

RESOLUTION TO AMEND THE COUNCIL FY22 GRANT ALLOCATIONS

WHEREAS, the FY22 Operating Budget included \$2.6 million in funding the Council’s Grants Program with an equal apportionment to the thirteen (13) Council members in the amount of \$200,000; and

WHEREAS, the Memphis City Council reviewed the applications and allowed presentations by the prospective organizations wherein members were able to select individual grant award amounts to the organizations that successfully completed the application process; and

WHEREAS, members of the Council were afforded the opportunity to designate their full FY22 \$200,000 allotment during the passage of the budget or hold a portion of their allotment in abeyance with further consideration and distribution of their remaining funds to be decided by resolution at a later date.

NOW, THEREFORE, BE IT RESOLVED by the Memphis City Council that the following request for disbursements of the remaining funds shall be approved as follows:

ORGANIZATION NAME	AMOUNT
Feed the Needy	\$9,321.00
Young Actors Guild	\$9,321.00
TOTAL	\$18, 642.00

Sponsor:

Jamita E. Swearengen, Chairwoman

**RESOLUTION OF THE MEMPHIS CITY COUNCIL AMENDING THE FY22
BUDGET TO PROCLAIM JUNE 19, 2022 (JUNETEENTH INDEPENDENCE DAY) AS A
PAID HOLIDAY WITHIN THE CITY OF MEMPHIS**

WHEREAS, news of the end of slavery did not reach the frontier areas of the United States, in particular the State of Texas and the other Southwestern States, until months after the conclusion of the Civil War on April 9, 1865, more than 2½ years after President Abraham Lincoln formally issued the Emancipation Proclamation on January 1, 1863; and

WHEREAS, on June 19, 1865, Union soldiers, led by Major General Gordon Granger, arrived in Galveston, Texas, with welcomed news that the Civil War had ended and that the enslaved were free; and

WHEREAS, African-Americans who had been enslaved in the Southwest began celebrating June 19, commonly known as “Juneteenth Independence Day,” to inspire and encourage future generations; and

WHEREAS, 47 States and the District of Columbia have designated Juneteenth Independence Day as a special day of observance in recognition of the emancipation of all enslaved African-Americans in the United States; and

WHEREAS, Juneteenth Independence Day celebrations have been held to honor African-American freedom while encouraging self-development and respect for all cultures; and

WHEREAS, the faith and strength of character demonstrated by formerly enslaved African-Americans and the descendants of formerly enslaved African-Americans remain an example for all people of the United States, regardless of background, religion, or race; and

WHEREAS, despite the formal issuance of the Emancipation Proclamation on January 1, 1863, slavery was not officially abolished throughout the entire Nation until the ratification of the 13th Amendment to the Constitution of the United States in December 1865; and

WHEREAS, over the course of its history, the City of Memphis has seen the damaging effects of slavery, the fight for freedom by way of the civil rights movement, and present-day efforts to achieve equity for all; and

NOW THEREFORE BE IT RESOLVED, the Memphis City Council amends the FY22 budget to proclaim June 19, 2022 (Juneteenth Independence Day) and hereafter as a paid holiday within the City of Memphis; for an amendment to be paid and determined by City of Memphis Finance Division for those City employees who will be required to work on June 19, 2022 as a paid holiday.

BE IT FURTHER RESOLVED, the Memphis City Council proclaims "Juneteenth Independence Day" as a paid holiday within the City of Memphis, to begin with June 19, 2022 and forevermore (i.e., during Fiscal Year 2024, observed on the Friday before, if June 19 falls on a non-business day); recognizing the significance of the day as a renewed opportunity to learn more about the past and to better understand the need for an improved future; and securing the observance of the end of slavery as a part of the history and heritage of our Nation.

Sponsors:

Councilwoman Michalyn Easter-Thomas
Councilman Martavius Jones

SUBSTITUTE ORDINANCE _____

Substitute Ordinance Amending Ordinance 5686 Establishing a Pre-K Education Special Fund to Provide a New Dedicated Funding Stream from Special Fund 245

WHEREAS, Ordinance 5686 was approved on May 10, 2018, establishing a Pre-K Education Special Fund (Fund 260), funded by using the equivalent of \$0.01 of property tax revenue and all property tax revenue collected from entities because of the expiration of PILOTS (Payments in Lieu of Taxes) from Economic Development Growth Engine (EDGE) and/or the Industrial Development Board (IDB) which exceed the amount of tax revenue collected from those entities in FY2017.

WHEREAS, in 2019, a Referendum for Public Safety was passed by the majority of the citizens of Memphis, increasing the local option sales tax, in part, for the purpose of allocating funding for Pre-K education;

WHEREAS, proceeds collected under the Public Safety Referendum are held in a “Special Revenue Fund 245”;

WHEREAS, Special Revenue Fund 245 produces sufficient revenue to fully fund restoration of Public Safety benefits, plus reserves, and also to fund a contribution to Street Maintenance and to fully fund the City of Memphis Pre-K requirement, and is forecast to do so for many years to come; and

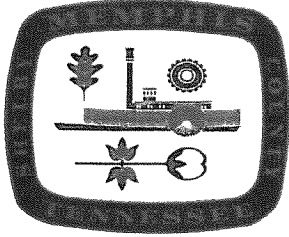
WHEREAS, utilizing Special Revenue Fund 245 to fund Pre-K allows the current Pre-K funding to be utilized in other ways, including providing additional dedicated funding for transit and mobility over and above annual general fund contributions that are required to meet the implementation goals of Transit Vision.

NOW, THEREFORE, BE IT FURTHER RESOLVED, Ordinance 5686 shall be repealed in its entirety and amended by substituting the language with the following:

1. From FY2023-FY 2027 (inclusive), funding shall be allocated to the Pre-K Education Special Fund 260 annually by transferring a minimum of \$6M, but no more than \$7.4M, from Fund 245 (The Public Safety Special Fund) to fully fund the City of Memphis annual Pre-K investment year over year.
2. All other Pre-K funding sources other than those mentioned in this Ordinance are hereby freed for other uses by the City and may be redirected as approved by City Council.

Sponsor:

Mayor Jim Strickland



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A resolution stating the City's intent to establish a Commercial Property Assessed Clean Energy And Resiliency (C-PACER) program within the City of Memphis; intent to authorize direct financing between property owners and capital providers as the means to finance qualified projects; intent to authorize special assessments as the means to repay the financing for qualified projects; and designating EDGE as the program administrator to enable C-PACER financing.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

EDGE and Division of Planning and Development

3. State whether this is a change to an existing ordinance or resolution, if applicable.

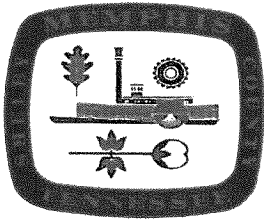
This is not a change to an existing ordinance or resolution.

4. State whether this requires a new contract, or amends an existing contract, if applicable.

This resolution does not require a new contract nor amend an existing contract.

5. State whether this requires an expenditure of funds/requires a budget amendment.

N/A



A RESOLUTION AFFIRMING INTENT TO ESTABLISH A COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY AND RESILIENCY (C-PACER) PROGRAM WITHIN THE CITY OF MEMPHIS, TENNESSEE; INTENT TO AUTHORIZE DIRECT FINANCING BETWEEN PROPERTY OWNERS AND CAPITAL PROVIDERS AS THE MEANS TO FINANCE QUALIFIED PROJECTS; INTENT TO AUTHORIZE SPECIAL ASSESSMENTS AS THE MEANS TO REPAY THE FINANCING FOR QUALIFIED PROJECTS; DESIGNATING PROGRAM ADMINISTRATOR TO ENABLE C-PACER FINANCING; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, Tennessee Code Annotated, Title 68, was amended in 2021 so as to add chapter 68-205-101 known as the “Commercial Property Assessed Clean Energy and Resilience Act” (“Act”); and

WHEREAS, It was the intent of the Tennessee General Assembly to authorize the establishment of a commercial property assessed clean energy and resiliency (C-PACER) program that jurisdictions may voluntarily implement to ensure that free and willing owners of agricultural, commercial, industrial, and multifamily residential properties as defined by the Act can obtain low-cost, long-term financing for qualifying improvements; and

WHEREAS, The Tennessee General Assembly found authorization of local governments to adopt C-PACER programs to be a valid public purpose to increase economic development, lower insurance costs, and lower disaster and emergency response and aid costs to local governments; and

WHEREAS, C-PACER programs also encourage a decrease in energy and water usage and costs, and encourage energy and water sustainability; and

WHEREAS, Pursuant to Tennessee Code Annotated Sec. 68-205-104, a local government may establish a C-PACER program and exercise all powers granted under the “Commercial Property Assessed Clean Energy and Resilience Act”; and

NOW, THEREFORE BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, That the City Council does hereby affirm its intent to establish a Commercial Property Assessed Clean Energy and Resilience (C-PACER) program within the City of Memphis.

BE IT FURTHER RESOLVED, That financing of qualified C-PACER projects through special assessments promotes a valid public purpose by increasing economic development, lowering disaster and emergency response and aid costs, promoting energy efficiency and reduction of greenhouse gas emissions, and promoting efficient use of water resources including from the Memphis Sand Aquifer.

BE IT FURTHER RESOLVED, That the City of Memphis, by establishing a C-PACER program and setting terms, intends to authorize direct financing between property owners and capital providers as the means to finance qualified projects.

BE IT FURTHER RESOLVED, Pursuant to established terms, the City of Memphis intends to authorize special assessments, entered into voluntarily by a property owner with the local government by means of the written assessment contract, as the means to repay the financing for qualified projects available to property owners.

BE IT FURTHER RESOLVED, That qualified projects are projects approved by the City's C-PACER program administrator involving the installation or modification of permanent improvements installed and affixed to commercial property are intended to: a) decrease energy consumption or demand through the use of efficiency technologies, products, or activities that reduce or support the reduction of energy consumption; b) support the production of clean, renewable energy, including through the use of a product, device, or interacting group of products or devices on the customer's side of the meter that generates electricity, provides thermal energy, or regulates temperature; c) decrease water consumption or demand and address safe drinking water through the use of efficiency technologies, products, or activities that reduce or support the reduction of water consumption; d) allow for the reduction or elimination of lead from water that may be used for drinking or cooking; e) increase water or waste water resilience, including through storm retrofits, flood mitigation, and stormwater management, or wind resistance, energy storage, microgrids, and other resilience projects approved by the local government; or f) increase seismic resilience of new or existing buildings by making improvements necessary to comply with seismic provisions of the locally adopted technical building codes.

BE IT FURTHER RESOLVED, That the boundaries of the proposed C-PACER program are established in the Program Guidebook

BE IT FURTHER RESOLVED, That the City's proposed C-PACER program will be administered by the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (EDGE) with support by the Memphis and Shelby County Division of Planning and Development (DPD).

BE IT FURTHER RESOLVED, The Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (EDGE) will work with the [City Treasurer or Shelby County Trustee] and the capital provider to insure the C-PACER assessment is correctly billed, collected and disbursed per the financing agreement. Neither the City of Memphis nor the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (EDGE) shall have any responsibility for the C-PACER financing other than providing the C-PACER assessment per the financing agreement.

