Kwoka Ronald J Living Trust  
8688 Southwind Drive  
Memphis, TN 38125-0749

McGee Tracy R  
3585 Southlinks Cove  
Memphis, TN 38125-0758

McLaughlin James W And Bobbie W  
8664 Southwind Drive  
Memphis, TN 38125-0749

Mims Mario  
3726 Classic Drive  
Memphis, TN 38125-0755

Mjn Lr Trust And Rjn Lr Trust  
8648 Southwind Drive  
Memphis, TN 38125-0749

Perisho Bret L & Rebecca B V  
8674 Southwind Drive  
Memphis, TN 38125

Perrin James R Jr. & Mary S  
8638 Southwind Drive  
Memphis, TN 38125-0749

Pierami Gertrude A  
8712 Southwind Drive  
Memphis, TN 38125-0751

Riikola Robert W & Patricia M  
8654 Southwind Drive  
Memphis, TN 38125-0749

Shaban Nejad Arash  
8644 Southwind Drive  
Memphis, TN 38125-0749

Smith Matthew C  
358 Providence Boulevard  
Macon, GA 31210-9706

Southwind Residential Properties  
3520 Piedmont Road, Ste. 120  
Atlanta, GA 30305-1517

Tomlinson William & Sally  
3605 Southlinks Cove  
Memphis, TN 38125-0758

Tournament Trails Center Commercial  
6363 Poplar Avenue, Ste. 400  
Memphis, TN 38119

Tyler Vivian D  
8728 Southwind Drive  
Memphis, TN 38125-0751

Umarow Indira And Sardor Umarov  
8708 Southwind Drive  
Memphis, TN 38125

Westbrooks Living Trust  
8694 Southwind Drive  
Memphis, TN 38125-0749

Williams John M And Shirley H Williams  
212 Eagle Drive  
Miramar Beach, FL 32550-4854

Woldeslassie Solomon  
8750 Southwind Drive  
Memphis, TN 38125

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

Holiday Inn-Birmingham Airport  
8700 Trail Lake Drive, Ste. 300  
Memphis, TN 38125-8200

Holiday Inn-Birmingham Airport  
8700 Trail Lake Drive, Ste. 300  
Memphis, TN 38125-8200

Holiday Inn-Birmingham Airport  
8700 Trail Lake Drive, Ste. 300  
Memphis, TN 38125-8200

Holiday Inn-Birmingham Airport  
8700 Trail Lake Drive, Ste. 300  
Memphis, TN 38125-8200

Holiday Inn-Birmingham Airport  
8700 Trail Lake Drive, Ste. 300  
Memphis, TN 38125-8200

Ari-Investment  
12406 Hogans Alley  
Chester, VA 23836

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Chester, VA 23836

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 04/05/2022**

*DATE*

**PUBLIC SESSION: 04/19/2022**

*DATE*

**ITEM (CHECK ONE)**

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

**ITEM DESCRIPTION:** A resolution adopting certain amendments to the Memphis 3.0 Comprehensive Plan

**APPLICANT:** Memphis and Shelby County Division of Planning and Development

**REQUEST:** Approve the resolution adopting certain amendments to the Memphis 3.0 Comprehensive Plan

**RECOMMENDATION:** The Division of Planning and Development recommendation: *Approval*  
The Land Use Control Board Action: *Approval*

**PRIOR ACTION ON ITEM:**

(1) <u>APPROVED</u>	APPROVAL - (1) APPROVED (2) DENIED
<u>03/10/2022</u>	DATE
(1) <u>Land Use Control Board</u>	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**



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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

**DATE      POSITION**

	03/16/2022	PRINCIPAL PLANNER
_____	_____	DEPUTY DIRECTOR
	03/16/2022	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

Resolution adopting certain amendments to the Memphis 3.0 Comprehensive Plan.

**2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**

Division of Planning and Development

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

Resolution amends the City's general plan, adopted by a previously approved ordinance.

**4. State whether this will impact specific council districts or super districts.**

All

**5. State whether this requires a new contract, or amends an existing contract, if applicable.**

N/A

**6. State whether this requires an expenditure of funds/requires a budget amendment**

N/A

**7. If applicable, please list the MWBE goal and any additional information needed**

N/A



**CASE NUMBER:** N/A                      **L.U.C.B. MEETING:** March 10, 2022

**APPLICANT:** Division of Planning and Development

**REPRESENTATIVE:** Susannah Barton, Administrator, Comprehensive Planning

**REQUESTS:**

1. Approve Resolution Adopting Certain Amendments to the Memphis 3.0 Comprehensive Plan, and
2. Approve Resolution Recommending that the Memphis City Council Adopt Certain Amendments to the Memphis 3.0 Comprehensive Plan

## CONCLUSIONS

1. On February 14, 2019, the Board approved the Memphis 3.0 Comprehensive Plan, as the City's general plan. This action was followed by the adoption of the plan by the Memphis City Council on December 3, 2019. That adoption included several amendments to the Plan since its approval by the Board; these amendments were ratified by the Board during its meeting on January 9, 2020. The first annual plan amendment was approved by the Board on February 11, 2021 and by the Memphis City Council on April 20, 2021.
2. The Division of Planning and Development identified several items in the Memphis 3.0 Plan eligible for annual amendments. As the attached letter from Susannah Barton, Administrator of Comprehensive Planning for the Division, states, these amendments may be classified as general edits, map changes, anchor changes, land use category definition changes, appendix updates or other changes.
3. On Thursday, January 6, 2022, the Division of Planning and Development held a public hearing on these amendments.
4. There are two requests associated with this staff report: 1) the adoption of a resolution requesting that the Land Use Control Board adopt the changes to the Memphis 3.0 Plan and 2) the adoption of a second resolution that the Memphis City Council do the same. Both resolutions are the result of various sub-sections of Tennessee Code Annotated Section 13-4-202 that allow a municipal planning commission (and its staff) to initiate amendments to the city's general plan and to recommend the adoption of these amendments by the city's legislative body, provided it does so through the adoption of resolutions.
5. Click [here](#) to download the letter from Susannah Barton cited above and complete materials from the Division of Planning and Development related to this request.
6. Click [here](#) to download the resolution adopting the proposed amendments to the Memphis 3.0 General Plan. This is Agenda Item 7.
7. Click [here](#) to download the resolution recommending that the Memphis City Council adopt the proposed amendments. This is Agenda Item 8.

## RECOMMENDATION:

*Approval*

Comments Received

Timestamp	What comments do you have about the proposed Memphis 3.0 Amendment?	What is your name?	What is your email address?	Comment Response
<p>03/02/2022            11:52 AM</p>	<p>Thank you for your efforts in updating the Memphis 3.0 plan. The following comments specifically address the Highland Heights Small Area Plan:</p> <ul style="list-style-type: none"> <li>• Overall the plan is thorough and integrates the community's vision effectively.</li> <li>• Memphis Parks is listed as a Heights Line project lead on p. 77. Although the previous Director and current Planning and Development Administrator were approached about Heights Line, to my knowledge Parks has not had any involvement in the project. It is unclear what role Parks might play.</li> <li>• Also on p. 77, Accelerate Memphis is mentioned as an anticipated funding source for Heights Line, and the funding provided through Accelerate is only half of the total project cost. However, no other anticipated funding source is mentioned.</li> </ul> <p>Great work!            Dane Forlines            3450 Tutwiler Ave, 38122</p>	<p>Dane Forlines</p>	<p><a href="mailto:focusoncities@gmail.com">focusoncities@gmail.com</a></p>	<p>Emailed a direct response</p>

***LAND USE CONTROL BOARD RECOMMENDATION***

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

**APPLICANT:** Memphis and Shelby County Division of Planning and Development  
**REPRESENTATIVE:** Susannah Barton, Administrator, Comprehensive Planning  
**REQUEST:** Adopt Resolutions Approving Certain Amendments to the Memphis 3.0 Comprehensive Plan and Urging the City Council of the City of Memphis to do the same

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

**The following spoke in opposition of the application:** no one

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

**The motion passed by a vote of 9-0.**

Respectfully submitted,



Brett Ragsdale  
Zoning Administrator  
Division of Planning and  
Development

CC: Planning and Zoning Committee Members  
File



**A RESOLUTION ADOPTING CERTAIN AMENDMENTS TO THE MEMPHIS 3.0 COMPREHENSIVE PLAN.**

**WHEREAS**, on December 3, 2019, the City Council of the City of Memphis adopted the *Memphis 3.0 Comprehensive Plan* (the “Plan”) as the first general plan of the city since 1981; and

**WHEREAS**, During the period of time since, the Memphis and Shelby County Division of Planning and Development has received broad public input from residents of Memphis with regard to the Plan; and

**WHEREAS**, on January 6, 2022, the Division of Planning and Development held a public meeting to garner public input from residents of Memphis specifically with regard to amendments it drafted based as a result of public input and its administration of the Plan; and

**WHEREAS**, Pursuant to Tennessee Code Annotated Sec. 13-4-202(b)(1)(A), these amendments to the Plan were reviewed and adopted by the Memphis and Shelby County Land Use Control Board during its regular meeting on March 10, 2022 (see resolution attached hereto as “Exhibit A”); and

**WHEREAS**, Pursuant to Tennessee Code Annotated Sec. 13-4-202(b), the Land Use Control Board approved a resolution during its regular meeting on March 10, 2022, recommending that the City Council adopt the amendments it reviewed and adopted (see resolution attached hereto as “Exhibit B”); and

**WHEREAS**, Pursuant to the ordinance adopted by the City Council approving the Plan on December 3, 2019, amendments to the Plan may be adopted by the Council through resolution; and

**WHEREAS**, the City Council finds that the amendments as presented by the Division of Planning and Development and approved by the Land Use Control Board are necessary to the continued efficacy of the Plan; and

**WHEREAS**, copies of the Plan have been placed in the Office of Council Records of the Memphis City Council for public review.

**NOW, THEREFORE BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE**, That the City Council does hereby adopt the amendments to the *Memphis 3.0 Comprehensive Plan*, attached hereto as Exhibit C.

**EXHIBIT A**

*Resolution of the Land Use Control Board adopting certain amendments to the Memphis 3.0 Comprehensive Plan (see next page)*

**RESOLUTION OF THE  
MEMPHIS AND SHELBY COUNTY  
LAND USE CONTROL BOARD  
ADOPTING CERTAIN AMENDMENTS TO THE  
MEMPHIS 3.0 COMPREHENSIVE PLAN**

**WHEREAS**, Tennessee Code Annotated (“TCA”) Section 13-4-201 states that it is the function and duty of a municipal planning commission to make and adopt an official general plan for the physical development of the municipality; and

**WHEREAS**, the Memphis and Shelby County Land Use Control Board serves as the planning commission for both the City of Memphis and unincorporated Shelby County; and

**WHEREAS**, during its regular meeting on February 14, 2019, the Land Use Control Board reviewed and approved the Memphis 3.0 Comprehensive Plan as the official general plan for the physical development of the City of Memphis; and

**WHEREAS**, during its regular meeting on December 3, 2019, the City Council of the City of Memphis reviewed, amended and approved the Memphis 3.0 Plan; and

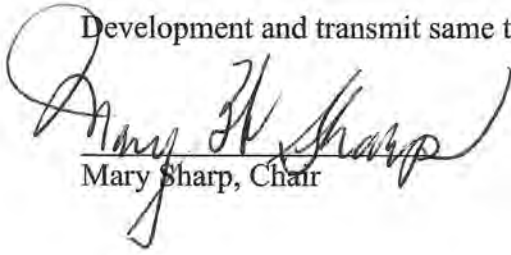
**WHEREAS**, during its regular meeting on January 9, 2020, the Land Use Control Board ratified the amended version of the Memphis 3.0 Plan approved by the City Council; and

**WHEREAS**, during its regular meeting on February 11, 2021, the Land Use Control Board ratified the amended version of the Memphis 3.0 Plan approved by the City Council; and

**WHEREAS**, during its regular meeting on April 20, 2021, the City Council of the City of Memphis reviewed, amended, and approved the Memphis 3.0 Plan; and

**WHEREAS**, TCA Section 13-4-202(b)(1)(A) allows the municipal planning commission to initiate amendments to the general plan, provided it transmits its action to the legislative body of the municipality.

**NOW, THEREFORE, BE IT RESOLVED**, the Land Use Control Board does hereby  
adopt the amendments to the Memphis 3.0 Plan presented by the Division of Planning and  
Development and transmit same to the City Council of the City of Memphis.

  
Mary Sharp, Chair

  
Brett Ragsdale, Secretary

March 15, 2022  
Date

**EXHIBIT B**

*Resolution of the Land Use Control Board recommending that the Memphis City Council adopt certain amendments to the Memphis 3.0 Comprehensive Plan (see next page)*



**RESOLUTION OF THE  
MEMPHIS AND SHELBY COUNTY  
LAND USE CONTROL BOARD  
RECOMMENDING THAT THE  
MEMPHIS CITY COUNCIL  
ADOPT CERTAIN AMENDMENTS  
TO THE MEMPHIS 3.0  
COMPREHENSIVE PLAN**

**WHEREAS**, Tennessee Code Annotated (“TCA”) Section 13-4-201 states that it is the function and duty of a municipal planning commission to make and adopt an official general plan for the physical development of the municipality; and

**WHEREAS**, the Memphis and Shelby County Land Use Control Board serves, in part, as the planning commission for the City of Memphis; and

**WHEREAS**, during its regular meeting on February 14, 2019, the Land Use Control Board reviewed and approved the Memphis 3.0 Comprehensive Plan as the official general plan for the physical development of the City of Memphis; and

**WHEREAS**, during its regular meeting on December 3, 2019, the City Council of the City of Memphis reviewed, amended and approved the Memphis 3.0 Plan; and

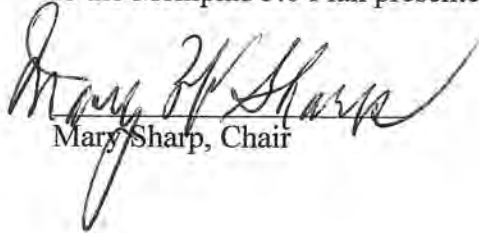
**WHEREAS**, during its regular meeting on January 9, 2020, the Land Use Control Board ratified the amended version of the Memphis 3.0 Plan approved by the City Council; and

**WHEREAS**, during its regular meeting on February 11, 2021, the Land Use Control Board ratified the amended version of the Memphis 3.0 Plan approved by the City Council; and

**WHEREAS**, during its regular meeting on April 20, 2021, the City Council of the City of Memphis reviewed, amended, and approved the Memphis 3.0 Plan; and

**WHEREAS**, TCA Section 13-4-202(b) allows the municipal planning commission to, by resolution, request that the municipal legislative body consider and adopt amendments to an officially adopted official general plan.