BE IT FURTHER RESOLVED, Pursuant to Tennessee Code Annotated Sec. 68-205-105, a required public hearing shall be held on June 15, 2022 at 2:00 PM at 6393 Poplar Avenue, Memphis, TN 38119 for the purpose of seeking comments by the public on the proposed program.

BE IT FURTHER RESOLVED, That the President and CEO of the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (EDGE), and the Treasurer of the City of Memphis may be consulted about the collection of proposed special assessments.

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

**ONE ORIGINAL |
ONLY STAPLED |
TO DOCUMENTS**

**Planning & Development
DIVISION**

**Planning & Zoning COMMITTEE: 05/03/2022
DATE
PUBLIC SESSION: 05/03/2022
DATE**

ITEM (CHECK ONE)

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

ITEM DESCRIPTION: A resolution approving a new planned development for PURE Academy
CASE NUMBER: PD 2022-006
DEVELOPMENT: PURE Academy Planned Development
LOCATION: 4815, 4825, and 4847 Amey Road and 748 Wilson Road
COUNCIL DISTRICTS: District 6 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT: John and Tammy Golwen
REPRESENTATIVE: Joel Johnson, B. Taylor Gray, and John Golwen
EXISTING ZONING: Residential Single-Family – 6 (R-6)
REQUEST: Planned development to allow PURE Academy (education facility with classrooms, athletic field, dorm, etc.)
AREA: +/-2.07 acres
RECOMMENDATION: The Division of Planning and Development recommended *Approval with conditions*
The Land Use Control Board recommended *Approval with conditions*
RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**

PRIOR ACTION ON ITEM:

(1) _____ APPROVAL - (1) APPROVED (2) DENIED
04/14/2022 _____ DATE
(1) Land Use Control Board _____ ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
_____ Lucas Skinner _____	04/19/2022	MUNICIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2022-006 – PURE Academy Planned Development

Resolution requesting a planned development to allow PURE Academy (education facility with classrooms, athletic field, dorm, etc.):

- This item is a resolution with conditions for a planned development to allow the above; and
- The Division of Planning & Development at the request of the Owner(s): John and Tammy Golwen; Applicant(s): John and Tammy Golwen; and Representative(s): Joel Johnson, B. Taylor Gray, and John Golwen; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

RESOLUTION APPROVING THE PURE ACADEMY PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4815, 4825, AND 4847 AMEY ROAD AND 748 WILSON ROAD, KNOWN AS CASE NUMBER PD 2022-006.

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

WHEREAS, the John and Tammy Golwen filed an application with the Memphis and Shelby County Division of Planning and Development for a planned development to allow PURE Academy (education facility with classrooms, athletic field, dorm, etc.); and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on April 14, 2022, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the 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 planned development is hereby granted in accordance with the attached outline plan conditions.

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

ATTEST:

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

OUTLINE PLAN CONDITIONS

PD 2022-006

PURE Academy Planned Development

Outline Plan Conditions

I. Uses Permitted

- A. Educational Facility
- B. Dormitory accessory to an educational facility
- C. Other accessory uses to an educational facility, including recreation fields (without lights)
- D. All other uses permitted by the Residential Single Family– 6 (R-6) District

II. Bulk Regulations

The bulk regulations of the R-6 district shall govern except where noted below:

- A. Setbacks
 - i. Minimum front and rear setback of 20 feet
 - ii. Minimum parking setback of 20 feet
- B. The overall lot size and width shall be as depicted on the outline plan.
- C. Building height shall be governed by the R-6 district.
- D. Building materials shall be consistent with the surrounding area.

III. Access and Circulation

- A. Internal circulation shall be shown on final plan.
- B. Vehicular access shall contain a two-way entrance.
- C. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- D. Parking shall be provided as shown on final plat.

IV. Landscaping and Screening

- A. A detailed landscaping plan shall be submitted with the final plan.

V. Signs

- A. Any signs shall be regulated by the R-6 district.

VI. Drainage and Sanitary Sewer

- A. 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 plan.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten

days of such action, file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.

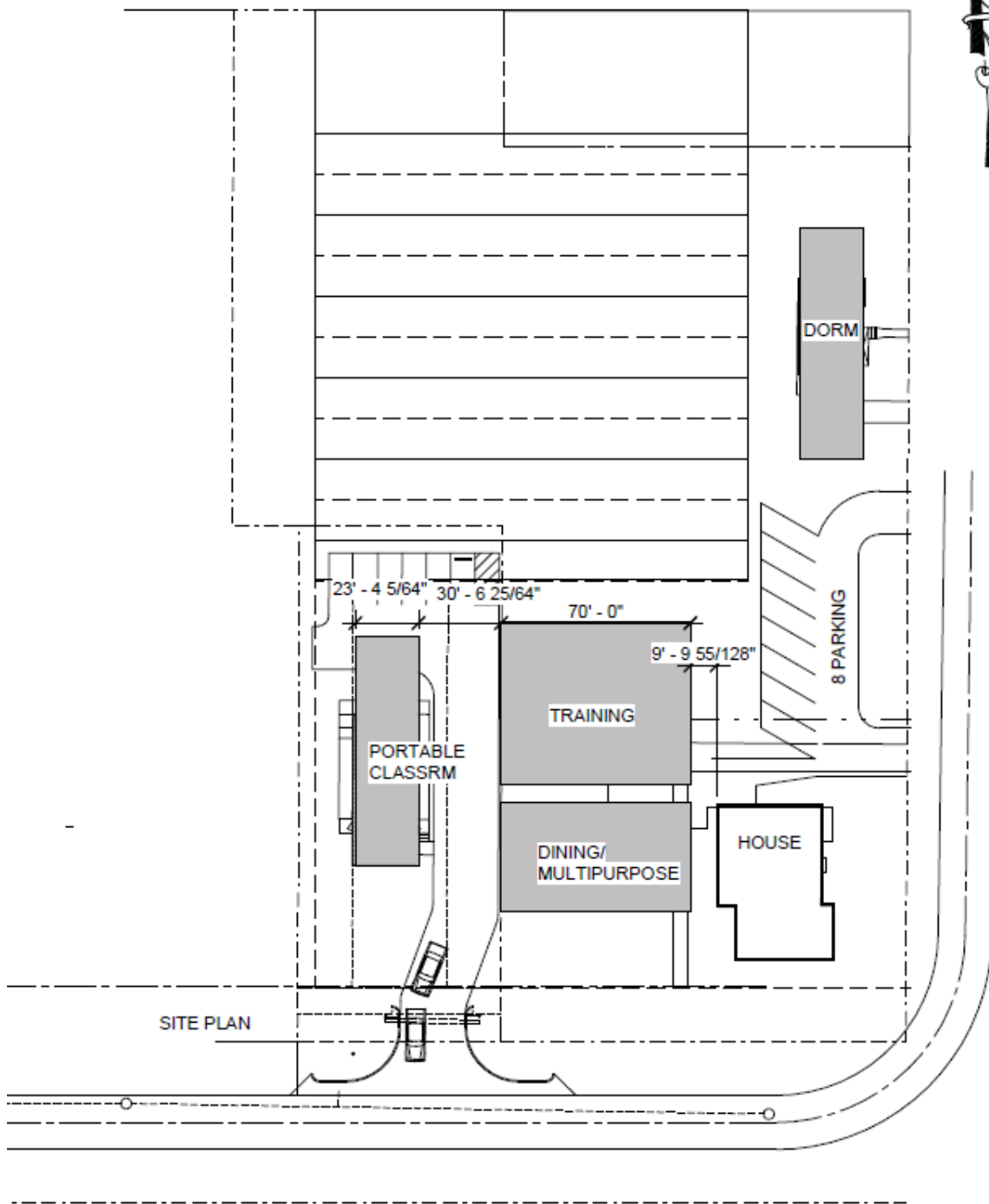
VIII. A final plan shall be filed within five (5) years of the date of approval of the Outline Plan by the Legislative Bodies. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including lots, buildable areas, parking areas, drives, and required landscaping.
- D. The location and ownership, whether public or private of any easement.
- E. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
- F. The 100-year flood elevation.

CONCEPT PLAN

WHITEHAVEN LANE



PURE
4847 AMEY RD.
MEMPHIS, TN

SITE PLAN 1" = 50'-0"

PROJECT NO.	DATE	SHEET NO.
20029	02/16/22	1

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, April 14, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	PD 2022-006
DEVELOPMENT:	PURE Academy Planned Development
LOCATION:	4815, 4825, and 4847 Amey Road and 748 Wilson Road
COUNCIL DISTRICT(S):	District 6 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	John and Tammy Golwen
REPRESENTATIVE:	Joel Johnson, B. Taylor Gray, and John Golwen
REQUEST:	Planned development to allow PURE Academy (education facility with classrooms, athletic field, dorm, etc.)
EXISTING ZONING:	Residential Single-Family – 6 (R-6)
AREA:	+/-2.07 acres

The following spoke in support of the application: John Golwen, Melvin Cole

The following spoke in opposition the application: Raquel Scott, Shirley Holliday

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 7-2 on the regular agenda.

Respectfully,



Lucas Skinner
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

Outline Plan Conditions

PD 2022-006

PURE Academy Planned Development

Outline Plan Conditions

I. Uses Permitted

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- D. Building materials shall be consistent with the surrounding area.

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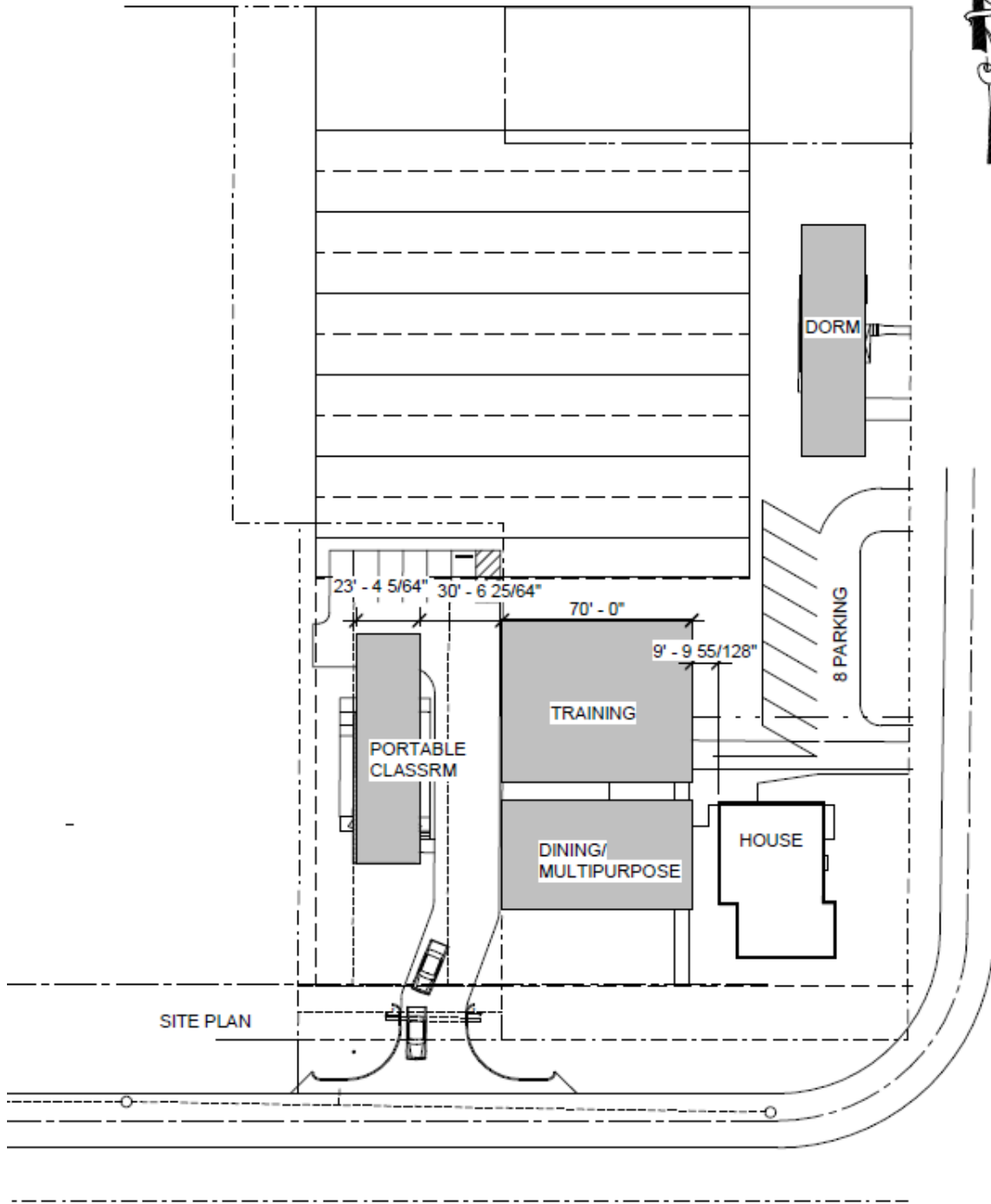
VI. Drainage and Sanitary Sewer

- A. 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 plan.

- VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.
- VIII. A final plan shall be filed within five (5) years of the date of approval of the Outline Plan by the Legislative Bodies. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan shall include the following:
 - A. The outline plan conditions.
 - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
 - C. The exact location and dimensions including lots, buildable areas, parking areas, drives, and required landscaping.
 - D. The location and ownership, whether public or private of any easement.
 - E. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
 - F. The 100-year flood elevation.

CONCEPT PLAN

WHITEHAVEN LANE



PURE
4847 AMEY RD.
MEMPHIS, TN

SITE PLAN 1" = 50'-0"

PROJECT NO.	DATE	SHEET NO.
20029	02/16/22	1

AGENDA ITEM: 16

CASE NUMBER: PD 2022-006 **L.U.C.B. MEETING:** April 14, 2022

DEVELOPMENT: PURE Academy Planned Development

LOCATION: 4815, 4825, and 4847 Amey Road and 748 Wilson Road

COUNCIL DISTRICT: District 6 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: John and Tammy Golwen

REPRESENTATIVE: Joel Johnson and B. Taylor Gray

REQUEST: Planned development to allow PURE Academy (education facility with classrooms, athletic field, dorm, etc.)

AREA: +/-2.07 acres

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

CONCLUSIONS

1. The applicant is requesting a new multi-use planned development for PURE Academy on four parcels located at 4815, 4825, and 4847 Amey Road and 748 Wilson Road, on the west side of Amey Road south of Whitehaven Lane and north of Wilson Road.
2. The site has an existing house structure, and the planned development is looking to approve a new dormitory, portable classroom, dining/multipurpose building, and training facility for a total of 5 structures on the site. Along with these structures there will be a practice football field with no lights. Staff would like to note that the portable classroom has already been reviewed and approved from both a zoning and building permitting standpoint as of March, 2022.
3. The planned development calls to maintain most of the bulk regulations and general aesthetics of the underlying residential zoning, including setbacks and height of structures as well as materials being used.
4. Staff feels given the vacancy of lots to the west as well as the three-sided roadway buffer with additional unique landscaping, that this request provides a very creative and fairly low-level occupancy use for this site. It should be noted that given “historical” imagery, a portion of this use (including signage) has been at this site since at least 2019 (see first site photo on page 9).
5. The proposed addition of creative and unique landscaping will create a more desirable and aesthetically pleasing buffer in the neighborhood, especially given the three road frontages.
6. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
7. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

Street Frontage: Whitehaven Lane +/- 284.5 linear feet
Amey Road +/- 380.1 linear feet
Wilson Road +/- 229.3 linear feet

Zoning Atlas Page: 2430

Parcel ID: 077067 00024, 077067 00023, 077067 00019C, 077067 00020

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

NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Monday, April 4, 2022, on site at 4847 Amey Road.

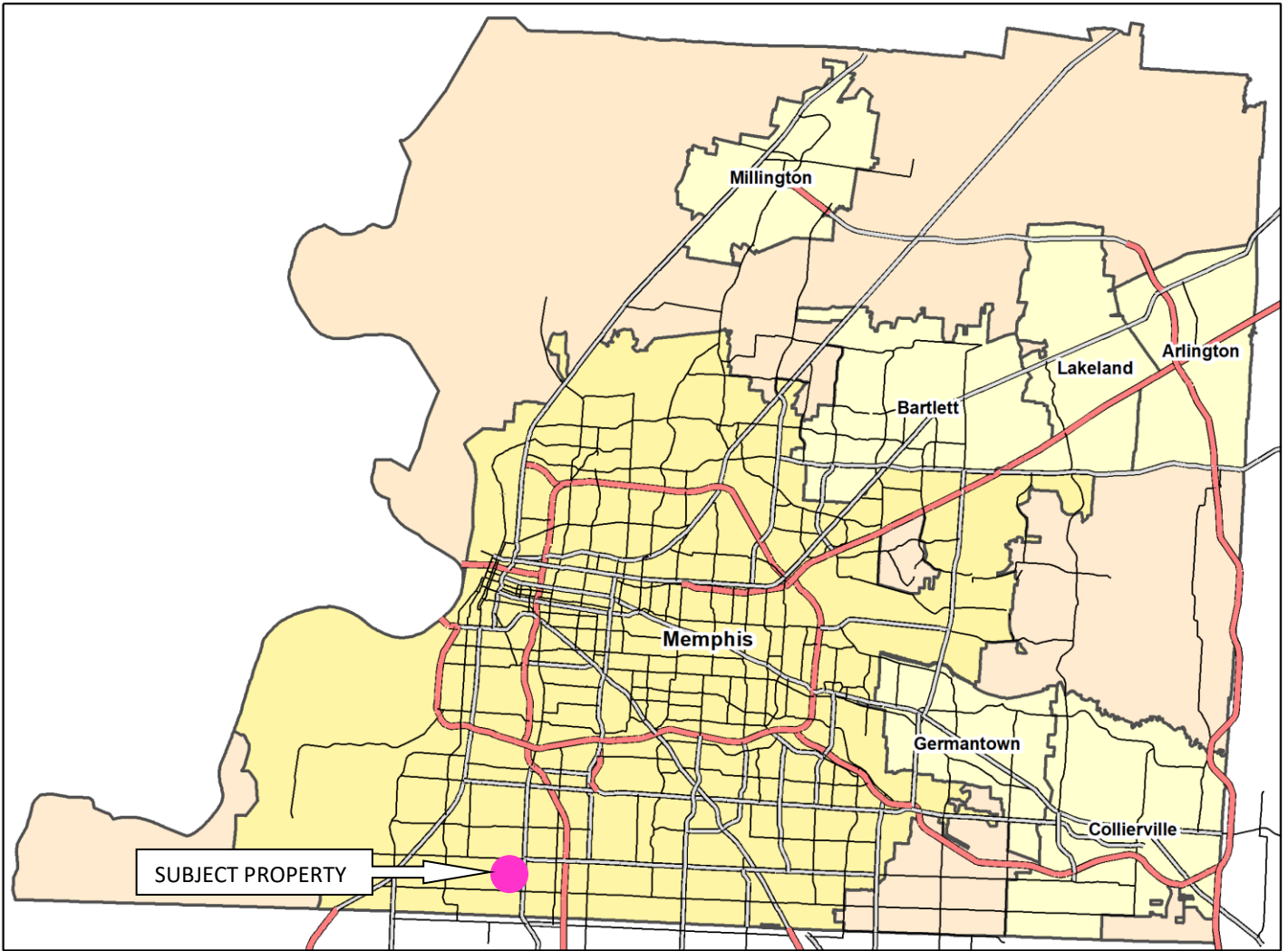
PUBLIC NOTICE

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 97 notices were mailed on March 31, 2022, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17-19 of this report.

LOCATION MAP



Subject property located within the pink circle, Whitehaven neighborhood

VICINITY MAP



Subject property highlighted in yellow

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

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

Surrounding Zoning

North: R-6

East: R-10










South: R-6

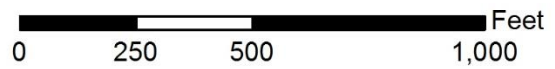
West: R-6

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 the subject property from Whitehaven Lane and Amey Road looking west



View of the subject property from Whitehaven Lane and Amey Road looking west



View of the subject property from Amey Road looking west



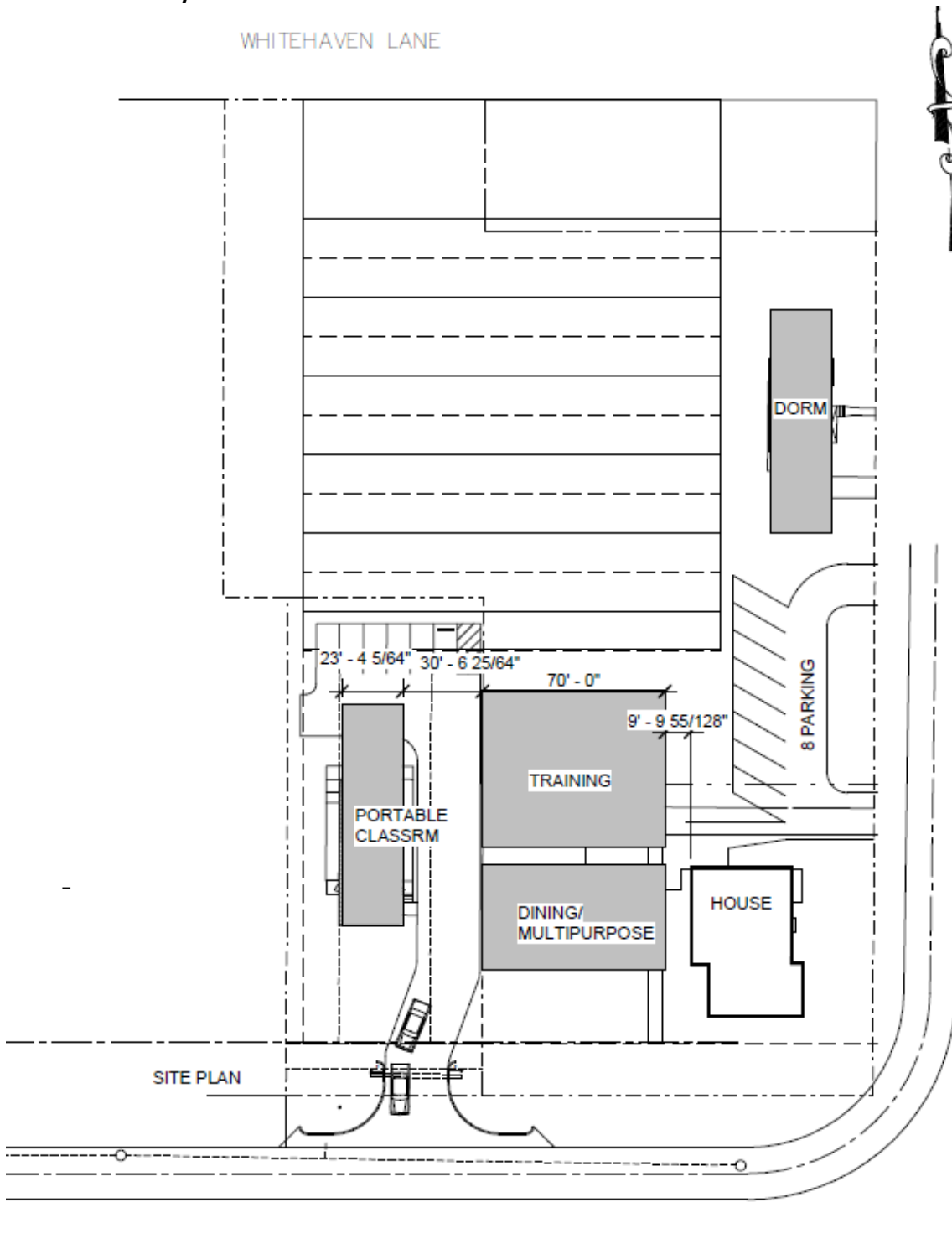
View of the subject property from Wilson Road looking north