**NOW, THEREFORE, BE IT RESOLVED**, the Land Use Control Board does hereby recommend that the City Council of the City of Memphis adopt, by resolution, the amendments to the Memphis 3.0 Plan presented by the Division of Planning and Development



Mary Sharp, Chair



Brett Ragsdale, Secretary

March 15, 2022  
Date

**EXHIBIT C**

Memorandum and summary of amendments to the *Memphis 3.0 Comprehensive Plan*



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

Susannah Barton  
Administrator  
Comprehensive Planning  
125 N Main St, Ste 468  
susannah.barton@memphistn.gov

December 22, 2021

Mr. Brett Ragsdale, Acting Zoning Administrator  
Land Use Development Services  
125 N Main St, Ste 468  
Memphis, TN 38103

RE: Resolution to Amend Memphis 3.0 Comprehensive Plan

Mr. Ragsdale,  
Please accept this letter as the application to amend the Memphis 3.0 Comprehensive Plan. We are requesting this item be placed on the February 10, 2022 Land Use Control Board agenda.

The following categories are being updated as a part of the 2021 amendment: 1) General Plan Edits, 2) Anchor Changes, 3) Land Use Categories Changes, and 4) Appendices Changes. All inserted text is underlined in the Memphis 3.0 Plan document, removed text appears as ~~strikethrough text~~. Please see attachment for revised plan pages and supporting documents.

**General Plan Edits**

The plan amendment includes minor edits that correct errors in the document.

Item 1	Plan is edited to correct grammatical errors and replace pixilated or low-quality images where necessary. Where identified, inactive links are corrected throughout the Plan. Text edits are minor in nature and do not alter the original intent of the Plan.
Item 2	Degree of Change Map Map is updated to reflect anchor updates and City of Memphis boundaries.  [Page 68]
Item 3	Land Use Categories Table is updated to include revised form and location characteristics previously omitted.  [Page 76]
Item 4	Future Land Use Map Updates reflect changes made to the Future Land Use Map based on small area plans, comprehensive rezoning, existing land use and planning developments, and general map clean-up.  [Page 121]

Item 5	<p>Map Updates Maps are updated throughout the Plan to remove de-annexed areas and properly reflect current City of Memphis boundaries. Maps are also updated to reflect updates to the future land uses and degrees of change, where applicable.</p> <p>[Pages: 43, 56, 68, 121, 149, 216, 217, 222, 227, 243, 246, 247, 248, 250, 252, 256, 257, 260, 264, 270, 271, 272, 274, 276, 280, 286, 294, 300, 301, 306, 320, 326, 327, 328, 330, 332, 336, 342, 346, 352, 356, 362, 368, 374, 380, 386, 390, 396]</p>
Item 6	<p>Part Four: District Priorities City of Memphis demographic information is updated for each planning district to reflect the most current demographic data from the 2020 Census.</p> <p>[Pages: 246, 256, 270, 280, 288, 300, 312, 326, 336, 346, 356, 368, 380, 390]</p>
Item 7	<p>Objective 2.4: Create productive community assets from underutilized land</p> <p>Text is updated to reflect the correction of a duplicate action item and associated numbering.</p> <p>[Pages 183-184]</p>
Item 8	<p>Objective 4.2: Promote safe movement of people and vehicles across all modes of transportation</p> <p>Text is updated to reflect the correction of a duplicate action item and associated numbering.</p> <p>[Pages 203-204]</p>
Item 9	<p>Objective 4.4: Invest in smart city infrastructure including wireless connectivity, broadband and connected infrastructure.</p> <p>Text is updated to reflect the development of the Smart City Memphis plan:</p> <p><u>The City developed a smart city plan, Smart City Memphis, in 2021 to centralize the use of technology and address service delivery and management issues across multiple processes and divisions. The plan outlines the infrastructure, staff resources, technical support and policy changes necessary to support a smart city.</u></p> <p>[Page 210]</p>
Item 10	<p>Jackson Planning District: Implementation Priorities</p> <p>Text is updated to reflect progress on the development of a Summer Avenue Complete Streets corridor plan.</p> <p><u>Study began in 2021 and will be completed in 2022.</u></p> <p>[Page 299]</p>
Item 11	<p>Raleigh Planning District: Implementation Priorities</p> <p>Text is updated to reflect implementation progress.</p> <p><u>A small area plan was completed for the anchor in 2019. Early stage investments including street banners, a new artistic bus shelter, and high visibility and artistic crosswalks were completed in 2020 and 2021.</u></p>

## Anchor Changes

Anchors are updated to better align with District and community priorities.

Item 12	<p>Memphis 3.0 Anchors: Two new anchors are identified in the Core City and East Districts.</p> <ol style="list-style-type: none"><li>1. Union and Belvedere: new anchor supports planned Bus Rapid Transit (BRT) and address inconsistencies previously identified in future land uses and zoning along Union Avenue.</li><li>2. Poplar and Mendenhall: new anchor more closely aligns with the District priorities and replaces the Eastgate anchor, a commercial and mixed-used anchor.</li></ol> <p>[Page 57, 260, 274, 275]</p>
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## Land Use Categories Changes

Includes updates to the zoning notes in the Land Use Categories section in the Plan.

Item 13	<p>Anchor Neighborhood – Mix of Building Types (AN-M) zoning notes are updated to include <u>CMU-1</u> as a generally compatible zoning district. This addition ensures consistency with the Form and Location Characteristics section, which notes commercial uses are compatible when located along avenues, boulevards, and parkways as identified in the Street Types Map.</p> <p>[Page 82]</p>
Item 14	<p>Anchor – Neighborhood Crossing (A-NC) zoning notes are updated to include <u>CMU-1</u> as a generally compatible zoning district. Recent Zoning Text Amendment (ZTA) modified CMU-1 to be more compatible with the form and location characteristics of A-NC. Additionally, the following text is removed: <del>may need a new or modified CMU zone to accommodate this kind of form and suite of uses.</del></p> <p>[Page 90]</p>
Item 15	<p>Anchor – Urban Main Street (A-UMS) zoning notes are updated to remove <u>CMP-2</u> as a compatible zoning district. CMP-2 is not compatible with A-UMS as it is better applied at higher intensity anchor or institutional anchors.</p> <p>[Page 94]</p>
Item 16	<p>Anchor – Urban Center (A-UC) zoning notes are updated to include <u>CMU-2</u> and <u>MU</u> as generally compatible zoning districts. MU was modified and more broadly applied in the UDC in a recent ZTA, and is therefore no longer only applied in special purpose zoning districts. CMU-2 is also appropriate and compatible with characteristics of this higher-intensity, commercial mixed-use district.</p> <p>[Page 96]</p>
Item 17	<p>Anchor – Urban Core/Downtown (A-DT) zoning notes are updated to include <u>SE</u> as a generally compatible zoning district, as SE is in the CBID and is compatible with the downtown / urban core.</p> <p>[Page 98]</p>
Item 18	<p>Medical &amp; Institutional Campus (A-C) zoning notes are updated to include <u>CMU-2</u>, <u>MU</u>, <u>CMP-1</u>, and <u>CMP-2</u> as generally compatible zoning districts. As previously noted, MU is now applied outside of special purpose districts. CMP districts are appropriately applied at medical and institutional campuses, and CMU-2 is a mid-to-higher intensity</p>

	<p>commercial mixed-use district that aligns with the form and location characteristics of the A-C land use category.</p> <p>Additionally, updates include the removal of <del>Analysis to determine if CMU-3 is appropriate zone district to apply to these types of uses.</del></p> <p>[Page 100]</p>
Item 19	<p>Low Intensity Commercial &amp; Service (CSL) zoning notes are updated to remove <del>Analysis for where these standards can be applied and approved.</del> DPD performed an analysis of zoning and future land uses, the resulting comprehensive rezoning identified areas where zoning and CSL are incompatible.</p> <p>[Page 102]</p>
Item 20	<p>High Intensity Commercial &amp; Services (CSH) zoning notes are updated to remove <del>Analysis for where these standards can be applied and approved.</del> DPD performed an analysis of zoning and future land uses, the resulting comprehensive rezoning identified areas where zoning and CSH are incompatible.</p> <p>[Page 104]</p>
Item 21	<p>Parks &amp; Recreation Facilities (PR) zoning notes are updated to include <u>R-15</u> as a generally compatible zoning district. R-15 is currently applied at major park and recreation uses in the Zoning Map.</p> <p>[Page 110]</p>

**Appendices Changes**

Includes updates and insertions to the list of Appendices in the plan.

Item 22	<p>Appendix B is updated to include eight Small Area Plans completed by Comprehensive Planning in 2021.</p> <p>[Pages 9 and B-1]</p> <p>Plans can be accessed here:</p> <ol style="list-style-type: none"> <li>1. Highland Heights Small Area Plan: <a href="https://www.memphis3point0.com/projects-highlandheights">https://www.memphis3point0.com/projects-highlandheights</a></li> <li>2. Hollywood – Hyde Park Small Area Plan: <a href="https://www.memphis3point0.com/projects-hydepark">https://www.memphis3point0.com/projects-hydepark</a></li> <li>3. Memphis Innovation Corridor TOD Plan: <a href="https://www.memphis3point0.com/innovation-corridor">https://www.memphis3point0.com/innovation-corridor</a></li> <li>4. Klondike Small Area Plan: <a href="https://www.memphis3point0.com/projects-klondike">https://www.memphis3point0.com/projects-klondike</a></li> <li>5. Oakhaven Small Area Plan: <a href="https://www.memphis3point0.com/projects-oakhaven">https://www.memphis3point0.com/projects-oakhaven</a></li> </ol>
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	<p>6. Orange Mound Small Area Plan:  <a href="https://www.memphis3point0.com/projects-orangemound">https://www.memphis3point0.com/projects-orangemound</a></p> <p>7. Soulsville Small Area Plan:  <a href="https://www.memphis3point0.com/projects-soulsville">https://www.memphis3point0.com/projects-soulsville</a></p> <p>8. South City Small Area Plan:  <a href="https://www.memphis3point0.com/projects-southcity">https://www.memphis3point0.com/projects-southcity</a></p> <p><i>Note: Small Area Plans are advisory and shall not be considered adopted for the purposes of consistency until recommendations from a Small Area Plan, if any, are adopted into Parts 2 or 3 of the Comprehensive Plan.</i></p>
Item 24	<p>Appendix C is updated to include system plans completed in 2020 and 2021. These include the Parks Master Plan (2020) and the Smart Memphis Plan (2021).</p> <p>[Pages 9 and C-1]</p> <p>Systems plans can be accessed here:</p> <p>Parks Master Plan  <a href="https://www.memphis3point0.com/_files/ugd/100a0d_2e205537bc844e98b44c69182f3a2ca0.pdf">https://www.memphis3point0.com/_files/ugd/100a0d_2e205537bc844e98b44c69182f3a2ca0.pdf</a></p> <p>Smart Memphis Plan:  <a href="https://www.shelbycountyttn.gov/DocumentCenter/View/38422/SmartMemphis_FINAL">https://www.shelbycountyttn.gov/DocumentCenter/View/38422/SmartMemphis_FINAL</a></p>

Public comment for these changes opens at 1:00 pm (CST) on December 28, 2021. Individuals or agencies are encouraged to call 901-636-6601 or email [info@memphis3point0.com](mailto:info@memphis3point0.com) with any comments on the proposed changes.

Please advise if you need any additional information.

Sincerely,



Susannah Barton



COMMUNITIES



## Anchor Neighborhood - Mix of Building Types

AN-M

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



Description/Intent	Walkable neighborhoods within a 5-10 minute walk of a Community Anchor. These neighborhoods are made up of a mix of single-unit and multi-unit housing.
Applicability	Places where a mix of residential and mixed-use building types are present or appropriate to encourage through infill in a walkable and transit-oriented/supportive pattern.
Goals/Objectives	Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.
Performance Metrics	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.
Zoning Notes	Generally compatible with the following zone districts: RU-2, RU-3, RU-4, R-SD, R-R, MDR, and CMU-1 when located along avenues, boulevards, and parkways as identified in the Street Types Map, in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas, as appropriate, at the time of a small area plan. Height calibration.
Form and Location Characteristics	<p><b>NURTURE/SUSTAIN</b> - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.</p> <p><b>ACCELERATE</b>: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.</p>

ANCHORS



## Neighborhood Crossing

A-NC

Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity.



Description/Intent	Small, walkable mixed-use centers comprised of house-scale buildings embedded within otherwise residential neighborhoods.
Applicability	Small centers organized around an intersection where predominantly horizontal mix of uses and activities is present or appropriate as a low-intensity anchor for a surrounding neighborhood.
Goals/Objectives	Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.
Performance Metrics	Number of new businesses and services locating within NC anchors, rents.
Zoning Notes	Generally compatible with the following zone districts: RW and CMU-1 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan.  Additional analysis needed regarding where this zone is applied. <del>May need a new or modified CMU zone to accommodate this kind of form and suite of uses.</del>
Form and Location Characteristics	<b>NURTURE, ACCELERATE, and SUSTAIN -</b> Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. Height: 1-3 stories. Scale: house-scale.

ANCHORS



## Urban Main Street

A-UMS

Urban Main Street anchors are characterized by attached mixed-use buildings that span multiple blocks along a street. An Urban Main Street provides retail and services to surrounding neighborhoods in a pedestrian-friendly environment, making it possible to accomplish several errands in a single trip. An Urban Main Street is a center of activity and supports a shared sense of community.



Description/Intent	Walkable, vertically-mixed use centers comprised of multi-story block-scale and house-scale buildings, most of which are attached, lining two facing blocks and extending for several adjacent blocks.
Applicability	Medium-sized centers stretching along a main street where a vertical mix of uses and activities is present or appropriate as a moderate to high-intensity anchor for a surrounding urban neighborhood.
Goals/Objectives	Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives, nodal development of continuous commercial corridors.
Performance Metrics	Number of new businesses and services, housing infill, office, jobs locating within UMS anchors, rents.
Zoning Notes	<p>Generally compatible with the following zone districts: MU, NC, CMU-2 with frontage requirements (MO District), <del>GMP-2</del>, SM in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan.</p> <p>Analysis to determine if minimum lot sizes and parking requirements are suitable to promote infill in all applicable zones. Recommend embedding private frontage standards into zones. Height calibration.</p>
Form and Location Characteristics	<p><b>NURTURE, SUSTAIN, and ACCELERATE -</b></p> <ul style="list-style-type: none"> <li>Buildings primarily attached</li> <li>Block-scale buildings</li> <li>Mix of uses</li> <li>1-7 stories height</li> <li>Several blocks of extent</li> </ul>

ANCHORS



## Urban Center

A-UC

Urban Center anchors are characterized by attached buildings that continue for multiple blocks along a street. An Urban Center includes a vertical mix of uses, featuring civic and cultural institutions that serve many neighborhoods or the entire city and which may anchor the center. An Urban Center is a destination for walkable retail, service, and leisure, but accessible from across the city by multiple modes of transportation. Green space may be interspersed to provide community common space.