View of subject property from Whitehaven Lane looking south

CONCEPT PLAN / SITE PLAN

WHITEHAVEN LANE

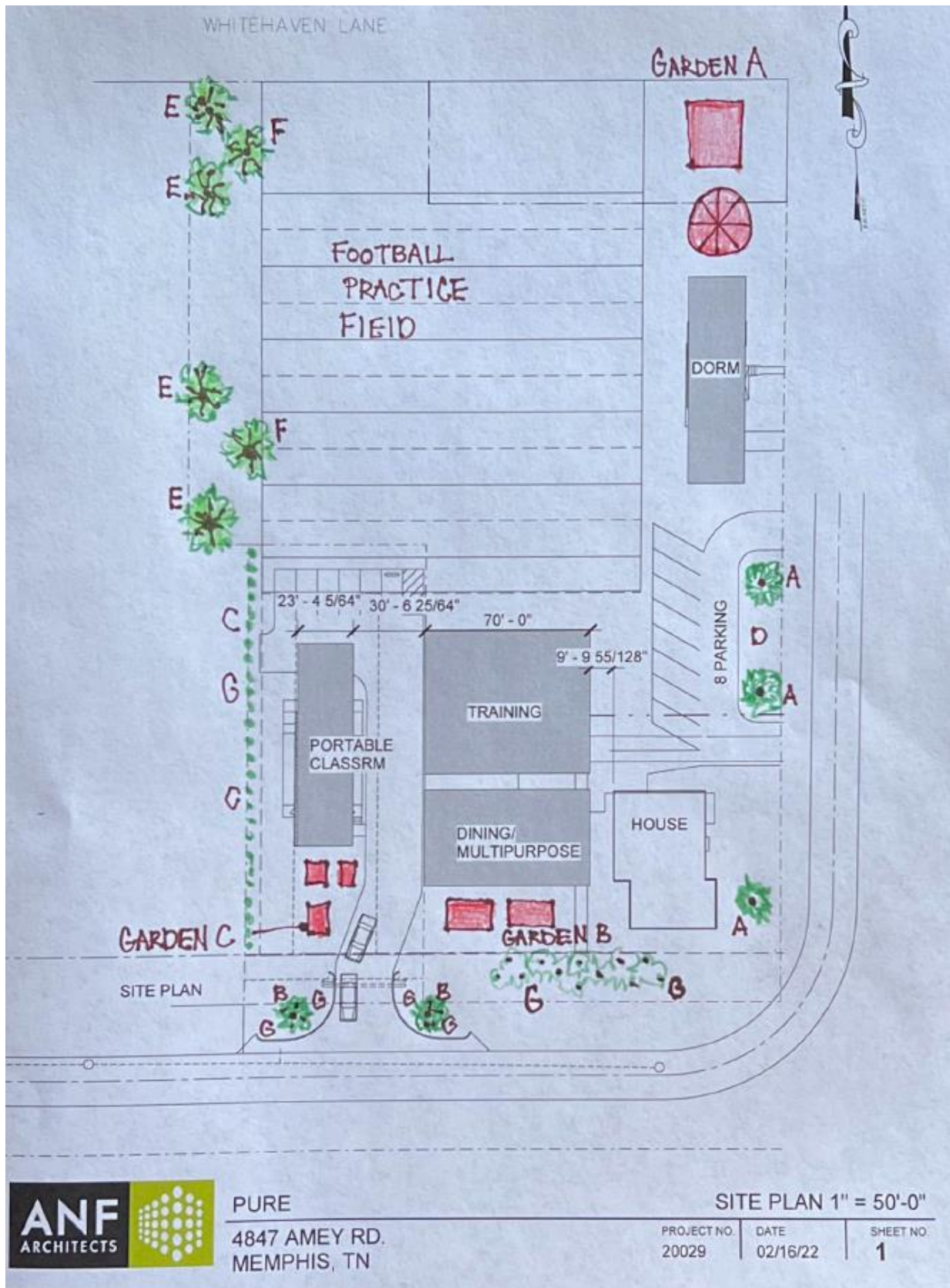


PURE
4847 AMEY RD.
MEMPHIS, TN

SITE PLAN 1" = 50'-0"

PROJECT NO.	DATE	SHEET NO.
20029	02/16/22	1

LANDSCAPE PLAN



PLANT SCHEDULE

PURE Academy Plant and Garden Schedule

Garden A	Perennial Flower, Herbs and Fruit	
Garden B	Vegetable and Herb Kitchen Garden	
Garden C	Pollination Garden	
Plant A	Sweetbay Magnolia - Magnolia Virginiana	Quantity 3
Plant B	Yaupon Holly Tree - Ilex vomitoria	Quantity 2
Plant C	Nellie Stevens Holly - Ilex "Nellie R. Stevens" 3-4 ft tall plants spaced 6 feet apart	Quantity 31
Plant D	Wintercreeper - Euonymus fortunei	Quantity 15
Plant E	Honeycrisp Apple Tree - Malus domestica 5 ft tall tree planted 20 ft apart	Quantity 4
Plant F	Crapapple Tree - Malus spp. 5 ft tall tree planted 20 ft apart	Quantity 2
Plant G	Limelight - Panicle Hydrangea 3 gallon - plant 8 ft apart	Quantity 16

STAFF ANALYSIS

Request

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

The request is for a multi-use planned development to allow a dorm, education facilities, and athletic facilities for PURE Academy.

Applicability

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

4.10.2 Applicability

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

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

General Provisions

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

4.10.3 General Provisions

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

contained in this Chapter.

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

Commercial or Industrial Criteria

Staff agrees the additional planned commercial or industrial development criteria as set out in Section 4.10.5 of the Unified Development Code are or will be met.

4.10.5 Planned Commercial or Industrial Developments

Approval of a planned commercial or industrial development may be issued by the governing bodies for buildings or premises to be used for the retail sale of merchandise and services, parking areas, office buildings, hotels and motels and similar facilities ordinarily accepted as commercial center uses and those industrial uses which can be reasonably be expected to function in a compatible manner with the other permitted uses in the area. In addition to the applicable standards and criteria set forth in Section 4.10.3, planned commercial or industrial developments shall comply with the following standards:

- A. *Screening*
When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies.
- B. *Display of Merchandise*
All business, manufacturing and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure.
- C. *Accessibility*
The site shall be accessible from the proposed street network in the vicinity which will be adequate to carry the anticipated traffic of the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development.
- D. *Landscaping*
Landscaping shall be required to provide screening of objectionable views of uses and the reduction

of noise. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Description

The subject property is +/- 2.07 acres comprised of 4 separate parcels on the west side of Amey Road between Whitehaven Lane to the north and Wilson Road to the south. The site is currently zoned Residential Single Family – 6 (R-6) with multiple structures existing throughout the site. The site is surrounded by residential zoning and uses on most sides, with a church across Amey Road to the southeast. To the west, there are several vacant parcels before another house.

Site Plan Review

- The site plan contains 5 structures, some permitted under existing zoning, and other permitted with if PD approved
- Structures include an existing house, a portable classroom, a dining facility, a dorm, and a training facility
- Size of structures range in size from +/- 1,780 sq. ft. to +/- 3,990 sq. ft.
- Total parking provided 14 spaces

- General bulk regulations and materials used will be consistent with the underlying Residential zoning
- Unique landscaping will be added, more so than what was existing
- The setbacks are met
- Proposed buildings will all be far less than 40 feet in height (per R-6 regulations)

Supplementary

As determined by the former Zoning Administrator, the portable classroom on the 748 Wilson site has been approved under Administrative Deviation (AD) 2021-19 as an accessory building to the primary house structure on the lot. The building has also been reviewed under ASPR 2022-008, and since permitted under building permit COM-NEW-21-000320.

Consistency with Memphis 3.0

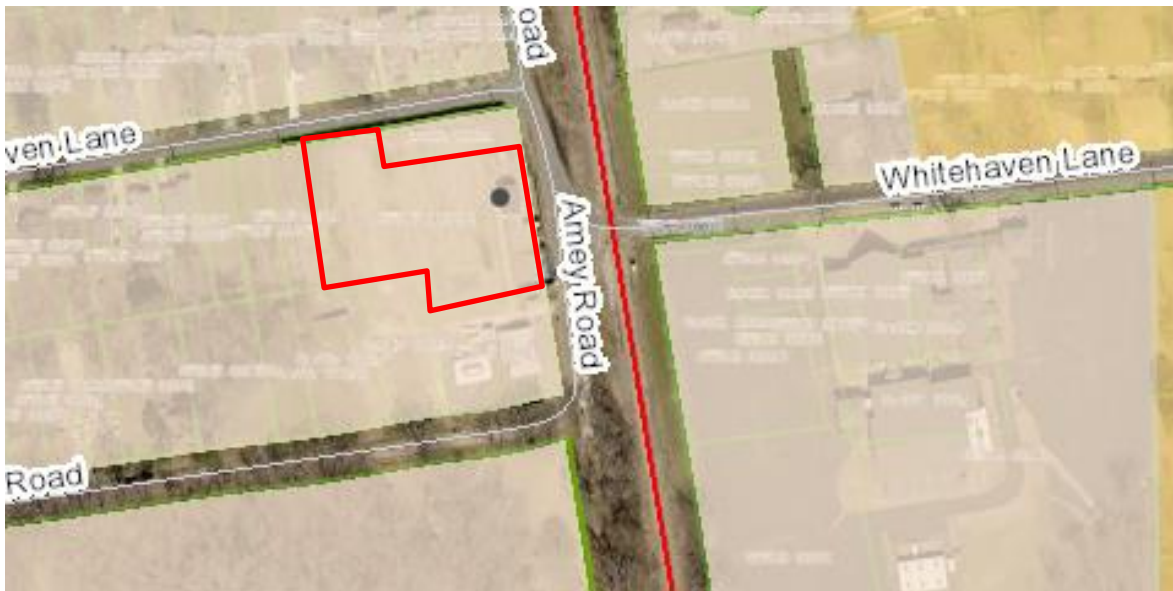
Site Address/location: 4825 Amey Rd.