Description/Intent	Walkable, mixed-use center comprised of multi-story block-scale and some house-scale buildings, extending for several adjacent blocks and alongside streets to start to form a district. May be anchored by a destination that attracts people from across the City.
Applicability	Medium to large sized centers extending through a district where a vertical mix of uses and activities is present or appropriate as a higher-intensity anchor for a surrounding urban neighborhood.
Goals/Objectives	Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.
Performance Metrics	Number of new businesses and services, housing infill, office, jobs locating within A-UC anchors, rents.
Zoning Notes	<p>Generally compatible with the following zone districts: <u>MU</u>, <u>CMU-3</u> and <u>CMU-2</u> with frontage requirements (MO District), <u>CMP-1</u>, <u>SE</u> in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan.</p> <p>Analysis to check that minimum lot sizes and parking requirements are suitable to promote infill in all applicable zones. Recommend embedding private frontage standards into zones. Height calibration.</p>
Form and Location Characteristics	<p><b>NURTURE, SUSTAIN, and ACCELERATE -</b></p> <ul style="list-style-type: none"> <li>Buildings primarily attached</li> <li>Block-scale buildings</li> <li>Mix of uses</li> <li>1-12 stories height</li> <li>Several blocks of extent</li> </ul>



ANCHORS



## Urban Core/ Downtown

A-DT

Downtown is the anchor for the City of Memphis. It is characterized by mid and high-rise mixed-use buildings placed close to the sidewalk to create a thriving pedestrian environment which is supported by high quality streetscapes and public spaces. Downtown is a Citywide destination where people work, live, shop, and play. It is accessible from across the City by multiple modes of transportation. Green space may be interspersed to provide community common space.

Description/Intent	Downtown is the walkable anchor for the City of Memphis. It is characterized by multi-story buildings with a vertical mix of uses and civic and institutional buildings that attract people from the entire region.
Applicability	The Downtown Central Business District.
Goals/Objectives	Support continued reinvestment and intensification of the Downtown core, housing choices, and economic development.
Performance Metrics	Number and type of jobs, new square footage construction, new business starts, % increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts <u>CBD and SE</u> in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan.  Analysis of existing frontage/setback standards to ensure good downtown form. Consider building envelope standards to provide more definition to height and bulk.
Form and Location Characteristics	<b>NURTURE, SUSTAIN, and ACCELERATE</b> - Buildings primarily attached Block-scale buildings Mix of uses High-rise Multiple blocks of extent



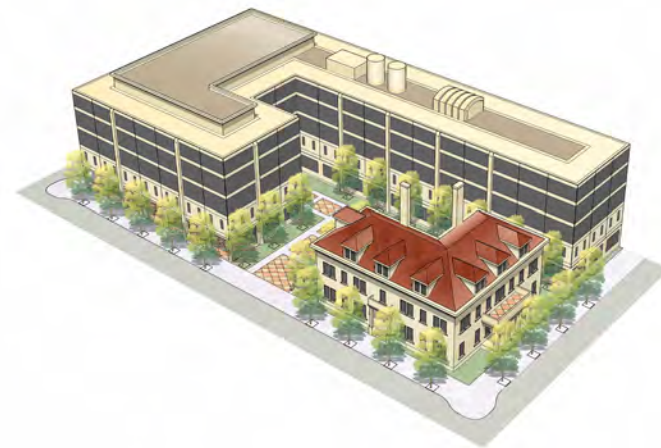
ANCHORS



## Medical & Institutional Campus

A-C

Medical and Institutional Campus anchors are characterized by a mix of building types and sizes that primarily serve a single institutional use and may include supportive uses and activities. These anchors are walkable places that catalyze activity in adjacent mixed-use anchors and provide a transition of building form and scale where they are adjacent to residential neighborhoods. These areas are accessible from across the city by multiple modes of transportation. Green space may be interspersed to provide community common space.



Description/Intent	Walkable hospital and university campuses that catalyze activity in adjacent mixed-use areas.
Applicability	Large, contiguous hospital facilities and university campuses.
Goals/Objectives	Support continued growth and development of medical and educational anchors.
Performance Metrics	Number and type of jobs, new square footage construction, new business starts, % increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts UH, MU, CMU-2, CMP-1, CMP-2, CMU-3 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan.  <del>Analysis to determine if CMU-3 is appropriate zone district to apply to these types of uses.</del>
Form and Location Characteristics	<b>NURTURE, SUSTAIN, and ACCELERATE</b> Buildings attached and detached  House-scale and block-scale buildings  Mix of uses with focus on institutional uses  Mid-rise with some high-rise  Multiple blocks of extent

CORRIDORS



## Low Intensity Commercial & Services

CSL

Low Intensity Commercial and Service areas consist of low-rise buildings accessible mainly by a car and can encompass up to 5 acres of land for one building. These service areas are outside of the anchor boundary and are usually located along a corridor or within its own area of multiple commercial and service amenities.



Description/Intent	Low Intensity Commercial and Service areas typically not associated with anchors. These areas may include neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, and social service institutions.
Applicability	Low intensity, auto-oriented corridors not suitable or appropriate for intensification.
Goals/Objectives	Improved development patterns along auto-oriented commercial corridors, revitalization
Performance Metrics	% increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts: CMU-1 without frontage requirements, OG, SDBP in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan.  Analysis for where these standards can be applied and approved
Form and Location Characteristics	Commercial and services uses  1-4 stories height

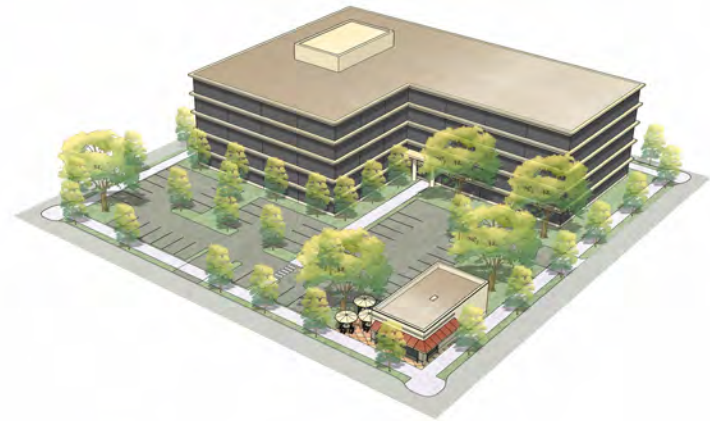
CORRIDORS



## High Intensity Commercial & Services

CSH

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.



Description/Intent	High Intensity Commercial and Service areas typically not associated with anchors. These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions.
Applicability	High intensity, auto-oriented corridors not suitable or appropriate for further intensification.
Goals/Objectives	Maintenance of larger-scale commercial centers where viable
Performance Metrics	% increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan.  <del>Analysis for where these standards can be applied and approved:</del>
Form and 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



PARKS & CIVIC SPACE



## Parks & Recreational Facilities

PR

Parks and Recreational Facilities are designated public spaces that are meant to be walkable with forms of active and passive recreation. These areas usually contain formal access points from the street and can be any size up to a regional park.



Description/Intent	Public parks and active recreation facilities managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract.
Applicability	Public parks and recreation spaces managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract
Goals/Objectives	Active and passive recreation, greening, stewardship, increased accessibility to open space, increased open space/Memphian ratio
Performance Metrics	Per capita parks acreage, parks proximity, design quality and utilization
Zoning Notes	Generally compatible with the following zone districts: P and R-15 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	Recreational uses

CORE CITY

# Anchors

**NURTURE**

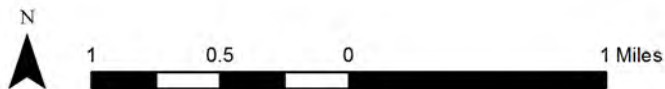
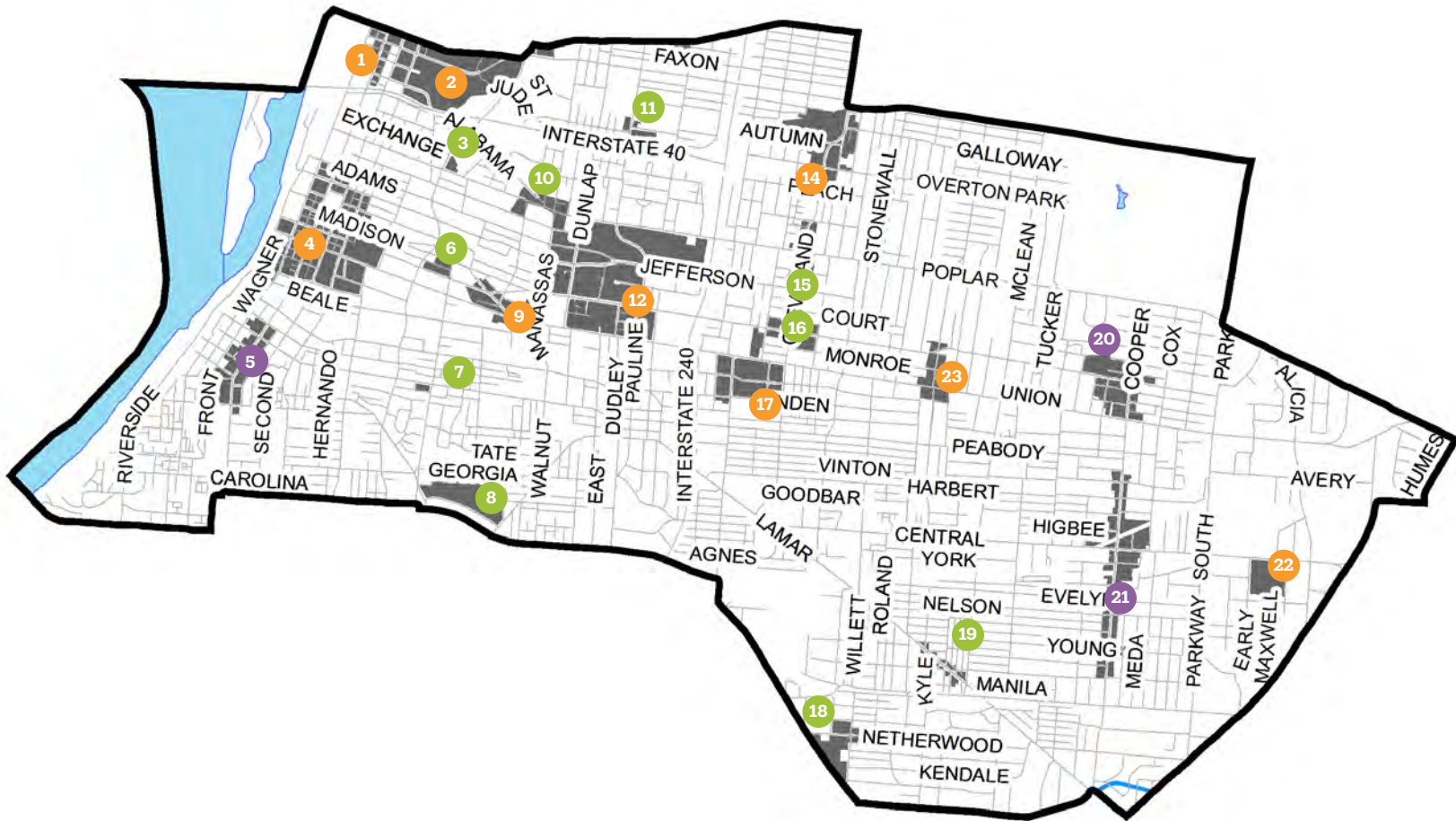
- 03 Poplar & Danny Thomas
- 06 Madison & Danny Thomas
- 07 Lauderdale & Vance
- 08 Mississippi & Georgia
- 10 Poplar & Alabama
- 11 Ayers & JW Williams
- 15 Poplar & Cleveland
- 16 Cleveland & Madison
- 18 Netherwood & Willett
- 19 Lamar & McLean

**ACCELERATE**

- 01 Pinch District
- 02 St. Jude
- 04 Downtown
- 09 The Edge
- 12 Memphis Medical Center
- 14 Crosstown
- 17 Methodist University Medical Center
- 22 Central & Early Maxwell/Fairgrounds
- 23 Union & Belvedere

**SUSTAIN**

- 05 South Main
- 20 Overton Square
- 21 Cooper Area



EAST

# Anchors

- NURTURE**
- 03 Sea Isle
- 06 Ridgeway & Quince

- ACCELERATE**
- 01 Poplar & Truse
- 02 Eastgate  
Poplar & Mendenhall

- SUSTAIN**
- 04 White Station & Quince
- 05 Poplar & Ridgeway
- 07 Walnut Grove & Brierview/Baptist Memorial
- 08 St. Francis



## Actions

**NURTURE****Sea Isle**

NEIGHBORHOOD CROSSING


Increase amenities and programming for all ages at community spaces.

 *Short-term 1-2 years*

Develop design principles for anchors and key corridors to improve aesthetics of area.

 *Short-term 1-2 years*

Implement incentives for projects that involve the community.

 *Long-term 5-10 years*

**Ridgeway & Quince**

NEIGHBORHOOD MAIN STREET

Implement incentives for projects that involve the community.

 *Long-term 5-10 years*

Identify funding sources for façade improvements of commercial properties in anchors.

 *Long-term 5-10 years*

Support small businesses that serve neighborhood residents.

 *Short-term 1-2 years*

**ACCELERATE****Poplar & Truse**

URBAN CENTER

Support a program for local minority and women-owned businesses.

 *Short-term 1-2 years*

Assess parking placement and encourage consolidation of parking.

 *Medium-term 2-5 years*

Improve streetscape through trees, lighting, and pedestrian amenities.

 *Long-term 5-10 years*


**Eastgate****Poplar & Mendenhall**

URBAN MAIN STREET

Support institutions that contribute to the diversity of commercial areas and corridors.

 *Short-term 1-2 years*

Add medians, landscaping, and other pedestrian protection measures on corridors of high vehicular count.

 *Long-term 5-10 years*


**SUSTAIN****White Station & Quince**

NEIGHBORHOOD MAIN STREET


Improve pedestrian crossings at major corridors and intersections.

 *Short-term 1-2 years*

Support community events on underutilized commercial parking lots and vacant land.

 *Long-term 5-10 years*

Incentivize infill development in underutilized surface parking lots.

 *Long-term 5-10 years*

**Poplar & Ridgeway**

URBAN CENTER

Promote a program for local minority and woman-owned businesses to assist in sidewalk improvements.

 *Short-term 1-2 years*

Improve streetscape through trees, lighting, and pedestrian amenities.

 *Short-term 1-2 years*

Improve pedestrian crossings at major corridors and intersections.

 *Short-term 1-2 years*

**Walnut Grove & Brierview/Baptist Memorial**

MEDICAL DISTRICT/INSTITUTIONAL CAMPUS

Support existing institutions and development.

 *Medium-term 2-5 years*

**St. Francis**

MEDICAL DISTRICT/INSTITUTIONAL CAMPUS

Support existing institutions and development.

The East planning district is an important employment center for the City. Improving traffic circulation and other infrastructure is a priority in the East district. With a strong office market and a large amount of commercial spaces, traffic volume in the district is high. Some of the challenges include the railroad, volume of traffic, and unconnected street networks. Creating street grids with smaller blocks at large development sites and improving circulation of major intersections to support future development are important to increase connectivity in anchor areas and throughout the district. Improving pedestrian safety and pedestrian infrastructure is a priority to increase safety and access.