Land Use Designation (see page 86 for details): Primarily Single-Unit Neighborhood (NS)

Based on the future land use and 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:

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



than a half
residences,
the typical
from an

“NS” Goals/Objectives:

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

“NS” Form & Location Characteristics:

Primarily detached. House-scale buildings. Primarily residential. 1-3 stories. Beyond 1/2 mile from a Community Anchor.

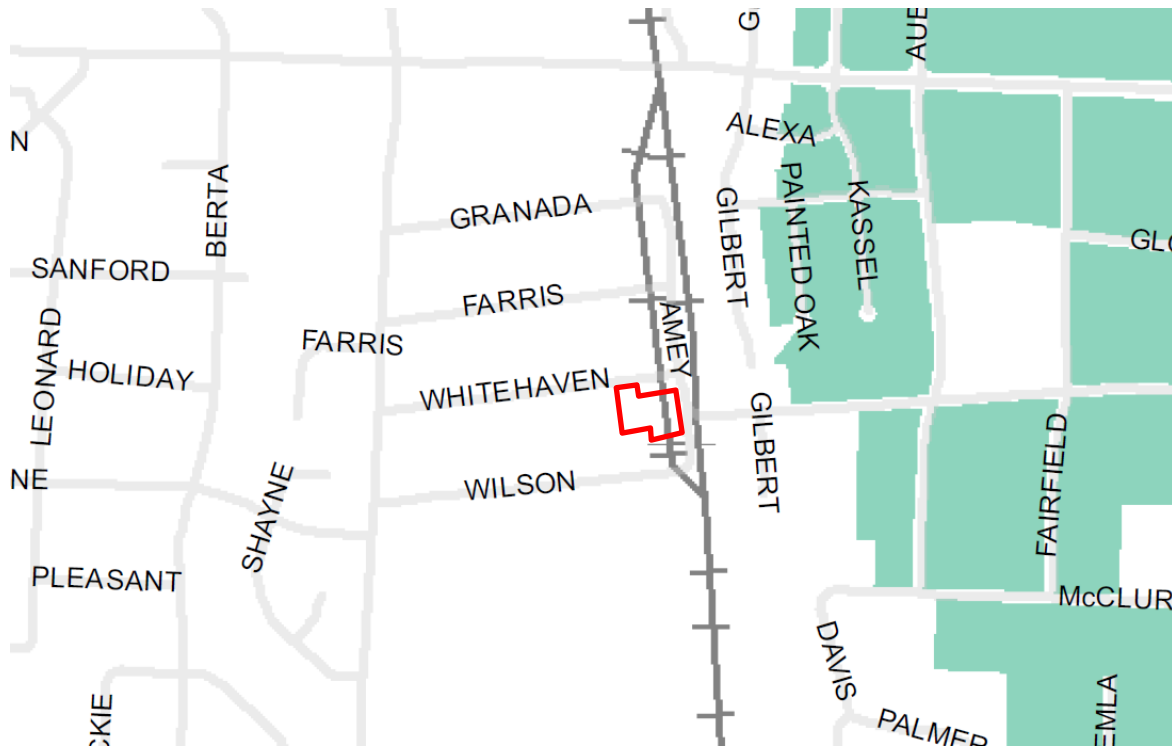
The applicant is seeking approval for a planned development amendment with the intention of combining properties 748 Wilson Road, 4847 Amey Road, 4825 Amey Road and 4815 Amey Road for the purpose of PURE operating a school for its participants, therefore seeking permission to use the property as an Education Facility. The applicant will utilize the southern portion of the PD for two classrooms, a multi-use structure for student’s classroom instruction and dining. Additionally, a separate structure for student’s physical fitness and athletic training and in the north-eastern part of the site for accessory use as a dormitory for students and faculty.

Although the request does not meet the criteria of NS, the proposal complies to the objectives and actions articulated in Goal 1. Complete, Cohesive Communities. Specifically, Objective 1.3 – Develop strategies that reduce blight and vacancy. Additionally, it serves to decrease blight by promoting infill on vacant lots.

3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-Family, Vacant and Parking. The subject site is surrounded by the following zoning districts: CMU-1 and R-10. This requested land use is not compatible with the adjacent land uses because *existing land uses surrounding the parcels is not 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: Andrea Jimenez, Comprehensive Planning.

Conclusions

The applicant is requesting a new multi-use planned development for PURE Academy on four parcels located at 4815, 4825, and 4847 Amey Road and 748 Wilson Road, on the west side of Amey Road south of Whitehaven Lane and north of Wilson Road.

The site has an existing house structure, and the planned development is looking to approve a new dormitory, portable classroom, dining/multipurpose building, and training facility for a total of 5 structures on the site. Along with these structures there will be a practice football field with no lights. Staff would like to note that the portable classroom has already been reviewed and approved from both a zoning and building permitting standpoint as of March, 2022.

The planned development calls to maintain most of the bulk regulations and general aesthetics of the underlying residential zoning, including setbacks and height of structures as well as materials being used.

Staff feels given the vacancy of lots to the west as well as the three-sided roadway buffer with additional unique landscaping, that this request provides a very creative and fairly low-level occupancy use for this site. It should

be noted that given “historical” imagery, a portion of this use (including signage) has been at this site since at least 2019 (see first site photo on page 9).

The proposed addition of creative and unique landscaping will create a more desirable and aesthetically pleasing buffer in the neighborhood, especially given the three road frontages.

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

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

RECOMMENDATION

Staff recommends approval with outline plan conditions.

Outline Plan Conditions

PD 2022-006
PURE Academy Planned Development
Outline Plan Conditions

- I. Uses Permitted
 - A. Educational Facility
 - B. Dormitory accessory to an educational facility
 - C. Other accessory uses to an educational facility, including recreation fields (without lights)
 - D. All other uses permitted by the Residential Single Family– 6 (R-6) District

- II. Bulk Regulations

The bulk regulations of the R-6 district shall govern except where noted below:

- A. Setbacks
 - i. Minimum front and rear setback of 20 feet
 - ii. Minimum parking setback of 20 feet
- B. The overall lot size and width shall be as depicted on the outline plan.
- C. Building height shall be governed by the R-6 district.
- D. Building materials shall be consistent with the surrounding area.

- III. Access and Circulation

- A. Internal circulation shall be shown on final plan.

- B. Vehicular access shall contain a two-way entrance.
 - C. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
 - D. Parking shall be provided as shown on final plat.
- IV. Landscaping and Screening
- A. A detailed landscaping plan shall be submitted with the final plan.
- V. Signs
- A. Any signs shall be regulated by the R-6 district.
- VI. Drainage and Sanitary Sewer
- A. 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 plan.
- VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.
- VIII. A final plan shall be filed within five (5) years of the date of approval of the Outline Plan by the Legislative Bodies. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan shall include the following:
- A. The outline plan conditions.
 - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
 - C. The exact location and dimensions including lots, buildable areas, parking areas, drives, and required landscaping.
 - D. The location and ownership, whether public or private of any easement.
 - E. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
 - F. The 100-year flood elevation.

DEPARTMENTAL COMMENTS

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

City/County Engineer:

CASE: PD-22-006 NAME: PURE Academy

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.

Drainage:

11. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
12. The site is located in a sensitive drainage basin (South Cypress Creek 11-L). Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
13. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
14. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

General Notes:

15. On street parking is not guaranteed. Developer shall provide enough off-street parking for facilities.

City/County Fire Division:

Address or Site Reference: 4852 Amey

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

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

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience:

General Comments & Analysis:

Located in Zone 1 of the Resilience Zone Framework:

Zone 1 areas have the lowest level of development risk and conflict. These areas avoid high risk disaster zones, such as floodplains, and they also do not conflict with sensitive ecological areas. These areas are the most straightforward for development, and development would have the lowest impact on regional resilience. Consider incorporating the protection of ecological assets while balancing the promotion of low-impact site design and compact development typologies in appropriate areas.

The proposed outline plan increases the impervious surface on the parcels, but also adds small gardens, shrubs, and deciduous trees. The parcels' current landscaping consists of grass.

Consistent with the Mid-South Regional Resilience Master Plan best practices: Yes

This planned development request is generally consistent with the Mid-South Regional Resilience Master Plan. The parcel is not located in an area with a high risk for flooding or ecological damage. The proposed permeable surfaces on the site plan will help mitigate stormwater runoff from the proposed impervious surface, improve air quality, and improve ecological health. The proposed deciduous trees will also help reduce the surface temperature on the lots (Section 5.7 Trees).

Consistent with the Memphis Area Climate Action Plan best practices: Yes

Increasing the green infrastructure through planting the proposed trees and bushes will expand the urban tree canopy (Priority Action E.7). In addition to the benefits mentioned above, expanding the tree canopy increases carbon emission capture and reduces energy costs depending on the surrounding site conditions and proximity to buildings.

Recommendations: Staff recommends incorporating the proposed landscaping screening in the outline plan conditions.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: March 10, 2022

Record Number: PD 2022-006

Expiration Date:

Record Name: PURE Academy

Description of Work: Combined properties 4847 Amey Road, 4825 Amey Road, 4815 Amey Road, and 748 Wilson Road for school.

Parent Record Number:

Address: 4825 AMEY RD, MEMPHIS 38109

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	GOLWEN JOHN S & TAMMY P	3590 Central Avenue, MEMPHIS, TN 38111	(901) 647-3005

Parcel Information

Parcel No:
077067 00019C

Contact Information

Name	Organization Name	Contact Type	Phone
John Golwen	GOLWEN JOHN S & TAMMY P	Applicant	(901) 647-3005

Suffix:

Address
 1780 MORIAH WOODS BLVD, MEMPHIS, TN, MEMPHIS, TN 38117
 1780 MORIAH WOODS BLVD, MEMPHIS, TN, MEMPHIS, TN 38117
 1780 MORIAH WOODS BLVD, MEMPHIS, TN, MEMPHIS, TN 38117
 1780 MORIAH WOODS BLVD, MEMPHIS, TN, MEMPHIS, TN 38117
 1780 MORIAH WOODS BLVD, MEMPHIS, TN, MEMPHIS, TN 38117
 1780 MORIAH WOODS BLVD, MEMPHIS, TN, MEMPHIS, TN 38117

UDC Sub-Section 9.6.9A

The uses will be self-contained and will not substantially increase traffic counts or require substantial parking. Rather, many of the boys attending the proposed school will be housed on-site in the proposed accessory dormitory. The property is currently under-utilized and will be revitalized through infill that supports the City's long-term growth strategy of denser development, but existing utility facilities are adequate for the anticipated uses. Adjacent property values will increase as the result of the investment in the neighborhood and renewed interest and attention of City leadership and administration. The overall safety and welfare of the area will rise as the result of the positive impact of the strategic objectives of PURE as outlined in the letter of intent.