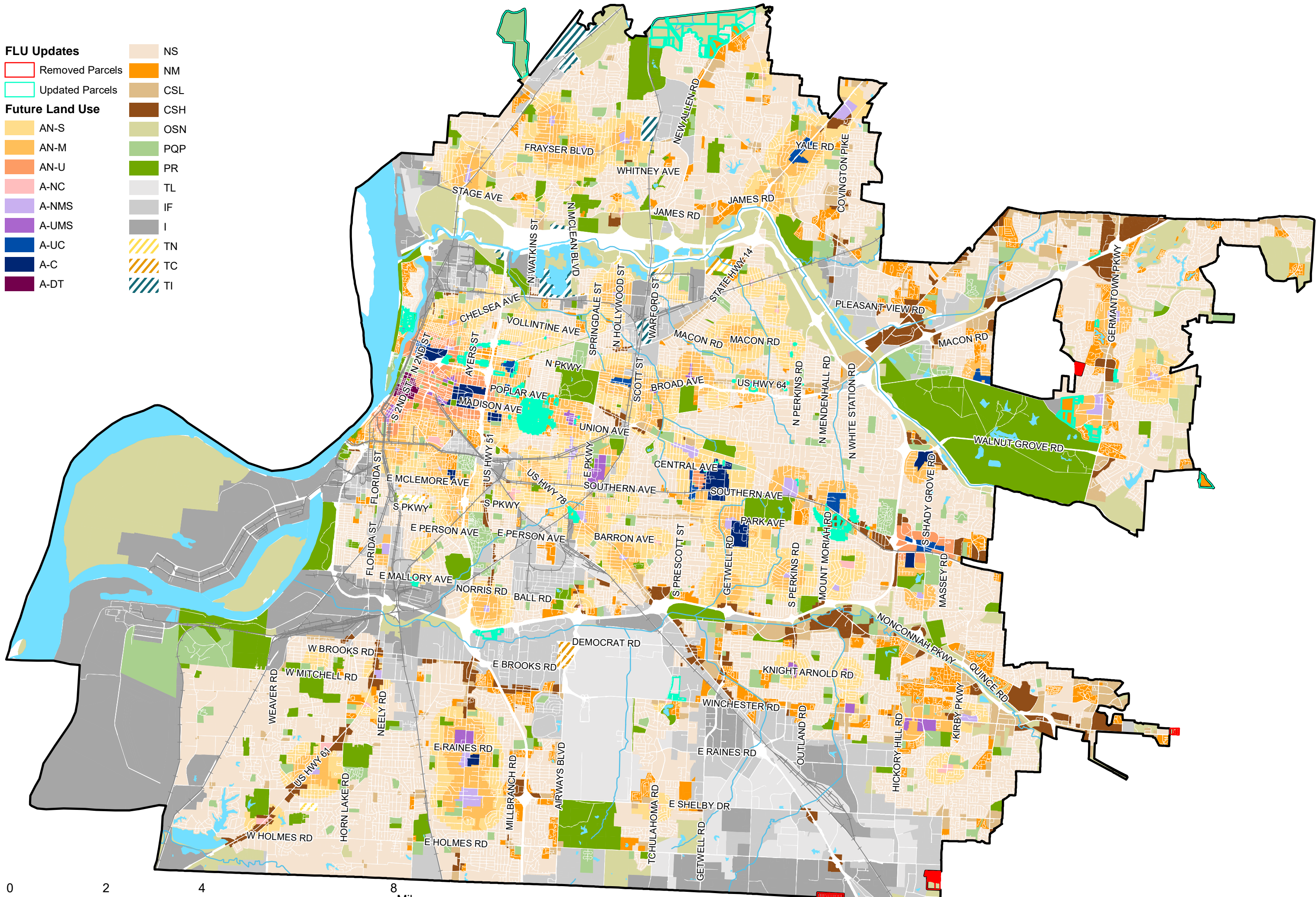
Residents of the East District spoke often of the greater need for collaboration between existing neighborhood associations and government entities. The East District has several active neighborhood associations that are doing excellent work in their neighborhoods, but would like to collaborate with each other and government entities to achieve greater good for the district. Working with neighborhood leaders and the government entities that serve them, measures such as resource and information-sharing along with an open line of communication can be effective and will enhance the overall strength of the community.

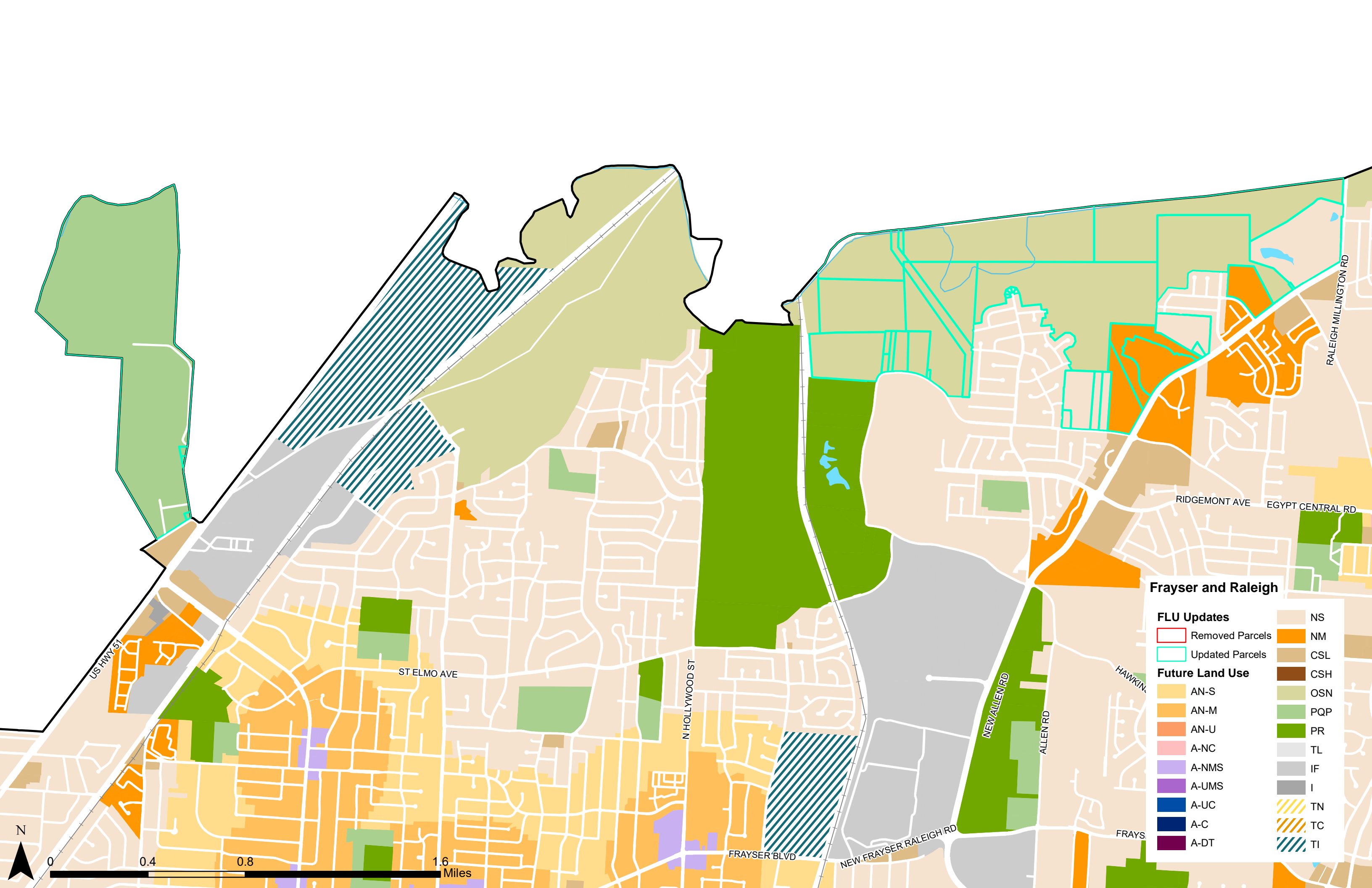
The East District contains some of the highest median income census tracts and has an average single-family home price of \$230,000 which is the highest among all planning districts in the City. Many of these residential neighborhoods are often unaffordable and unattainable for many Memphians. The district is projected to gain 1,305 total new multifamily units through 2040 and will likely be located along Poplar Avenue. In the near term they will be garden-style apartments that become more urban and dense as time goes along.

Increasing the supply and variety of housing can help ensure quality, affordable options are available. Therefore, aligning programs, resources, and regulations to support affordable housing units in new development and redevelopment will make sure that East District neighborhoods are affordable and welcoming for all Memphians regardless of income, race, age, and family type. Future new development and infill should have focused incentives that provide these types of housing opportunities.

- FLU Updates**
- Removed Parcels
  - Updated Parcels
- Future Land Use**
- AN-S
  - AN-M
  - AN-U
  - A-NC
  - A-NMS
  - A-UMS
  - A-UC
  - A-C
  - A-DT

- NS
- NM
- CSL
- CSH
- OSN
- PQP
- PR
- TL
- IF
- I
- TN
- TC
- TI





**Frayser and Raleigh**

FLU Updates		Future Land Use	
	Removed Parcels		NS
	Updated Parcels		NM
			CSL
			CSH
	AN-S		OSN
	AN-M		PQP
	AN-U		PR
	A-NC		TL
	A-NMS		IF
	A-UMS		I
	A-UC		TN
	A-C		TC
	A-DT		TI



US HWY 51

ST ELMO AVE

N HOLLYWOOD ST

FRAYSER BLVD

NEW FRAYSER RALEIGH RD

NEW ALLEN RD

ALLEN RD

HAWKIN

FRAYS

RIDGEMONT AVE

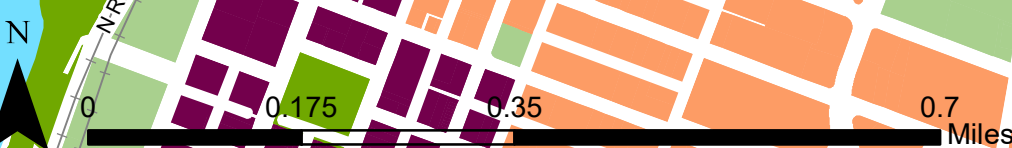
EGYPT CENTRAL RD

RALEIGH MILLINGTON RD



**North and Core**

- FLU Updates**
- Removed Parcels
  - Updated Parcels
- Future Land Use**
- AN-S
  - AN-M
  - AN-U
  - A-NC
  - A-NMS
  - A-UMS
  - A-UC
  - A-C
  - A-DT
  - NS
  - NM
  - CSL
  - CSH
  - OSN
  - PQP
  - PR
  - TL
  - IF
  - I
  - TN
  - TC
  - TI



VOLLINTIN

N MANSFIELD ST

AYERS ST

STATE HWY 14

N PKWY

N 3RD ST

AUCTION AVE

JACKSON AVE

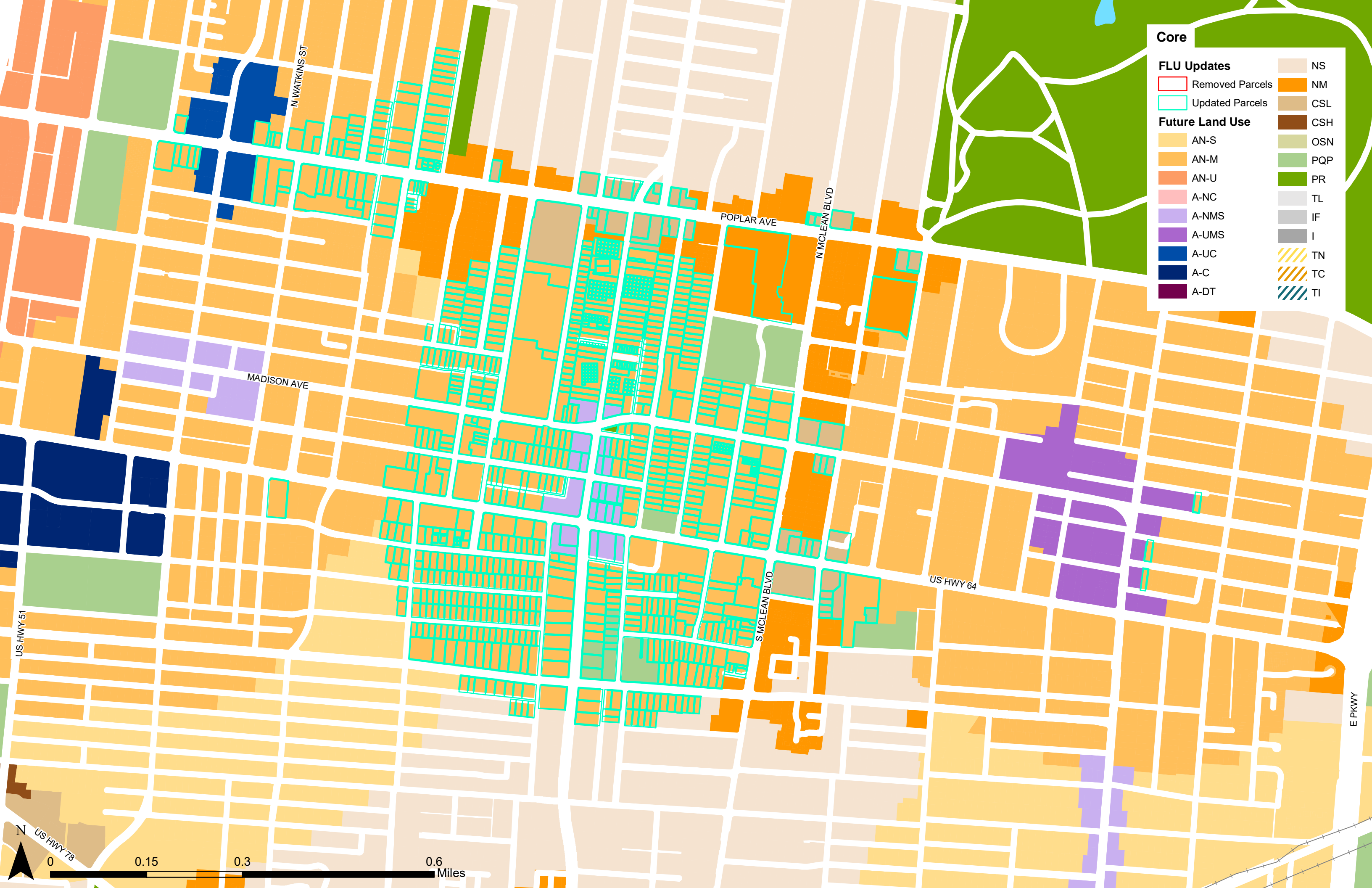
US HWY 51

PROMENADE ST

N 2ND ST

POPLAR AVE

N WATKINS ST



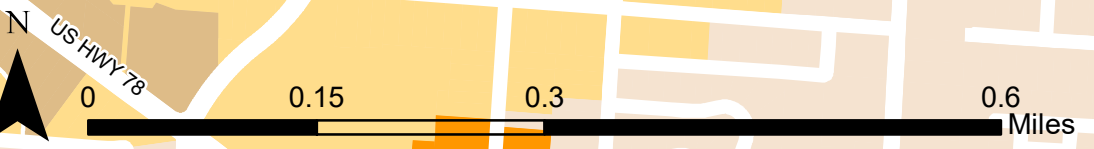
**Core**

**FLU Updates**

- Removed Parcels
- Updated Parcels

**Future Land Use**

- AN-S
- AN-M
- AN-U
- A-NC
- A-NMS
- A-UMS
- A-UC
- A-C
- A-DT
- NS
- NM
- CSL
- CSH
- OSN
- PQP
- PR
- TL
- IF
- I
- TN
- TC
- TI



US HWY 51

N WATKINS ST

MADISON AVE

POPLAR AVE

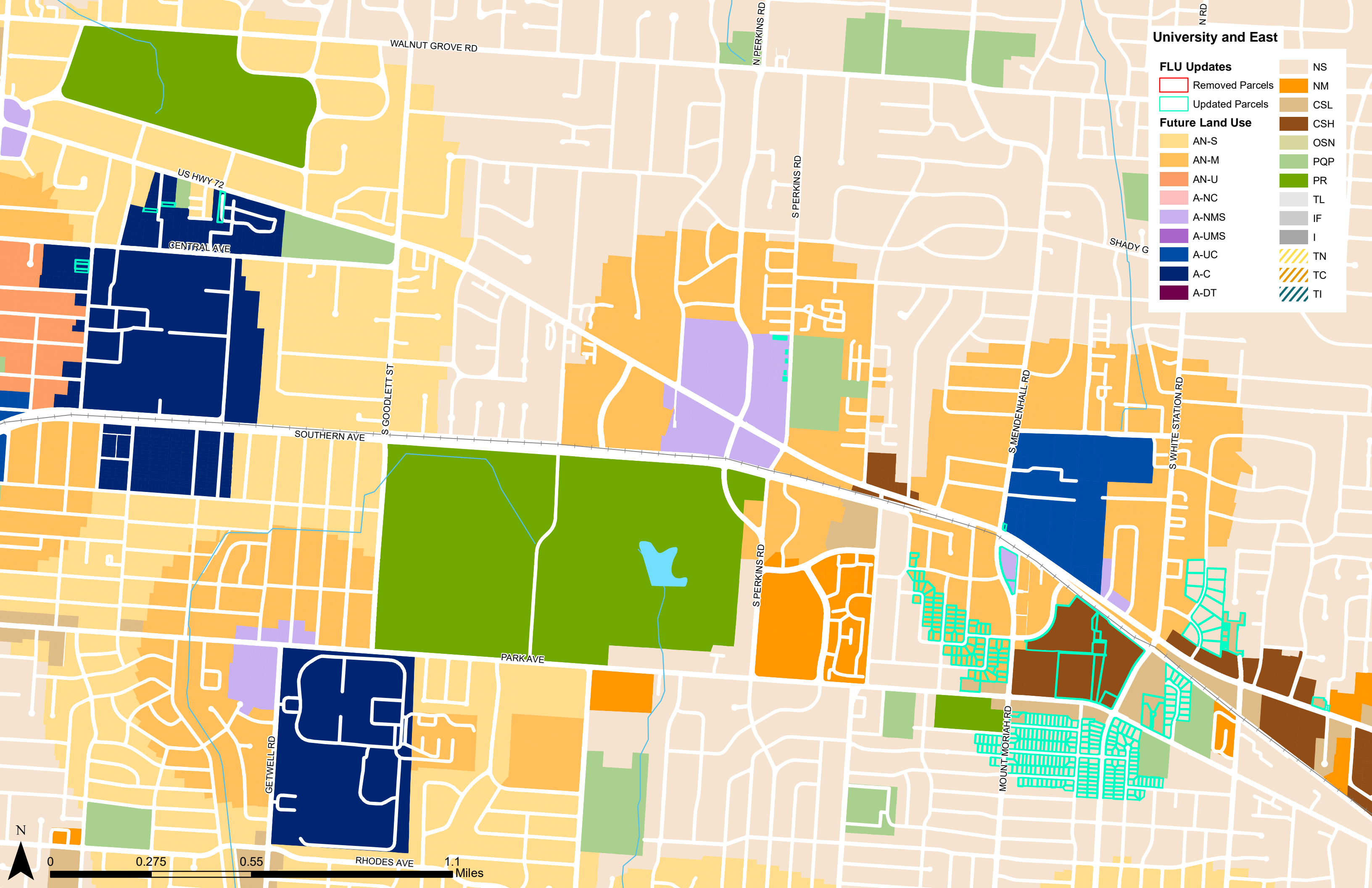
N MCLEAN BLVD

S MCLEAN BLVD

US HWY 64

E PKWY





**University and East**

**FLU Updates**

- Removed Parcels
- Updated Parcels

**Future Land Use**

- AN-S
- AN-M
- AN-U
- A-NC
- A-NMS
- A-UMS
- A-UC
- A-C
- A-DT
- NS
- NM
- CSL
- CSH
- OSN
- PQP
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- TN
- TC
- TI



# Jackson

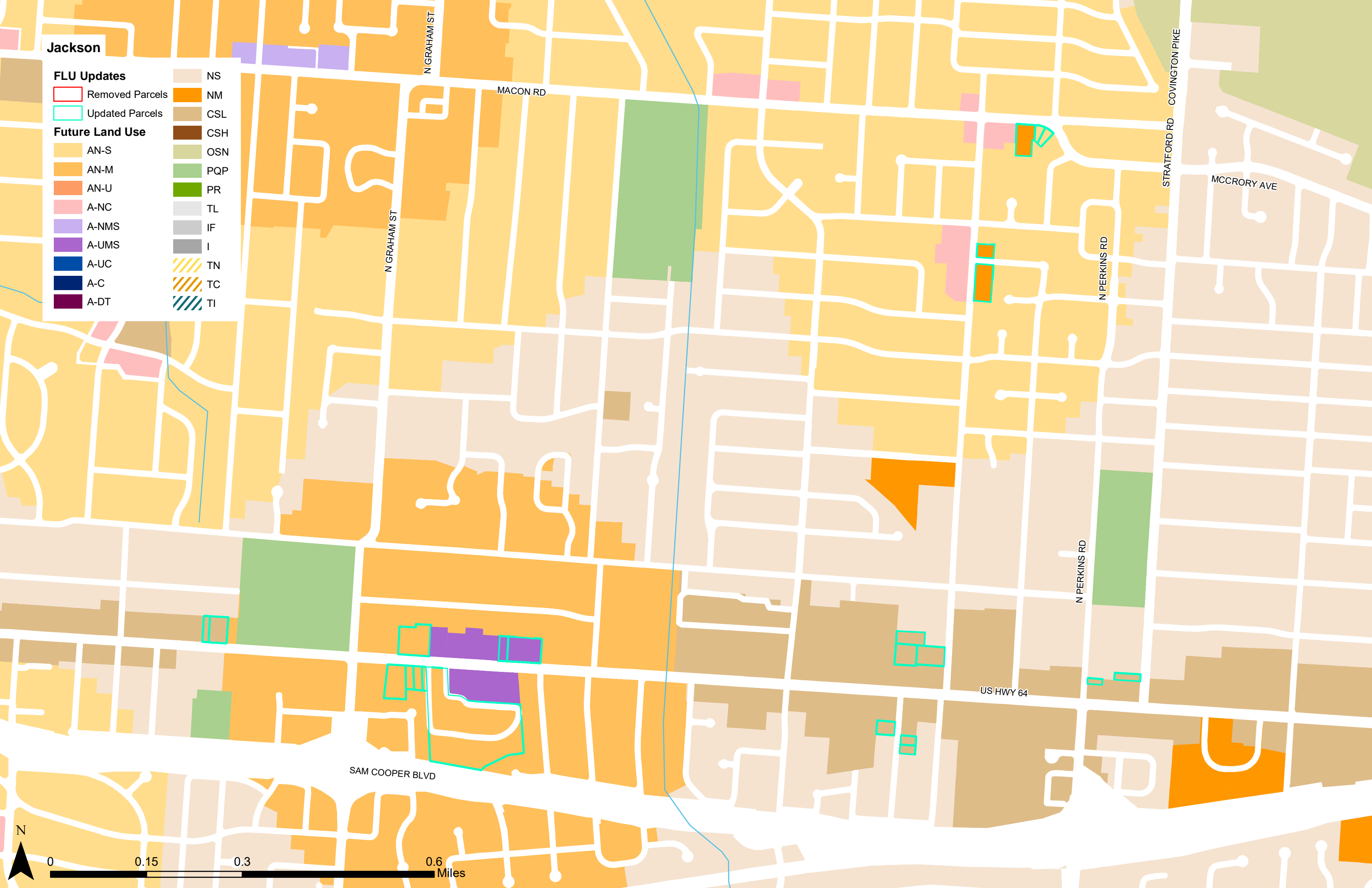
## FLU Updates

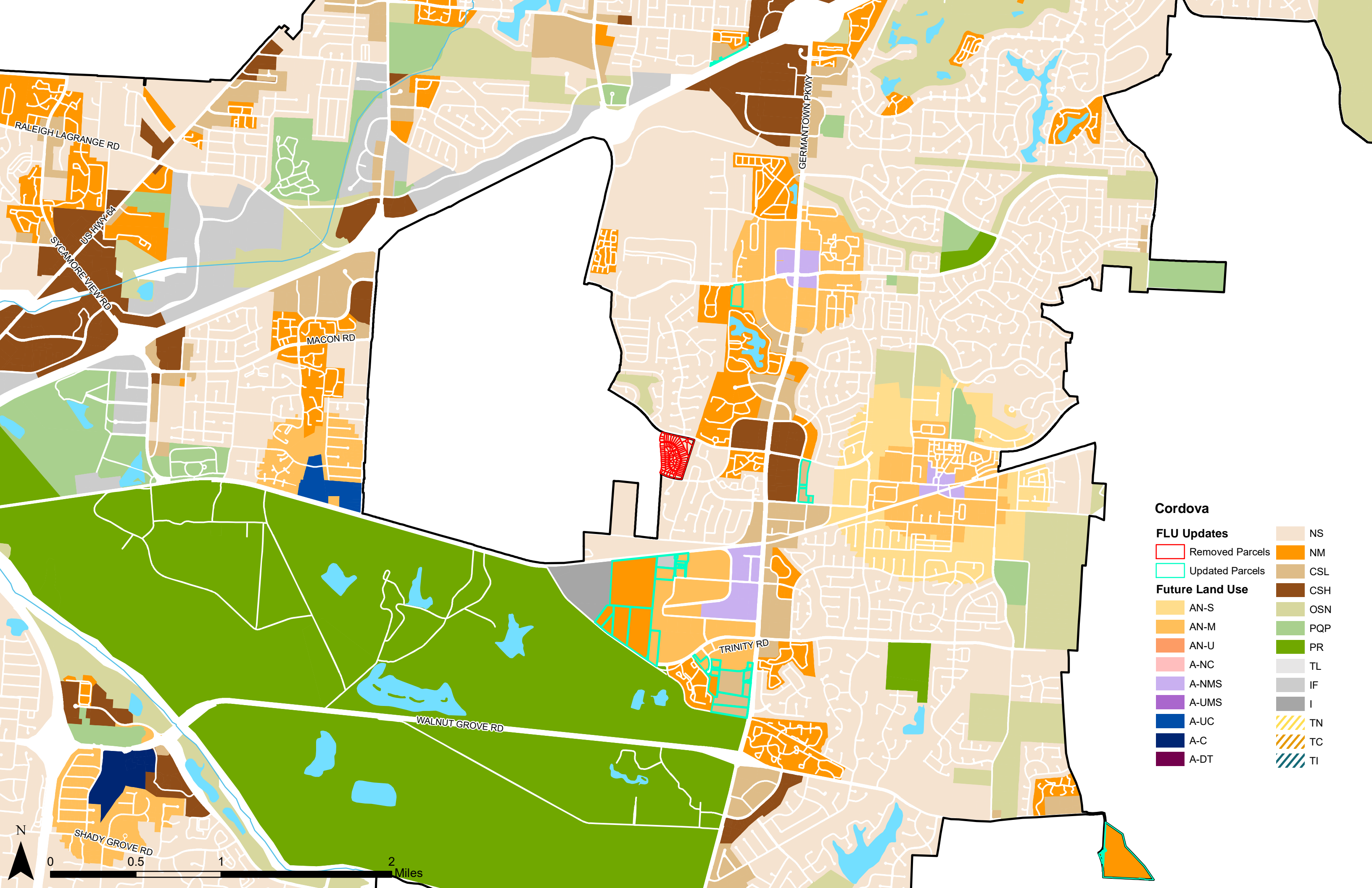
Removed Parcels

Updated Parcels

## Future Land Use

- AN-S
- AN-M
- AN-U
- A-NC
- A-NMS
- A-UMS
- A-UC
- A-C
- A-DT
- NS
- NM
- CSL
- CSH
- OSN
- PQP
- PR
- TL
- IF
- I
- TN
- TC
- TI





**Cordova**

**FLU Updates**

- Removed Parcels
- Updated Parcels

**Future Land Use**

- AN-S
- AN-M
- AN-U
- A-NC
- A-NMS
- A-UMS
- A-UC
- A-C
- A-DT

- NS
- NM
- CSL
- CSH
- OSN
- PQP
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- TL
- IF
- I
- TN
- TC
- TI