UDC Sub-Section 9.6.9B

Comprising an entire block, the project will not interfere with the development and use of adjacent property, which is largely undeveloped or institutional in use. Buildings on the proposed plan are located on the southern and eastern portions of the property, away from the existing residential property to the north and northwest. The southern buildings are to be located across the street from vacant property that is owned by Middle Baptist Church. The church also owns the property to the east and has been a longtime supporter of PURE's mission and activities.

UDC Sub-Section 9.6.9C

The site is bordered by paved City of Memphis streets. Parking will be added, stormwater will be managed in accordance with the City of Memphis Stormwater Manual. City of Memphis provides fire protection and emergency services. MLGW provides water to the site. The sanitary sewer is connected to City of Memphis.

UDC Sub-Section 9.6.9D

There are no significant features on the project site of natural, scenic or historic importance.

UDC Sub-Section 9.6.9E

Compliance with the standards or approved alternatives to be satisfied during further consultation with planning staff and finalized prior to Land Use Control Board hearing.

UDC Sub-Section 9.6.9F

Applicant is not aware of any adverse impact on the Whitehaven District Plan (the Whitehaven-Levi Planning District Comprehensive Plan) or Memphis 3.0 or any currently established standards for development of adjacent properties other than any R-6 district standards to be modified for this project. Rather, the adjacent property is largely undeveloped or separated by the large greensward on-site that will be developed as the proposed athletic field. Accordingly, no adverse impact is anticipated, and the project is consistent with the Memphis 3.0 objectives to reduce blight and vacancy, improve access to quality education, promote development without displacement for communities with infill opportunity, and provide an anchor for the local community by creating a productive community asset from underutilized land.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

-

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

-

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation

-

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

-

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

-

F) Lots of record are created with the recording of a planned development final plan

-

GIS INFORMATION

Central Business Improvement District	No
Case Layer	BOA1955-125-CO
Class	R
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-6
State Route	-
Lot	-
Subdivision	PT TOM FLEMING SUBDIVISION UNREC
Planned Development District	-

LETTER OF INTENT

JOHN S. GOLWEN
3590 Central Avenue
Memphis, Tennessee 38111
(901) 647-3005

March 9, 2022

Memphis and Shelby County
Division of Planning & Development
125 N. Main Street
Suite 468
Memphis, Tennessee 38103

Re: Letter of Intent – 748 Wilson Road; 4847 Amey Road; 4825 Amey Road; and 4815 Amey Road, Memphis, Tennessee.

To Division of Planning & Development:

This constitutes our letter of intent in conjunction with our application for Planned Development for the referenced properties. The subject properties are owned by John and Tammy Golwen. They are subject of a Lease Purchase Agreement by and between the Golwens and a 501(c)(3) Tennessee not for profit corporation, PURE Youth Athletic Alliance, Inc. ("PURE"). PURE has served under-privileged youth primarily grades 9 through 12 to break the cycle of generational poverty through mentoring, education and athletics. Since 2011, PURE has helped inner city boys escape life in gangs and send them on a trajectory to college education and productive manhood.

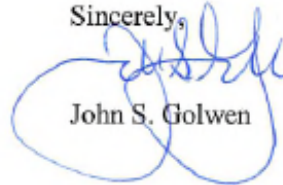
The property owners through this application intend to combine the referenced properties in a PD for purposes of PURE operating a school for its participants. PURE submits this application after receiving funding to move forward with construction of Education Facility and certification by the State of Tennessee as a Category II Non-public School. The properties are zoned R-6 and are currently used for single family residential, and the applicants seek permission to use the property as an Education Facility.

Specifically, applicants intend to utilize the southern portion of the PD for two classrooms, a multi-use structure for students' classroom instruction and dining, and a separate structure for students' physical fitness and athletic training. In conjunction with this use, the PD would include the expansion of an existing structure in the north-eastern portion of the site for accessory use as a dormitory for students or faculty.

The northern portion of the property also includes a fifty (50) yard athletic practice field, a potential fruit tree orchard with six trees and a raised-bed garden. The latter two items will be used in conjunction with the agricultural instruction that is a key part of the curriculum for PURE's students.

We look forward to the opportunity to explain further and answer any questions. Your consideration of this application is greatly appreciated.

Sincerely,



John S. Golwen

cc: Tammy Golwen
Joel Johnson
B. Taylor Gray
Amanda Whitaker
Rebecca Conrad

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Tammy Golwen, being duly sworn, depose and say that at 1:15 am/pm on the 4th day of April, 2022, I posted 3 Public Notice Sign(s) pertaining to Case No. 2022-006 at 4847/4825/4815 Amey Road and 748 Wilson Road*, providing notice of a Public Hearing before the X Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (X Planned Development, Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Tammy Golwen
Owner, Applicant or Representative

April, 2022
Date

Subscribed and sworn to before me this 4th day of April, 2022.

Kristy Tyler
Notary Public

My commission expires: 11/18/2024



* along the Whitehaven Lane, Amey Road, and Wilson Road rights-of-way





LETTERS RECEIVED

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



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

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

April 14, 2022

John and Tammy Golwen
3590 Central Avenue
Memphis, TN 38111

Sent via electronic mail to: jgolwen@bassberry.com

PURE Academy Planned Development
Case Number: PD 2022-006
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, April 14, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development amendment application for the PURE Academy Planned Development, subject to the attached conditions.

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

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

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

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at lucas.skinner@memphistn.gov.

Letter to Applicant
PD 2022-006

Respectfully,

A handwritten signature in cursive script that reads "Lucas Skinner".

Lucas Skinner
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Letter to Applicant

PD 2022-006

Outline Plan Conditions

PD 2022-006

PURE Academy Planned Development

Outline Plan Conditions

- I. Uses Permitted
 - A. Educational Facility
 - B. Dormitory accessory to an educational facility
 - C. Other accessory uses to an educational facility, including recreation fields (without lights)
 - D. All other uses permitted by the Residential Single Family– 6 (R-6) District

- II. Bulk Regulations

The bulk regulations of the R-6 district shall govern except where noted below:

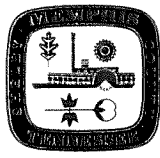
- A. Setbacks
 - i. Minimum front and rear setback of 20 feet
 - ii. Minimum parking setback of 20 feet
 - B. The overall lot size and width shall be as depicted on the outline plan.
 - C. Building height shall be governed by the R-6 district.
 - D. Building materials shall be consistent with the surrounding area.
- III. Access and Circulation
 - A. Internal circulation shall be shown on final plan.
 - B. Vehicular access shall contain a two-way entrance.
 - C. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
 - D. Parking shall be provided as shown on final plat.
- IV. Landscaping and Screening
 - A. A detailed landscaping plan shall be submitted with the final plan.
- V. Signs
 - A. Any signs shall be regulated by the R-6 district.
- VI. Drainage and Sanitary Sewer
 - A. 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 plan.

Letter to Applicant

PD 2022-006

- VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.
- VIII. A final plan shall be filed within five (5) years of the date of approval of the Outline Plan by the Legislative Bodies. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan shall include the following:
 - A. The outline plan conditions.
 - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
 - C. The exact location and dimensions including lots, buildable areas, parking areas, drives, and required landscaping.
 - D. The location and ownership, whether public or private of any easement.
 - E. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
 - F. The 100-year flood elevation.

City of Memphis



JIM STRICKLAND
MAYOR

TENNESSEE

May 2, 2022

The Honorable Michalyn Easter-Thomas, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

Yvonne Jones

be appointed to the Public Art Oversight Committee with a term expiration date of August 31, 2024.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strickland", written over a circular stamp or seal.

Jim Strickland
Mayor

JSS/sss

Cc: Council Members

PUBLIC ART OVERSIGHT COMMITTEE

7 Member Board

2 Year Term

(3) City Appointments;

(2) Urban Art Committee Appointments

(1) Urban Art Executive Director or designee and

(1) City Councilperson

The purpose of the Public Art Program is to provide a dedicated funding source for art enhancements to be implemented in selected city capital improvement projects constructed by the City or with City funds, and to provide, through the Urban Art Commission Public Art Oversight Committee.

Jana Travis (City)	F/W	08-31-22
Vacancy (City)	F/B	08-31-20
Lisa Law (City)	F/W	08-31-20

Urban Art Commission Appointees

Fogelman, Robert, Chairperson

Edwards, Elizabeth I.

Perkins, Beverly

2022 Council Liaison: JB Smiley, Jr.

05/2022



JIM STRICKLAND
MAYOR

May 16, 2022

The Honorable Michalyn Easter-Thomas, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Easter-Thomas:

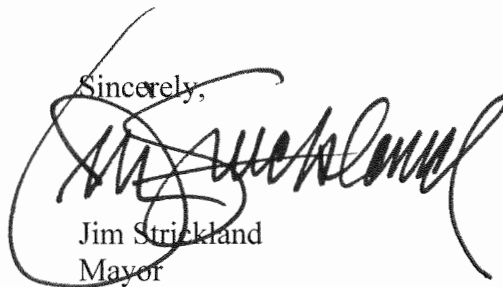
Subject to Council approval, I hereby recommend that:

Fara Captain Claude

be appointed to the Blight Authority of Memphis with a term expiration date of December 15, 2025.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strickland". The signature is written in a cursive style with a large, looping initial "J".

Jim Strickland
Mayor

JSS/ss

Cc: Council Members

BLIGHT AUTHORITY OF MEMPHIS

9 Member Board

(1) Mayor or His Designee (nonvoting member)

(1) City Council Person (nonvoting member)

3 Year Staggered Terms

Purpose of Board:

To do business as a land bank to provide a tool to support economic revitalization through returning blighted properties, vacant properties, abandoned properties and tax-delinquent properties to productive use.

Members:

Vacancy		F/B	12-15-19
Jill Steinberg		F/W	12-15-21
Louisa Yanes		F/W	12-15-22
Kathy M. Cowan	Chair	F/B	12-15-23
Shawn Massey		M/W	12-15-21
Stuart Lott		M/B	12-15-24
Evan G. Collins		M/B	12-15-22
Emily Trenholm		F/W	12-15-22
Vacancy		M/B	12-15-23

2022 Council Liaison: Cheyenne Johnson

Resolution Requesting the Tennessee Valley Authority Complete a Supplemental Environmental Impact Statement to Address Site-Specific Impacts of Transporting and Permanently Disposing of Coal Ash in the City of Memphis

WHEREAS, the Memphis City Council’s highest priority is to protect the health, safety, and welfare of the now and future residents of the city of Memphis; and

WHEREAS, for nearly sixty years, the Allen Fossil Plant (“Allen Plant”) burned coal to generate power - consuming up to 7,200 tons of coal every day, leaving behind over 3.5 million cubic yards of coal combustion residuals, also known as coal ash, that have been stored in leaking, unlined pits near the Allen Plant; and

WHEREAS, in the Spring of 2017, the Tennessee Valley Authority (“TVA”) reported to state regulators extremely high levels of arsenic, fluoride, and lead in the shallow groundwater along the perimeters of one of the leaking, unlined pits at the Allen Plant and due to the high levels of contaminants began preparing to remove the coal ash; and

WHEREAS, in 2020, as part of the removal process, TVA produced the “Allen Fossil Plant Ash Impoundment Closure Environmental Impact Statement” that found transporting of coal ash to an unspecified landfill location and transport of fill material to the Allen Plant would result in significant noise, air quality, traffic, public safety, and community cohesion impacts on unspecified environmental justice communities; and

WHEREAS, because the 2020 Environmental Impact Statement failed to specify the ultimate destination of the coal ash, or transportation method, the report could not properly advise or engage decision makers and residents of the City of Memphis about the specific impacts the removal plan would cause; and

WHEREAS, in 2021, TVA informed the Memphis City Council of plans to relocate the coal ash from the Allen Plant to South Shelby Landfill in South Memphis by truck; since that time, the Memphis City Council has heard from constituents urging to have TVA conduct a supplemental environmental impact statement for the Allen Coal Combustion Residuals mitigation plan so affected communities have the most current, detailed, and informative information now that the final destination and transportation plan for the Allen Coal Combustion Residuals has been identified.

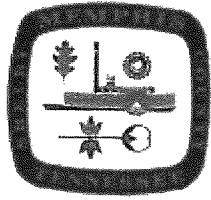
NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council joins its constituents in requesting TVA produce a Supplemental Environmental Impact Statement under the National Environmental Policy Act to provide residents of South Memphis site-specific information about the impacts of TVA’s decision to move coal ash and to provide a meaningful opportunity for the affected community to be heard on how these impacts will affect them.

Sponsor

Jeff Warren, MD
JB Smiley, Jr.

Chair

Jamita Swearingen



RESOLUTION

Resolution to accept \$2,500,000 million in pledge donations from the University of Memphis, Auxiliary Services Foundation, from private donors in support of the construction of the new Leftwich Tennis Center, CIP Project PK03005.

WHEREAS, in August 2019, Mayor Strickland proposed and the City Council approved a \$3 million allocation of capital funds plus approximately \$1million of in-kind public works improvements to a public-private partnership to build a new tennis center at Audubon Park, to replace the current Leftwich Tennis Center, to be the home of Tennis Memphis' city-wide outreach, and to serve as the competition and practice home of the University of Memphis teams. (The center will maintain the name "Leftwich Tennis Center," which honors Lt. Col. William G. Leftwich); and

WHEREAS, the construction is being funded, in substantial part, by private donors; and

WHEREAS, the new Leftwich Tennis Center will enable a 300 percent increase in court availability for Memphis citizens, it will host the life changing work of Tennis Memphis, the nonprofit operator of City courts that positively affects hundreds of Memphis children each year with its programming; and

WHEREAS, the new Leftwich Tennis Center is another step of an ongoing partnership between the City Council and Mayor Strickland's administration to refurbish tennis courts citywide since 2016; and

WHEREAS, to-date private donors have pledged \$14,454,533, of which \$7,066,578 have been collected by the University of Memphis;

WHEREAS, \$2,500,000.00 of the pledges collected are being held in the University of Memphis' Auxiliary Services Foundation and available for immediate transfer to the City of Memphis, and the remaining balance of \$4,566,578 of pledges collected is held with the University of Memphis Foundation and will be available to transfer to the City of Memphis in very near future; and

NOW, THEREFORE, BE IT RESOLVED, to continue construction and remain on schedule for the construction of the new Leftwich Tennis Center, the Memphis City Council hereby approves acceptance of \$2,500,000.00 in pledges from the University of Memphis, Auxiliary Services Foundation, for the use and benefit of the Leftwich Tennis Center, CIP Project PK03005.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Memphis City Council authorizes and approves the City to accept the remaining balances of the pledges as they are collected by the University of Memphis, Auxiliary Services Foundation, and are available to transfer to the City of Memphis for the use and benefit of the Leftwich Tennis Center, CIP Project PK03005.

Sponsor: Administration

Ordinance No. _____

An Ordinance to Establish Funding Dedicated to Transit and Mobility

WHEREAS, it is established that quality transportation and mobility options are key to unlocking individual and collective opportunities for our City and our Citizens;

WHEREAS, Transit Vision has been adopted by the City of Memphis as the plan for transit and mobility for the City of Memphis;

WHEREAS, providing additional dedicated funding for transit and mobility over and above annual general fund contributions to Memphis Area Transit Authority (MATA) are required to meet the implementation goals of Transit Vision;

WHEREAS, the Mayor and the City Council of the City of Memphis are committed to improving transit and mobility systems in our City;

WHEREAS, Ordinance 5686 was approved on May 10, 2018, establishing a Pre-K Education Special Revenue Fund;

WHEREAS, in 2019, a Referendum for Public Safety was passed by the citizens of the City of Memphis, increasing the local option sales tax and allocating funding for Pre-K education;

WHEREAS, proceeds from the 2019 Public Safety Referendum are held in Special Revenue Fund 245;

WHEREAS, Special Revenue Fund 245 produces sufficient revenue to fully fund restoration of Public Safety benefits plus reserves and a contribution to Street Maintenance and to fully fund the City of Memphis Pre-K requirement, and is forecast to do so for many years to come; and

WHEREAS, utilizing Special Revenue Fund 245 to fund Pre-K allows the current funding to be utilized in other ways, including providing additional dedicated funding for transit and mobility over and above annual general fund contributions that are required to meet the implementation goals of Transit Vision.

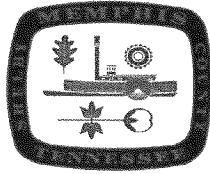
NOW, THEREFORE, BE IT RESOLVED:

1. The Chief Financial Officer and/or Comptroller are hereby authorized and directed to establish a special revenue fund for transportation and mobility;
2. This fund shall be known as the "Transit and Mobility Special Revenue Fund" and the proceeds in the restricted special revenue fund may only be used for funding transportation and mobility operations and related capital purchases. Such funds are preserved for those purposes and shall not revert to the general fund at the end of a budget year, if unexpended.
3. The proceeds in the Transit and Mobility Special Revenue Fund are restricted and shall only be used for funding transportation and mobility operations and related capital purchases, pursuant to the Transit Vision Plan adopted by City of Memphis. Such funds are preserved for funding transportation and mobility operations and related capital purchases, pursuant to the Transit Vision Plan adopted by City of Memphis. Proceeds in

the Transit and Mobility Fund shall not revert to the general fund at the end of a budget year, if unexpended.

Sponsored by:

Mayor Jim Strickland
Councilman Edmond Ford, Sr.
Councilman Chase Carlisle
Councilwoman Patrice Robinson



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to accept \$378,642.59 in insurance payment from FM Global for Cossitt Library renovation project and amend FY22 CIP budget accordingly. SAME NIGHT MINUTES REQUESTED.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

HCD (conducting renovation project on behalf of Memphis Public Libraries)

3. State whether this is a change to an existing ordinance or resolution, if applicable.

There is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

District 6, Superdistrict 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

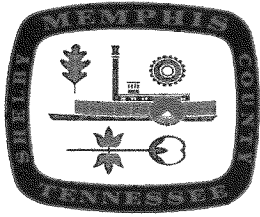
This will require a change order to the construction contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

The resolution does require a budget amendment and an expenditure of \$378,642.59.

7. If applicable, please list the MWBE goal and any additional information needed

Nickson Construction, existing renovation contractor & certified MBE, will do the sprinkler repairs & heater installation. Tioga, certified WBE, will oversee necessary abatement work by Specialty Abatement (majority-owned).



A Resolution to accept and appropriate \$378,642.59 in insurance payment from FM Global to the Cossitt Library renovation effort.

WHEREAS, the City of Memphis is the legal owner of Cossitt Library located at 33 South Front Street and the Division of Housing and Community Development has been assisting Memphis Public Libraries with a renovation of the front portion of said facility; and

WHEREAS, the extreme cold event that occurred on February 11, 2021 through February 19, 2021, caused the sprinkler system in the rear and oldest portion of the facility, which has been unoccupied for some time, to rupture, resulting in water damage to the front portion of the facility, and said water damage caused significant delays and certain additional costs to the renovation project; and

WHEREAS, the fire suppression system in the older, unoccupied portion of the facility must be restored to good working order before an occupancy permit for the front portion of the facility can be obtained; and

WHEREAS, the City's insurer, FM Global, has completed an investigation and due diligence in regard to this claim filed by the City of Memphis; and

WHEREAS, FM Global has agreed to make payment to the City of Memphis of \$378,642.59 to cover the cost of repairing the water damage to the front portion of the facility and the sprinklers in the rear portion of the facility and to cover certain costs resulting from the delay to the renovation project; and

WHEREAS, the administration requests that the Memphis City Council approve the acceptance of the payment of \$378,642.59 from FM Global for the aforementioned repairs to Cossitt Library; and

WHEREAS, it is necessary to amend the Capital Improvement Program Budget for Fiscal Year 2022 to allocate and appropriate the accepted \$378,642.59 from FM Global into the Cossitt Library/4th Bluff project, project number CD01100;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2022 Capital Improvement Program Budget be and is hereby amended by allocating and appropriating \$378,642.59, funded by an insurance payment from FM Global, to the Cossitt Library/4th Bluff project, project number CD01100 in Contract Construction.

Project Title: Cossitt Library/4th Bluff
Project #: CD01100
Amount: \$378,642.59



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A Resolution accepting additional funding from the proceeds from the sale of property, in the amount of \$3,389,950, in CIP project number GS01049 – Coke Facility-Adaptive Reuse.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

General Services

3. State whether this is a change to an existing ordinance or resolution, if applicable.

Does not change an existing ordinance

4. State whether this will impact specific council districts or super districts.

various

5. State whether this requires a new contract, or amends an existing contract, if applicable.

Requires new contracts

6. State whether this requires an expenditure of funds/requires a budget amendment.

A budget amendment is needed to accept additional funding.

7. If applicable, please list the MWBE goal and any additional information needed.

N/A

City Council Resolution – Accepting additional funding from the proceeds from the sale of property – GS01049 Coke Facility – Adaptive Reuse



A Resolution accepting additional funding from the proceeds from the sale of property, in the amount of \$3,389,950, in CIP project number GS01049 – Coke Facility-Adaptive Reuse.

WHEREAS, the Council of the City of Memphis did include CIP Project number GS01049 - Coke Facility-Adaptive Reuse, as part of the FY 2022 Capital Improvement Program budget; and

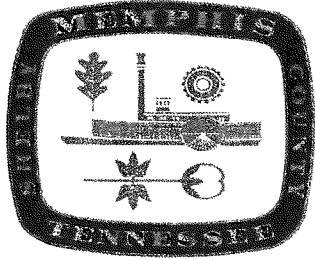
WHEREAS, additional funding is needed to bring the Coke facility online to house various City departments as soon as possible; and

WHEREAS, the Union Station recently sold for \$3,389,950, General Services would like to use these proceeds to cover the construction costs needed to bring the Coke facility online; and

WHEREAS, it is necessary to increase the allocations and appropriate said funds in the sum of \$3,389,950 in Contract Construction in CIP project number GS01049 - Coke Facility-Adaptive Reuse.