RALEIGH LAGRANGE RD

SYCAMORE VIEW RD  
US HWY 64

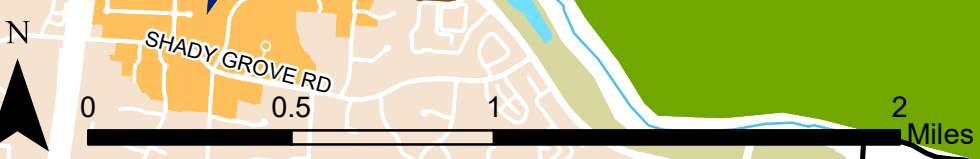
MACON RD

GERMANTOWN PKWY

TRINITY RD

WALNUT GROVE RD

SHADY GROVE RD



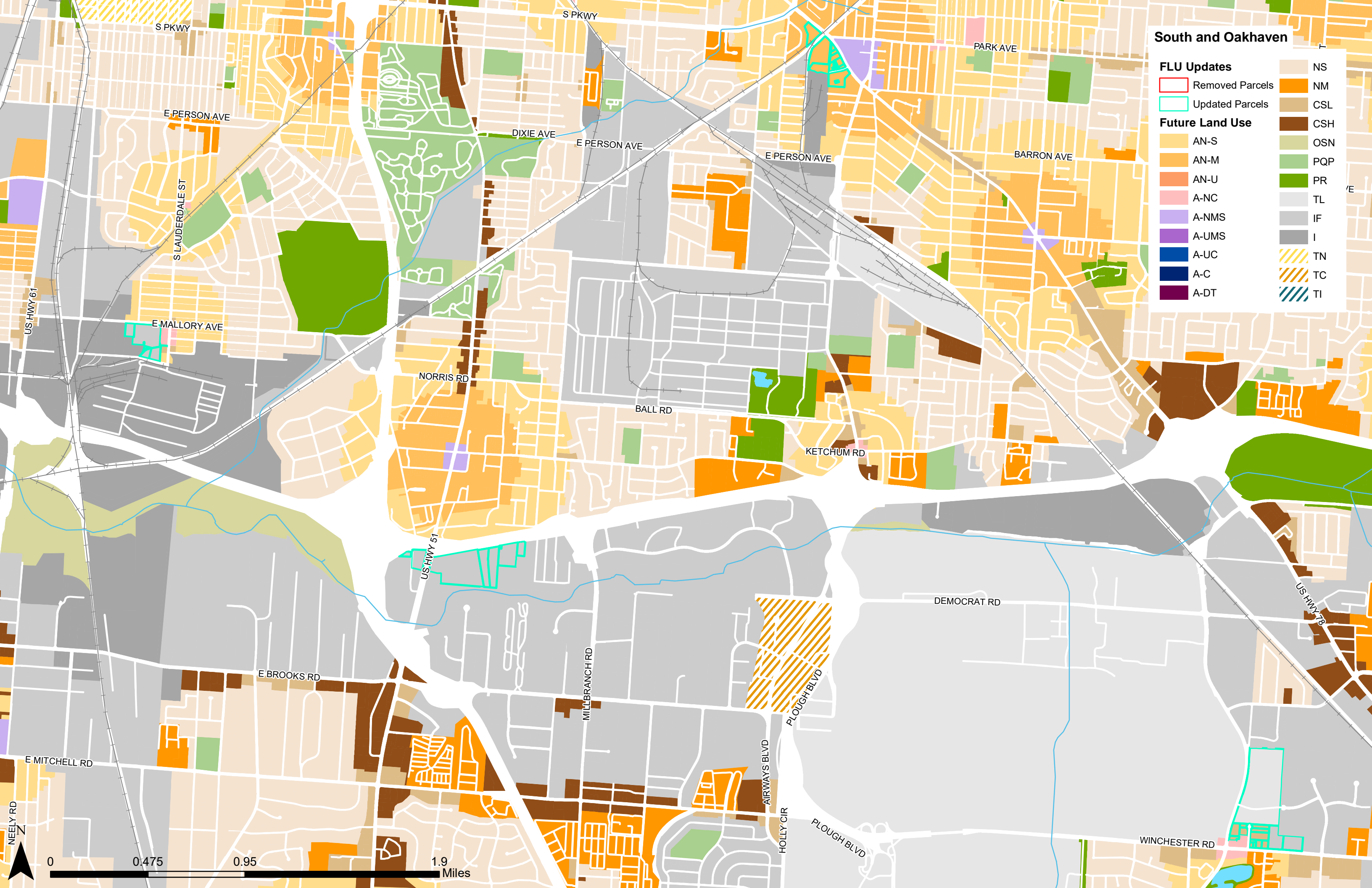
### South and Oakhaven

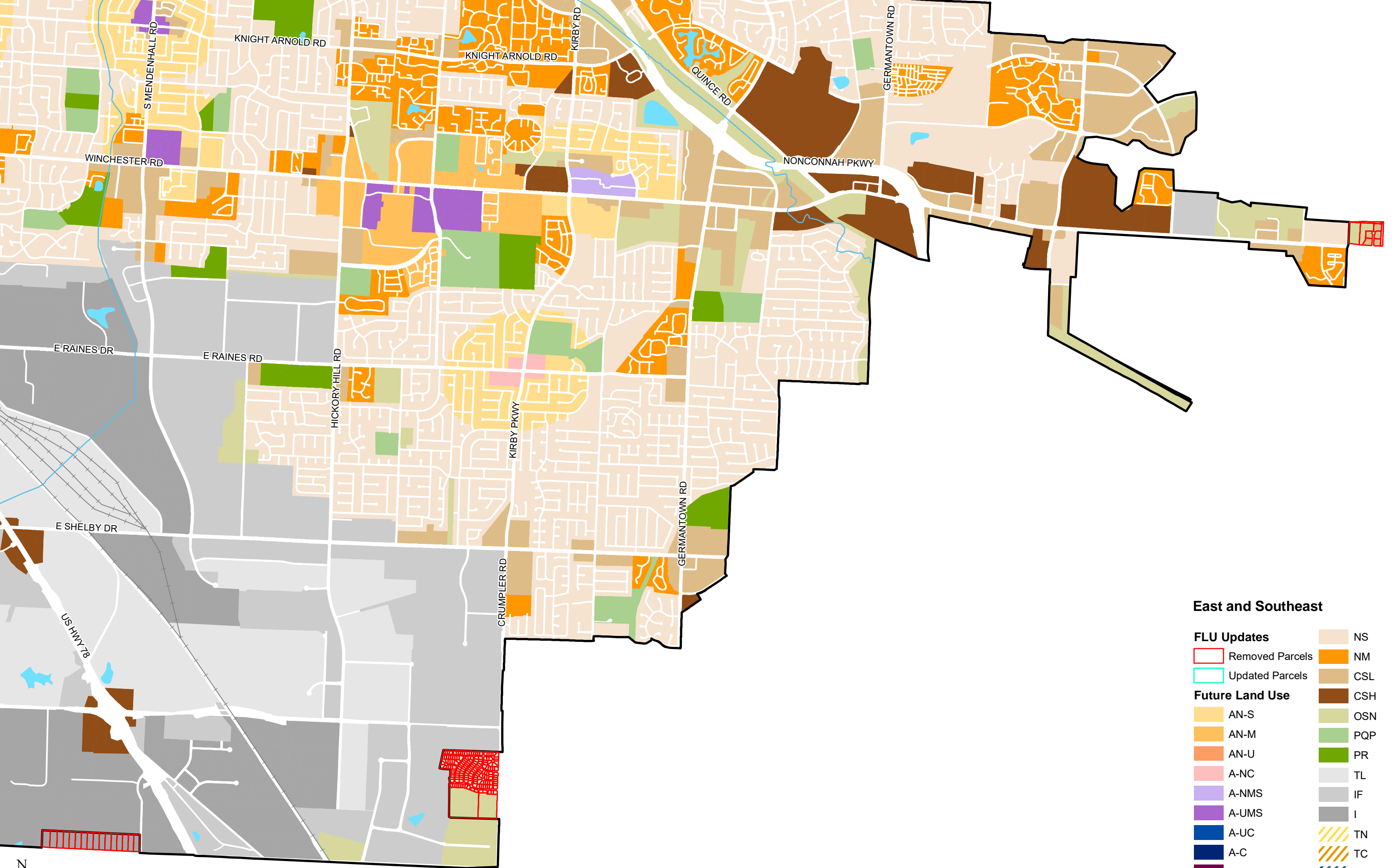
#### FLU Updates

- Removed Parcels
- Updated Parcels

#### Future Land Use

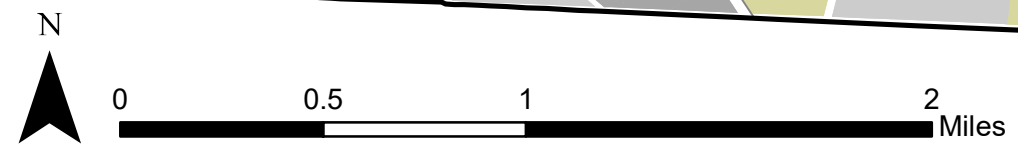
- AN-S
- AN-M
- AN-U
- A-NC
- A-NMS
- A-UMS
- A-UC
- A-C
- A-DT
- NS
- NM
- CSL
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**East and Southeast**

<b>FLU Updates</b>		NS
	Removed Parcels	NM
	Updated Parcels	CSL
<b>Future Land Use</b>		CSH
	AN-S	OSN
	AN-M	PQP
	AN-U	PR
	A-NC	TL
	A-NMS	IF
	A-UMS	I
	A-UC	TN
	A-C	TC
	A-DT	TI



### Parcel Updates in FLU Map

Parcel ID	Current FLU	Updated FLU	Reason for change	Location	Notes
001001 00067	AN-M	PR	Existing park space	Harbor Town	Park/undevelopable land
001001 00068	AN-M	PR	Existing park space	Harbor Town	Park/undevelopable land
001001 A00206	AN-M	PR	Existing park space	Harbor Town	Park/undevelopable land
001001 A00207	AN-M	PR	Existing park space	Harbor Town	Park/undevelopable land
001001 A00210	AN-U	N/A	Map Cleanup	Harbor Town Anchor	Street owned by Harbor Town Community Association, remove from map
001001 A00213	AN-M	PR	Map Cleanup	Harbor Town	Existing park space
001001 I00054	AN-M	PR	Map Cleanup	Harbor Town	Existing park space
001001 K00001C	A-UMS	PQP	Map Cleanup	Harbor Town	Existing school
001001 K00005	AN-M	PQP	Map Cleanup	Harbor Town	Existing school
001001 K00006	AN-M	PQP	Map Cleanup	Harbor Town	Existing school
001001 K00007	AN-M	PR	Map Cleanup	Harbor Town	Existing park space
001001 R00001	AN-M	A-UMS	Anchor Adjustment	Harbor Town	Small condominium parcels part of larger anchor
001001 R00015	AN-M	A-UMS	Anchor Adjustment	Harbor Town	Small condominium parcels part of larger anchor
001114 00003C	I	IF	Map Cleanup	St. Jude	Industrial in anchor neighborhoods, change to flex
001119 00004	I	IF	Map Cleanup	St. Jude	Industrial in anchor neighborhoods, change to flex
001119 00005	I	IF	Map Cleanup	St. Jude	Industrial in anchor neighborhoods, change to flex
001119 00006	I	IF	Map Cleanup	St. Jude	Industrial in anchor neighborhoods, change to flex
001130 00001	I	IF	Map Cleanup	St. Jude	Industrial in anchor neighborhoods, change to flex
017042 00001	CSH	PR	Map Cleanup	Madison/Belvedere	Existing Park
020014 00011	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00007	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00018	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00019	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00021	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00023	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00024	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020021 00025	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00002	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00003	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00004	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00005	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00006	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00007	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00008	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00009	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00010	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00011	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00012	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00019	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020030 00021	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020031 00001	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020031 00002	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020031 00003	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020031 00005	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020031 00006	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020031 00007	A-UC	AN-M	Anchor Adjustment	Crosstown	Detached residential in historic district
020084 00001	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
020084 00002C	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
020084 00003C	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
020084 00005	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex



021093 00002	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00003	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00004	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00005C	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00028	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00029	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00030	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021093 00031	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
021120 00001	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
021120 00002	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
021123 00021	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
021123 00022	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
021123 00023	I	IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
027024 00011	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027024 00012	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027025 00009	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027025 00010	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027025 00011	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027025 00012	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027025 00013	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
027025 00014	CSH	CSL	Comp Rezoning	Jackson Ave (Ayers to Claybrook)	CSH that has been downzoned to CMU-1
028004 00020	A-UMS	AN-M	Anchor Adjustment	Overton Square	Single-family homes more appropriate for A-NM
028005 00029	A-UMS	AN-M	Anchor Adjustment	Overton Square	Single-family homes more appropriate for A-NM
028006 00003	A-UMS	AN-M	Anchor Adjustment	Overton Square	Single-family homes more appropriate for A-NM
031089 00004C	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
036042 00001	CSH	CSL	Map Cleanup	Jackson/Evergreen	Small parcels next to A-NC that don't make sense to be CSH
036042 00002	CSH	CSL	Map Cleanup	Jackson/Evergreen	Small parcels next to A-NC that don't make sense to be CSH
044113 00011	AN-S	A-C	Map Cleanup	University of Memphis	AN-S surrounded by A-C
044113 00018	AN-S	A-C	Map Cleanup	University of Memphis	AN-S surrounded by A-C
044113 00029	AN-S	A-C	Map Cleanup	University of Memphis	AN-S surrounded by A-C
046001 00022	AN-U	A-C	Map Cleanup	University of Memphis	Parking Lot surrounded by A-C
046001 00023	AN-U	A-C	Map Cleanup	University of Memphis	Parking Lot surrounded by A-C
046001 00024	AN-U	A-C	Map Cleanup	University of Memphis	Parking Lot surrounded by A-C
047020 00001C	I	AN-M	Map Cleanup	Lamar/Airways	Orange Mound Tower
047020 00002	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00003	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00004C	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00006C	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00008	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00009	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00010C	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00013	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00014	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00015	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00018	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00019	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00020	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00023	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00131	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00132	IF	AN-M	Map Cleanup	Lamar/Airways	IF in anchor that is not currently industrial in nature
047020 00139	I	AN-M	Map Cleanup	Lamar/Airways	Vacant land directly south of Orange Mound Tower
049006 00004	I	IF	Map Cleanup	Lauderdale/Mallory	Industrial in anchor neighborhoods, change to flex
049006 00005C	I	IF	Map Cleanup	Lauderdale/Mallory	Industrial in anchor neighborhoods, change to flex



049006 00019C	I		IF	Map Cleanup	Lauderdale/Mallory	Industrial in anchor neighborhoods, change to flex
049009 00021C	I		IF	Map Cleanup	Lauderdale/Mallory	Industrial in anchor neighborhoods, change to flex
051009 00001C	I		IF	Map Cleanup	St. Jude	Industrial in anchor neighborhoods, change to flex
051011 00001	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00003	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00004	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00005	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00006	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00007	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00008	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00009	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00010	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
051011 00011	I		IF	Map Cleanup	Ayers/JW Williams	Industrial in anchor neighborhoods, change to flex
054040 00015C	NS		CSL	Map Cleanup	Summer/Berclair	Existing commercial
054040 00042	NS		CSL	Map Cleanup	Summer/Berclair	Existing commercial
054040 00050	NS		CSL	Map Cleanup	Summer/Berclair	Existing commercial
054041 00059	NS		CSL	Map Cleanup	Summer/Sandridge	Existing commercial
054044 00031	NS		CSL	Map Cleanup	Summer/Sandridge	Existing commercial
054044 00032	NS		CSL	Map Cleanup	Summer/Sandridge	Existing commercial
055001 00003	A-UMS		AN-M	Anchor Adjustment	Summer/Graham	Adjusting anchor
055001 00004	A-UMS		AN-M	Anchor Adjustment	Summer/Graham	Adjusting anchor
055001 00005	A-UMS		AN-M	Anchor Adjustment	Summer/Graham	Adjusting anchor
055001 00006	A-UMS		AN-M	Anchor Adjustment	Summer/Graham	Adjusting anchor
055001 00086	A-UMS		AN-M	Anchor Adjustment	Summer/Graham	Adjusting anchor
055067 00054	NS		CSL	Map Cleanup	Summer Avenue	NS along Summer Avenue
055067 00055	NS		CSL	Map Cleanup	Summer Avenue	NS along Summer Avenue
055069 00036C	AN-M		A-UMS	Anchor Adjustment	Summer/Graham	Adjusting anchor
055069 00039	AN-M		A-UMS	Anchor Adjustment	Summer/Graham	Adjusting anchor
055069 00047C	A-UMS		AN-M	Anchor Adjustment	Summer/Graham	Adjusting anchor
056033 00099	AN-M		A-UC	Anchor Adjustment	Poplar & Truse	Adjusting anchor
056041 00022	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00023	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00024	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00025	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00026	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00027	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00028	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00029	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00033	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00072	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 00073	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 A00001	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 A00002	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 A00003	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 C00001	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 C00002	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056041 C00003	AN-S		CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
056042 00003	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056043 00008	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056043 00009	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056043 00010	AN-S		NS	Anchor Adjustment	Eastgate	Removal of former anchor area
056051 00035	NS		CSL	PD	Poplar/Reddoch	Planned Development
056051 00035Z	NS		CSL	PD	Poplar/Reddoch	Planned Development

056054 00031Z	NS	CSL	PD	Poplar/Reddoch	Planned Development
057019 B00002	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00004	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00019	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00020	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00024	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00025	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00039	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00040	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00041	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 B00042	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00016	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00017	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00018	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00019	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00020	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00021	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00022	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00023	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00024	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00025	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00026	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00027	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00028	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00029	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00030	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
057019 E00031	AN-M	A-NMS	Map Cleanup	Poplar/Perkins	Small condominium parcels part of larger anchor
060222 00001C	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060222 00139C	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060222 00140C	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060222 00352	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060222 00378	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060222 00379	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060227 00002	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
060227 00009	A-NS	IF	Existing Use/Map Cleanup	Elvis Presley/Corporate	Anchor Neighborhood that is crossing the interstate into existing industrial
063001 00004C	CSL	NM	Existing Use	Macon/Berclair	Existing residential
063001 00006	CSL	AN-S	Existing Use	Macon/Berclair	Existing residential
063001 00007	CSL	A-NS	Existing Use	Macon/Berclair	Existing residential
063002 00039	CSL	NM	Existing Use	Macon/Berclair	Existing residential
063003 00001	CSL	NM	Existing Use	Macon/Berclair	Existing residential
063022 00018	NS	CSL	Map Cleanup	Summer/Stratford	Existing commercial
063022 00024	NS	CSL	Map Cleanup	Summer/Perkins	Existing commercial
063056 00015C	NS	CSL	Map Cleanup	Summer/Mendenhall	Existing commercial
063056 00017	NS	CSL	Map Cleanup	Summer/Mendenhall	Existing commercial
065035 00003	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00002	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00003	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00004	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00011	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00012	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00013	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00014	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor
065036 00015	NS	AN-M	Anchor Adjustment	Poplar/Mendenhall	New anchor area for new anchor











067062 00050	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067062 00051	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067062 00052	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067062 00053	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067062 00054	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00002	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00003	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00004	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00005	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00006	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00007	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00008	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00009	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00010	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00011	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00012	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00013	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00014	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00015	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00016	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00017	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00018	AN-S	NS	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00068	AN-S	CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00070	AN-S	CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00072C	AN-S	CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
067086 00074	AN-S	CSL	Anchor Adjustment	Eastgate	Removal of former anchor area
069080 00001	OSN	PQP	Map Cleanup	Academy Drive	City Owned property used for MPD, MFD, and some rec uses
069080 00002	OSN	PQP	Map Cleanup	Academy Drive	City Owned property used for MPD, MFD, and some rec uses
069080 00003	OSN	PQP	Map Cleanup	Academy Drive	City Owned property used for MPD, MFD, and some rec uses
069080 00004	OSN	PQP	Map Cleanup	Academy Drive	City Owned property used for MPD, MFD, and some rec uses
090002 00002	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00003	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00004	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00005	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00006	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00007	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00008	PR	NS	Map Cleanup	New Allen Rd	Land zoned residential
090002 00108	PR	NS	Map Cleanup	Egypt Central Rd	land zoned residential
090002 00109	PR	NS	Map Cleanup	Egypt Central Rd	land zoned residential
090002 00110C	PR	NS	Map Cleanup	Egypt Central Rd	land zoned residential
090002 00112	PR	NS	Map Cleanup	Egypt Central Rd	land zoned residential
090002 00200	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00214	PR	NS	Map Cleanup	Spring Valley Drive	Existing homes
090002 00215	PR	NS	Map Cleanup	Spring Valley Drive	Existing homes
090002 00216	PR	NS	Map Cleanup	Spring Valley Drive	Existing homes
090002 00217	PR	NS	Map Cleanup	Spring Valley Drive	Existing homes
090002 00218	PR	NS	Map Cleanup	Spring Valley Drive	Existing homes
090002 00357	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00358	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00360	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00361	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00362	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00363	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain



090002 00364	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00365	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00378	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00379	PR	NM	Map Cleanup	New Allen Rd	Land zoned multifamily residential
090002 00380	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00381	PR	OSN	Map Cleanup	Loosahatchie River Floodway	Land in the floodway or floodplain
090002 00384	PR	NM	Map Cleanup	New Allen Rd	Land zoned multifamily residential
090002 00389	PR	NM	Map Cleanup	New Allen Rd	Land zoned multifamily residential
090002 00390	PR	NM	Map Cleanup	New Allen Rd	Land zoned multifamily residential
090002 00391	PR	NS	Map Cleanup	New Allen Rd	Land zoned residential
090002 00392	PR	NS	Map Cleanup	New Allen Rd	Land zoned residential
091008 00017	NS	CSL	Existing Use	Macon Rd/Country Village	Existing commercial
091008 00022	NS	CSL	Existing Use	Macon Rd/Country Village	Existing commercial
091008 00038	NS	CSL	PD 89-368/19-004	Macon Rd/Country Village	Planned Development with approved commercial uses
091008 00039	NS	CSL	PD 89-368/19-004	Macon Rd/Country Village	Planned Development with approved commercial uses
091028 00003	PR	NM	PD 17-21	Dwell at Shelby Farms	Approved PD for mixed use
091028 00011	I	IF	Map Cleanup	Fischer Steel/Herbert	Industrial in anchor neighborhood and multifamily
091028 00012	I	IF	Map Cleanup	Fischer Steel/Herbert	Industrial in anchor neighborhood and multifamily
091028 00013	I	AN-M	PD 17-21	Dwell at Shelby Farms	Approved PD for mixed use and within Anchor Neighborhood
091029 00002	PR	NM	PD 17-22	Dwell at Shelby Farms	Approved PD for mixed use
091029 00003	PR	NM	PD 17-23	Dwell at Shelby Farms	Approved PD for mixed use
091029 00004	PR	NM	PD 17-24	Dwell at Shelby Farms	Approved PD for mixed use
091029 00014	I	AN-M	Map Cleanup	Raleigh LaGrange/Trinity Rd	Vacant strip of Industrial that doesn't make sense in between residential
091029 00015	PR	NM	Existing Use	Velo at Shelby Farms	This is a new multifamily development
091029 00016	PR	NM	Existing Use	Velo at Shelby Farms	This is a new multifamily development
091032 00006	I	IF	Map Cleanup	Fischer Steel/Herbert	Industrial in anchor neighborhood and multifamily
091032 00009	I	AN-M	Map Cleanup	Fischer Steel/Herbert	Existing commercial uses in industrial zoning
091032 00010	I	AN-M	Map Cleanup	Fischer Steel/Herbert	Existing commercial uses in industrial zoning
091032 A00001	I	AN-M	Map Cleanup	Fischer Steel/Herbert	Existing commercial uses in industrial zoning
091032 A00003	I	AN-M	Map Cleanup	Fischer Steel/Herbert	Existing commercial uses in industrial zoning
091080 00010C	I	CSL	Map Cleanup	Germantown Pkwy/Trinity	Existing commercial uses in industrial zoning
091080 00011C	I	CSL	Map Cleanup	Germantown Pkwy/Trinity	Existing commercial uses in industrial zoning
091080 00027	IF	AN-M	Map Cleanup	Germantown Pkwy/Trinity	Non-industrial uses within Anchor Neighborhood
091080 A00007	I	AN-M?	Existing Use/Map Cleanup	Trinity Creek Cove	Non-industrial uses within Anchor Neighborhood
091080 A00008C	I	NM	PD 13-311	Parks Edge at Shelby Farms	This is part of an existing multifamily development.
091080 A00013	I	AN-M?	Existing Use/Map Cleanup	Trinity Creek Cove	Non-industrial uses within Anchor Neighborhood
091080 A00014	I	AN-M?	Existing Use/Map Cleanup	Trinity Creek Cove	Non-industrial uses within Anchor Neighborhood
091080 A00015	I	AN-M?	Existing Use/Map Cleanup	Trinity Creek Cove	Non-industrial uses within Anchor Neighborhood
091080 B00001	IF	CSL	Map Cleanup	Germantown Pkwy/Trinity	Existing commercial uses fronting Germantown Parkway
091080 B00002	IF	CSL	Map Cleanup	Germantown Pkwy/Trinity	Existing commercial uses fronting Germantown Parkway
091080 B00003C	IF	CSL	Map Cleanup	Germantown Pkwy/Trinity	Existing commercial uses fronting Germantown Parkway
091080 B00005	I	CSL	Map Cleanup	Germantown Pkwy/Trinity	Existing commercial uses in industrial zoning
092009 00006	NS	CSL	PD 04-380	Kate Bond Rd	Approved PD for commercial use
092009 00007	NS	CSL	PD 04-380	Kate Bond Rd	Approved PD for commercial use
096500 00189	CSL	AN-M	PD 2021-35	Dexter/Candle Ridge	Single-family subdivision that is within anchor neighborhood
N/A	N/A	PR	Map Cleanup	Harbor Town Anchor	Create polygons for small parks that were removed when public street was removed
N/A	N/A	PR	Map Cleanup	Harbor Town Anchor	Create polygons for small parks that were removed when public street was removed
N/A	N/A	PR	Map Cleanup	Harbor Town Anchor	Create polygons for small parks that were removed when public street was removed
N/A	N/A	AN-M	Add Future Land Use	Crosstown Mound	Add the Crosstown Mound to the FLU map
016022 00005	PQP	AN-M	New anchor neighborhood	Midtown	This site is commercial, not PQP
016023 00005	CSH	AN-M	New anchor neighborhood	Midtown	
016023 00006	CSH	AN-M	New anchor neighborhood	Midtown	
016023 00007	AN-S	AN-M	New anchor neighborhood	Midtown	











016044 00006C	NS	AN-M	New anchor neighborhood	Midtown	
016044 00007C	NS	AN-M	New anchor neighborhood	Midtown	
016044 00008C	NS	AN-M	New anchor neighborhood	Midtown	
016044 00009	NS	AN-M	New anchor neighborhood	Midtown	
016044 00010	NS	AN-M	New anchor neighborhood	Midtown	
016044 00011	NS	AN-M	New anchor neighborhood	Midtown	
016044 00012	NS	AN-M	New anchor neighborhood	Midtown	
016044 00013	NS	AN-M	New anchor neighborhood	Midtown	
016044 00014	NS	AN-M	New anchor neighborhood	Midtown	
016044 00015	NS	AN-M	New anchor neighborhood	Midtown	
016044 00016	NS	AN-M	New anchor neighborhood	Midtown	
016044 00017	NM	AN-M	New anchor neighborhood	Midtown	
016044 00022	NS	AN-M	New anchor neighborhood	Midtown	
016044 00023	NS	AN-M	New anchor neighborhood	Midtown	
016044 00024	NS	AN-M	New anchor neighborhood	Midtown	
016044 00025	NS	AN-M	New anchor neighborhood	Midtown	
016044 00033	NS	AN-M	New anchor neighborhood	Midtown	
016044 00034	NS	AN-M	New anchor neighborhood	Midtown	
016044 00035	NS	AN-M	New anchor neighborhood	Midtown	
016044 00038	NS	AN-M	New anchor neighborhood	Midtown	
016044 00039	NS	AN-M	New anchor neighborhood	Midtown	
016044 A00001	NM	AN-M	New anchor neighborhood	Midtown	
016044 A00002	NM	AN-M	New anchor neighborhood	Midtown	
016044 A00003	NM	AN-M	New anchor neighborhood	Midtown	
016044 A00004	NM	AN-M	New anchor neighborhood	Midtown	
016044 A00005	NM	AN-M	New anchor neighborhood	Midtown	
016045 00001	NS	AN-M	New anchor neighborhood	Midtown	
016045 00002	NS	AN-M	New anchor neighborhood	Midtown	
016045 00003	NS	AN-M	New anchor neighborhood	Midtown	
016045 00004	NS	AN-M	New anchor neighborhood	Midtown	
016045 00005	NS	AN-M	New anchor neighborhood	Midtown	
016045 00006	NS	AN-M	New anchor neighborhood	Midtown	
016045 00007	NS	AN-M	New anchor neighborhood	Midtown	
016045 00008	NS	AN-M	New anchor neighborhood	Midtown	
016045 00009	NS	AN-M	New anchor neighborhood	Midtown	
016045 00010	NS	AN-M	New anchor neighborhood	Midtown	
016045 00011	NS	AN-M	New anchor neighborhood	Midtown	
016045 00028	NS	AN-M	New anchor neighborhood	Midtown	
016045 00029	NS	AN-M	New anchor neighborhood	Midtown	
016045 00030	NS	AN-M	New anchor neighborhood	Midtown	
016045 00031	NS	AN-M	New anchor neighborhood	Midtown	
016045 00032	NS	AN-M	New anchor neighborhood	Midtown	
016052 00029	PQP	AN-M	New anchor neighborhood	Midtown	Site is being redeveloped for mixed-use
016052 00030	CSH	PQP	School property, not comm	Midtown	
017007 00001	CSH	AN-M	New anchor neighborhood	Midtown	
017007 00002	CSH	AN-M	New anchor neighborhood	Midtown	
017007 00003	CSH	AN-M	New anchor neighborhood	Midtown	
017007 00004	CSH	AN-M	New anchor neighborhood	Midtown	
017007 00005	CSH	AN-M	New anchor neighborhood	Midtown	
017018 00003	CSH	AN-M	New anchor neighborhood	Midtown	
017018 00004C	CSH	AN-M	New anchor neighborhood	Midtown	
017018 00006C	AN-S	AN-M	New anchor neighborhood	Midtown	
017018 00008	AN-S	AN-M	New anchor neighborhood	Midtown	

017019 00003	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00004	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00006	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00007	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00009	AN-S	AN-M	New anchor neighborhood	Midtown	
017019 00022	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00023	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00025	AN-S	AN-M	New anchor neighborhood	Midtown	
017019 00027	AN-S	AN-M	New anchor neighborhood	Midtown	
017019 00028	CSH	AN-M	New anchor neighborhood	Midtown	
017019 00029	CSH	AN-M	New anchor neighborhood	Midtown	
017027 00012	AN-S	AN-M	New anchor neighborhood	Midtown	
017027 00013	AN-S	AN-M	New anchor neighborhood	Midtown	
017027 00014C	CSH	AN-M	New anchor neighborhood	Midtown	
017027 00016C	CSH	AN-M	New anchor neighborhood	Midtown	
017027 00017C	CSL	AN-M	New anchor neighborhood	Midtown	
017027 00019C	CSH	AN-M	New anchor neighborhood	Midtown	
017027 00024	CSH	AN-M	New anchor neighborhood	Midtown	
017028 00001	AN-S	AN-M	New anchor neighborhood	Midtown	
017028 00016C	CSH	AN-M	New anchor neighborhood	Midtown	
017029 00001C	CSH	AN-M	New anchor neighborhood	Midtown	
017029 00002	CSH	AN-M	New anchor neighborhood	Midtown	
017029 00006C	CSL	AN-M	New anchor neighborhood	Midtown	
017029 00007	AN-S	AN-M	New anchor neighborhood	Midtown	
017029 00008	AN-S	AN-M	New anchor neighborhood	Midtown	
017029 00009	AN-S	AN-M	New anchor neighborhood	Midtown	
017029 00010C	AN-S	AN-M	New anchor neighborhood	Midtown	
017029 00021C	CSH	AN-M	New anchor neighborhood	Midtown	
017030 00010	CSL	AN-M	New anchor neighborhood	Midtown	
017030 00011	CSL	AN-M	New anchor neighborhood	Midtown	
017030 00012	CSL	AN-M	New anchor neighborhood	Midtown	
017030 00013	AN-S	AN-M	New anchor neighborhood	Midtown	
017030 00014	AN-S	AN-M	New anchor neighborhood	Midtown	
017030 00015	AN-S	AN-M	New anchor neighborhood	Midtown	
017030 00016	AN-S	AN-M	New anchor neighborhood	Midtown	
017030 00030	CSH	AN-M	New anchor neighborhood	Midtown	
017031 00012	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00013	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00014	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00015	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00016	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00017	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00018	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00019	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00020	AN-S	AN-M	New anchor neighborhood	Midtown	
017031 00021	NM	AN-M	New anchor neighborhood	Midtown	
017031 00022	NM	AN-M	New anchor neighborhood	Midtown	
017031 00023	NM	AN-M	New anchor neighborhood	Midtown	
017031 00024	NM	AN-M	New anchor neighborhood	Midtown	
017031 00025	NM	AN-M	New anchor neighborhood	Midtown	
017031 00026	CSH	AN-M	New anchor neighborhood	Midtown	
017031 00027	CSH	AN-M	New anchor neighborhood	Midtown	
017031 00028	CSH	AN-M	New anchor neighborhood	Midtown	



























020036 00026	CSH	AN-M	New anchor neighborhood	Midtown
020037 00019	NS	AN-M	New anchor neighborhood	Midtown
020037 00020	NS	AN-M	New anchor neighborhood	Midtown
020037 00021	NS	AN-M	New anchor neighborhood	Midtown
020037 00022	NS	AN-M	New anchor neighborhood	Midtown
020037 00023	NM	AN-M	New anchor neighborhood	Midtown
020037 00024C	NM	AN-M	New anchor neighborhood	Midtown
020037 00026	NM	AN-M	New anchor neighborhood	Midtown
020037 00027	NM	AN-M	New anchor neighborhood	Midtown
020037 00028	NM	AN-M	New anchor neighborhood	Midtown
020037 00029	NS	AN-M	New anchor neighborhood	Midtown
020037 00030	NS	AN-M	New anchor neighborhood	Midtown
020037 00031	NS	AN-M	New anchor neighborhood	Midtown
020037 00032	NS	AN-M	New anchor neighborhood	Midtown
020037 00033	NS	AN-M	New anchor neighborhood	Midtown
020044 00013	NM	AN-M	New anchor neighborhood	Midtown
020044 00014	NS	AN-M	New anchor neighborhood	Midtown
020044 00015	NS	AN-M	New anchor neighborhood	Midtown
020044 00016	NS	AN-M	New anchor neighborhood	Midtown
020044 00017	NS	AN-M	New anchor neighborhood	Midtown
020044 00018	NS	AN-M	New anchor neighborhood	Midtown
020044 00019	NS	AN-M	New anchor neighborhood	Midtown
020044 00020	NS	AN-M	New anchor neighborhood	Midtown
020044 00021	NS	AN-M	New anchor neighborhood	Midtown
020044 00022	NS	AN-M	New anchor neighborhood	Midtown
020044 00023	NS	AN-M	New anchor neighborhood	Midtown
020044 00024	NS	AN-M	New anchor neighborhood	Midtown
020044 00025	NS	AN-M	New anchor neighborhood	Midtown
020044 A00001	NM	AN-M	New anchor neighborhood	Midtown
020044 A00002	NM	AN-M	New anchor neighborhood	Midtown
020044 A00003	NM	AN-M	New anchor neighborhood	Midtown
020044 A00004	NM	AN-M	New anchor neighborhood	Midtown
020044 A00005	NM	AN-M	New anchor neighborhood	Midtown
020044 A00006	NM	AN-M	New anchor neighborhood	Midtown
020044 A00007	NM	AN-M	New anchor neighborhood	Midtown
016038 00013	CSH	A-NMS	New anchor	Midtown
016038 00014	CSH	A-NMS	New anchor	Midtown
016041 00001C	CSH	A-NMS	New anchor	Midtown
016041 00002	CSH	A-NMS	New anchor	Midtown
016041 00003	CSH	A-NMS	New anchor	Midtown
017038 00073C	CSH	A-NMS	New anchor	Midtown
017039 00012C	CSH	A-NMS	New anchor	Midtown
017039 00015	CSH	A-NMS	New anchor	Midtown
017039 00016C	NM	A-NMS	New anchor	Midtown
017040 00017C	CSH	A-NMS	New anchor	Midtown
017041 00001	NM	A-NMS	New anchor	Midtown
017041 00002	NM	A-NMS	New anchor	Midtown
017041 00003	NM	A-NMS	New anchor	Midtown
017041 00004	NM	A-NMS	New anchor	Midtown
017041 00010	CSH	A-NMS	New anchor	Midtown
017041 00011	CSH	A-NMS	New anchor	Midtown
017041 00012	CSH	A-NMS	New anchor	Midtown
017041 00013	CSH	A-NMS	New anchor	Midtown

017042 00014	CSH	A-NMS	New anchor	Midtown
017042 00017	CSH	A-NMS	New anchor	Midtown
017042 00021	CSL	A-NMS	New anchor	Midtown
017042 00022	CSH	A-NMS	New anchor	Midtown
017043 00035	CSH	A-NMS	New anchor	Midtown
016051 00018C	CSH	CSL	Changing to lower intensity c	Midtown
016052 00001C	CSH	CSL	Changing to lower intensity c	Midtown
016052 00023	CSH	CSL	Changing to lower intensity c	Midtown
016052 00024	CSH	CSL	Changing to lower intensity c	Midtown
016052 00025	CSH	CSL	Changing to lower intensity c	Midtown
016052 00026	CSH	CSL	Changing to lower intensity c	Midtown
016052 00028	CSH	CSL	Changing to lower intensity c	Midtown
017037 00007	CSH	CSL	Changing to lower intensity c	Midtown
017038 00001	CSH	CSL	Changing to lower intensity c	Midtown
017038 00002	CSH	CSL	Changing to lower intensity c	Midtown
017038 00003	CSH	CSL	Changing to lower intensity c	Midtown
017038 00004	CSH	CSL	Changing to lower intensity c	Midtown
017043 00003C	CSH	CSL	Changing to lower intensity c	Midtown
017043 00062C	CSH	CSL	Changing to lower intensity c	Midtown
017043 00068	CSH	CSL	Changing to lower intensity c	Midtown
017043 00069	CSH	CSL	Changing to lower intensity c	Midtown
017044 00001	CSH	CSL	Changing to lower intensity c	Midtown
017050 00002C	CSH	CSL	Changing to lower intensity c	Midtown
017050 00004	CSH	CSL	Changing to lower intensity c	Midtown
017052 00021C	CSH	CSL	Changing to lower intensity c	Midtown
017052 00023C	CSH	CSL	Changing to lower intensity c	Midtown
017053 00002	CSH	CSL	Changing to lower intensity c	Midtown
017053 00003	CSH	CSL	Changing to lower intensity c	Midtown
017053 00004	CSH	CSL	Changing to lower intensity c	Midtown
017053 00016	CSH	CSL	Changing to lower intensity c	Midtown
017053 00017	CSH	CSL	Changing to lower intensity c	Midtown
017053 00018	CSH	CSL	Changing to lower intensity c	Midtown
017053 00019C	CSH	CSL	Changing to lower intensity c	Midtown
017053 00021C	CSH	CSL	Changing to lower intensity c	Midtown
017054 00016C	CSH	CSL	Changing to lower intensity c	Midtown
020046 00038	CSH	CSL	Changing to lower intensity c	Midtown
020048 00033	CSH	CSL	Changing to lower intensity c	Midtown
020062 00010	CSH	CSL	Changing to lower intensity c	Midtown
020062 00011C	CSH	CSL	Changing to lower intensity c	Midtown
020062 00014	CSH	CSL	Changing to lower intensity c	Midtown
020062 00015C	CSH	CSL	Changing to lower intensity c	Midtown
020062 00017	CSH	CSL	Changing to lower intensity c	Midtown
020062 00018	CSH	CSL	Changing to lower intensity c	Midtown
020062 00021	NS	CSL	Changing to lower intensity c	Midtown
020063 00018C	CSH	CSL	Changing to lower intensity c	Midtown
020063 00022C	CSH	CSL	Changing to lower intensity c	Midtown
020076 00031	CSH	CSL	Changing to lower intensity c	Midtown
020076 00032	CSH	CSL	Changing to lower intensity c	Midtown
020076 00033	CSH	CSL	Changing to lower intensity c	Midtown
020077 00032	CSH	CSL	Changing to lower intensity c	Midtown
017048 00028	PQP	NM	Existing multi-dwelling use	Midtown
017050 00007	PQP	NM	Existing multi-dwelling use	Midtown
016041 00011	NS	PQP	Existing Church/School	Midtown

016041 00012	NS	PQP	Existing Church/School	Midtown	
016041 00013	NS	PQP	Existing Church/School	Midtown	
016041 00014	NS	PQP	Existing Church/School	Midtown	
016041 00015	NS	PQP	Existing Church/School	Midtown	
016041 00016	NS	PQP	Existing Church/School	Midtown	
016041 00017	NS	PQP	Existing Church/School	Midtown	
016041 00018	NS	PQP	Existing Church/School	Midtown	
016041 00019	NS	PQP	Existing Church/School	Midtown	
016041 00020	NS	PQP	Existing Church/School	Midtown	
016044 00001C	NS	PQP	Existing Church/School	Midtown	
016044 00002	NS	PQP	Existing Church/School	Midtown	
073006 00012	AN-S	IF	Existing Industrial	Winchester/Tchulahoma	
073006 00015	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 00016	AN-S	TL	Airport owned land	Winchester/Tchulahoma	
073006 00046	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 00047	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 00074	AN-S	IF	Existing Industrial	Winchester/Tchulahoma	
073006 A00001C	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00006C	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00008	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00009	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00010	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00011C	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00014	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00015	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	
073006 A00016	AN-S	CSL	Existing Commercial	Winchester/Tchulahoma	

**Parcels Added to FLU Map**

Parcel ID	Current FLU	Updated FLU	Reason for change	Location	Notes
091090 00010	OSN	NM	Nursing Home is within the city boundary	South Cordova	Parcel was removed with South Cordova de-annexed parcels but was not de-annexed
091090 00029	OSN	NM	Nursing Home is within the city boundary	South Cordova	Parcel was removed with South Cordova de-annexed parcels but was not de-annexed
091090 00030	OSN	NM	Nursing Home is within the city boundary	South Cordova	Parcel was removed with South Cordova de-annexed parcels but was not de-annexed
091090 00031	OSN	NM	Nursing Home is within the city boundary	South Cordova	Parcel was removed with South Cordova de-annexed parcels but was not de-annexed
091090 00032	OSN	NM	Nursing Home is within the city boundary	South Cordova	Parcel was removed with South Cordova de-annexed parcels but was not de-annexed













D0214Y C00007C	NS	Parcel is not located within City of Memphis boundary
D0214X F00032	NS	Parcel is not located within City of Memphis boundary
D0214X F00040	NS	Parcel is not located within City of Memphis boundary
D0214Y C00006C	NS	Parcel is not located within City of Memphis boundary
D0214X F00031	NS	Parcel is not located within City of Memphis boundary
D0214X F00030	NS	Parcel is not located within City of Memphis boundary
D0214X F00054	NS	Parcel is not located within City of Memphis boundary
D0214X F00043	NS	Parcel is not located within City of Memphis boundary
D0214X F00029	NS	Parcel is not located within City of Memphis boundary
D0214X F00053	NS	Parcel is not located within City of Memphis boundary
D0214X F00028	NS	Parcel is not located within City of Memphis boundary
D0214X F00045	NS	Parcel is not located within City of Memphis boundary
D0214X F00052	NS	Parcel is not located within City of Memphis boundary
D0214X F00020	NS	Parcel is not located within City of Memphis boundary
D0214X F00046	NS	Parcel is not located within City of Memphis boundary
D0214Y C00001C	NS	Parcel is not located within City of Memphis boundary
D0214X F00050	NS	Parcel is not located within City of Memphis boundary
D0214X F00022	NS	Parcel is not located within City of Memphis boundary
D0214Y C00036	NS	Parcel is not located within City of Memphis boundary
D0214X F00048	NS	Parcel is not located within City of Memphis boundary
D0214X F00047	NS	Parcel is not located within City of Memphis boundary
D0214X F00025	NS	Parcel is not located within City of Memphis boundary
D0214Y C00035	NS	Parcel is not located within City of Memphis boundary
D0214X F00042	NS	Parcel is not located within City of Memphis boundary
D0214X F00017	NS	Parcel is not located within City of Memphis boundary
D0214X F00023	NS	Parcel is not located within City of Memphis boundary
D0214X F00024	NS	Parcel is not located within City of Memphis boundary
D0214T F00001	NS	Parcel is not located within City of Memphis boundary
D0214Y C00013C	NS	Parcel is not located within City of Memphis boundary
D0214X E00001	NS	Parcel is not located within City of Memphis boundary
D0214Y C00014	NS	Parcel is not located within City of Memphis boundary
D0214X F00069	NS	Parcel is not located within City of Memphis boundary
D0214Y C00015	NS	Parcel is not located within City of Memphis boundary
D0214T F00005	NS	Parcel is not located within City of Memphis boundary