NOW, THEREFORE, BE IT RESOLVED that there be and is hereby accepted additional funds in the amount of \$3,389,950, increasing the allocations in Contract Construction in CIP project number GS01049 - Coke Facility-Adaptive Reuse appropriated and credited as follows:

Project Title:	Coke Facility – Adaptive Reuse
Project Number:	GS01049
Amount:	\$3,389,950



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to transfer, allocate and appropriate Construction Funds \$500,000 from CIP Coverline PW22200 to PW22201 for Sidewalk repairs various location in City of Memphis where property owners have failed to comply with notice or qualified for assistance.

This project will cover Council Districts 1,2,3,4,5,6,7 and Super Districts 8-1, 8-2, 8-3, 9-1, 9-2, 9-3

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

This project was initiated by the Public Works Division and will be administered by the Engineering Division

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This resolution transfers, allocates and appropriates \$500,000 construction funds (Award #11005) from Coverline PW22200 to PW22201

4. State whether this requires a new contract, or amends an existing contract, if applicable.

This resolution requires a new contract that will be bid for Sidewalk Repairs.

5. State whether this requires an expenditure of funds/requires a budget amendment.

This resolution requires transfer, allocation and appropriation from existing FY22 Capital Budget coverline for the construction under PW22201.

Same night meeting minutes are requested.



A resolution to transfer, allocate and appropriate construction funds under Construction PW22201 for Sidewalk Repairs

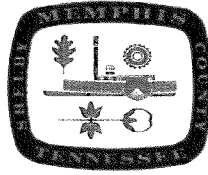
WHEREAS, the Council of the City of Memphis approved FY22 Sidewalks Coverline, PW22200 in the amount of \$500,000 as part of the Public Works Fiscal Year 2022 Capital Improvement Budget; and

WHEREAS, it is necessary to transfer the allocation of \$500,000 from PW22200 to Sidewalk Replacement, project number PW22201 – and appropriate same, funded by G.O. Bonds – to repair sidewalks when property owners have not complied with repair notices or have been approved for assistance for repairs on sidewalk adjacent to property; and

WHEREAS, this appropriation would allow the funds encumbrance for a construction contract for PW22201;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2022 Capital Improvement Budget be and is hereby amended by transferring a contract construction allocation in the amount of \$500,000 funded by G.O. Bonds from FY22 Sidewalks Coverline, project number PW22200 chargeable to the FY2022 Capital Improvement Budget and credited as follows:

Contract Title: Sidewalk Replacement
Project Number: PW22201
Total Amount: \$500,000



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to transfer and appropriate \$633,100.00 from FY22 ADA Curb Ramp Coverline, PW22300, to Curb Ramp Group 65, PW22301; to construct three hundred (300) curb ramps Citywide. SAME NIGHT MINUTES REQUESTED.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

This project is being initiated by the Public Works Division with the Engineering Division administering the project.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This project does not involve a change to an existing ordinance ^{or} of resolution.

4. State whether this will impact specific council districts or super districts.

This project will impact all City Council Districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This project will require a new contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This resolution requires the amendment of the FY22 Capital Budget to transfer and appropriate funds in the amount of \$633,100.00.

7. If applicable, please list the MWBE goal and any additional information needed

The MBE goal was established at 47% and the WBE goal was established at 3%.



RESOLUTION

This is a Resolution to transfer and appropriate contract construction funds in the amount of \$633,100.00 from FY22 ADA Curb Ramp Coverline, project number PW22300 to Curb Ramp Group 65, project number PW22301. This project will impact all Districts.

WHEREAS, the Council of the City of Memphis approved FY22 ADA Curb Ramp Coverline, project number PW22300 and Curb Ramp Group 65, project number PW22301 as part of the FY 2022 Capital Improvement Budget; and

WHEREAS, \$633,100.00 is needed to fund a new contract for the construction of three hundred (300) curb ramps citywide; and

WHEREAS, a MBE goal at 47% and WBE goal at 3% was established for the ADA Curb Ramps Group 65 project to construct three hundred (300) curb ramps citywide; and

WHEREAS, it is necessary to transfer a Contract Construction allocation in the amount of \$633,100.00 funded by G.O. Bonds from FY22 ADA Curb Ramp Coverline, project number PW22300 to Curb Ramp Group 65, project number PW22301 for the purpose stated above; and

WHEREAS, it is necessary to appropriate \$633,100.00 funded by G.O. Bonds in Curb Ramp Group 65, project number PW22301 for the purpose stated above;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the Fiscal Year 2022 Capital Improvement Budget be and is hereby amended by transfer of a Contract Construction allocation of \$633,100.00 funded by G.O. Bonds from FY22 ADA Curb Ramp Coverline, project number PW22300 to Curb Ramp Group 65, project number PW22301 for the purpose stated above; and

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$633,100.00 funded by G.O. Bonds chargeable to the FY 2022 Capital Improvement Budget and credited as follows:

Project Title:	Curb Ramp Group 65
Project Number:	PW22301
Amount:	\$633,100.00



RESOLUTION

This is a Resolution to transfer, amend funding source and appropriate funds in the amount of \$500,000.00 from Beale Street Landing Phase Three, project number GA01026 to Architecture and Engineering in Harbor Docks, project number PW04123. District 6, Super District 8. Same night minutes requested.

WHEREAS, the Council of the City of Memphis approved Beale Street Landing Phase Three, project number GA01026 as part of the FY2022 Capital Improvement Budget; and

WHEREAS, the Beale Street Landing Phase Three includes replacing the decking on the existing Beale Street Landing Dock; and

WHEREAS, the Administration plans to expand Beale Street Landing from one dock to two to accommodate future additional ships; and

WHEREAS, considering this planned expansion, the need to rehabilitate and repair the existing decking, at this time, is moot; and

WHEREAS, the Division of Public Works proposes to start the study and design phase for the Harbor Docks project; and

WHEREAS, it is necessary to transfer a Contract Construction appropriation in the amount of \$500,000.00 from Beale Street Landing Phase Three, project number GA01026 to Architecture and Engineering in Harbor Docks, project number PW04123 for the purposes stated above; and

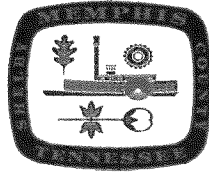
WHEREAS, it is necessary to amend the funding source of \$500,000.00 allocation of Contract Construction funded by Local Other CIP (Award #11290) to Architecture and Engineering in Harbor Docks, project number PW04123 for the purposes stated above; and

WHEREAS, it is necessary to appropriate total amount of \$500,000.00 (*Architecture and Engineering*) funded by Local Other CIP (Award #11290) in Harbor Docks, project number PW04123 for the purposes stated above;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the Fiscal Year 2022 Capital Improvement Budget be and is hereby amended by transfer of a Contract Construction appropriation of \$500,000.00 funded by Local Other CIP (Award #11290) from Beale Street Landing Phase Three, project number GA01026 to Architecture and Engineering in Harbor Docks, project number PW04123, chargeable to the FY2022 Capital Improvement Budget;

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$500,000.00 funded by Local Other CIP (Award #11290) chargeable to the FY 2022 Capital Improvement Budget and credited as follows:

Project Title:	Harbor Docks
Project Number:	PW04123
Amount:	\$500,000.00



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to transfer, amend funding source and appropriate funds to start study and design phase for the Harbor Docks, Project Number PW04123. Same night minutes requested.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Initiating party is Public Works with Engineering administering the project.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

NA

4. State whether this will impact specific council districts or super districts.

Council District 6 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

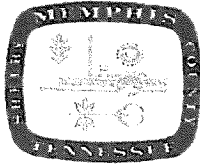
This requires a new contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This requires an expenditure of funds and budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

NA



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This resolution is an additive change order (additional funds request) to an existing contract to transfer and appropriate additional construction funds for DM-HE Facility Expansion, project number ST04047.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Initiated by Public Works Division.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

NA

4. State whether this will impact specific council districts or super districts.

This impact all Council and Super Districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

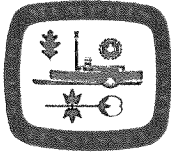
This amends an existing contract, #38017, with Zellner Construction Services, Inc.

6. State whether this requires an expenditure of funds/requires a budget amendment

This requires an expenditure of funds.

7. If applicable, please list the MWBE goal and any additional information needed

The goals established for this project was MBE at 43% and WBE at 7%.



RESOLUTION

This resolution is an additive change order (*additional funds request*) to an existing contract to transfer and appropriate additional construction funds for Drain Maintenance and Heavy Equipment Facility Expansion, project number ST04047, to fund material cost increases and changes. All Council and Super Districts.

WHEREAS, the Council of the City of Memphis approved Flood Control – ST Coverline, project number ST03207 and DM-HE Facility Expansion, project number ST04047 as part of the Fiscal Year 2022 Capital Improvement Budget; and

WHEREAS, there currently exists a contract (*contract amount \$18,169,800.00*). Council approved an appropriation via resolution (*CIP #ST04047*) awarding a construction contract to Zellner Construction Services (*Contract #38017*) on December 15, 2020 for the Drain Maintenance and Heavy Equipment Facility Expansion; and

WHEREAS, it is necessary to extend said contract for additional construction funds in the amount of \$550,000.00 for DM-HE Facility Expansion, project number ST04047, to fund material cost increases and changes; and

WHEREAS, it is necessary to transfer construction allocation of \$550,000.00 funded by Storm Water Revenue Bonds in Flood Control – ST Coverline, project number ST03207 to DM-HE Facility Expansion, project number ST04047; and

WHEREAS, it is necessary to appropriate \$550,000.00 funded by Storm Water Revenue Bonds in DM-HE Facility Expansion, project number ST04047, for material cost increases and changes.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2022 Capital Improvement Budget be and is hereby amended by transferring a construction allocation of \$550,000.00 funded by Storm Water Revenue Bonds in Flood Control – ST Coverline, project number ST03207 to DM-HE Facility Expansion, project number ST04047 for material cost increases and changes; and

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$550,000.00 funded by Storm Water Revenue Bonds chargeable to the FY 2022 Capital Improvement Budget and credited as follows:

Project Title	DM-HE Facility Expansion
Project Number	ST04047
Total Amount	\$550,000.00



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This resolution is an additive change order (additional funds request) to an existing contract to transfer and appropriate additional construction funds for Environmental Maint Relocation, Project Number SW04007.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Initiated by the Public Works Division.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

NA

4. State whether this will impact specific council districts or super districts.

This impact all Council and Super Districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This amends an existing contract, #38017, with Zellner Construction Services, Inc.

6. State whether this requires an expenditure of funds/requires a budget amendment

This requires an expenditure of funds.

7. If applicable, please list the MWBE goal and any additional information needed

The goals established for this project was MBE at 43% and WBE at 7%.



RESOLUTION

This resolution is an additive change order (*additional funds request*) to an existing contract to transfer and appropriate additional construction funds for Environmental Maint Relocation, Project Number SW04007, to fund material cost increases and changes. All Council and Super Districts.

WHEREAS, the Council of the City of Memphis approved FY22 Rehab Existing Coverline, project number SW22200 and Environmental Maint Relocation, project number SW04007 as part of the Fiscal Year 2022 Capital Improvement Budget; and

WHEREAS, there currently exists a contract (*contract amount \$18,169,800.00*). Council approved an appropriation via resolution (*CIP #SW04007*) awarding a construction contract to Zellner Construction Services, Inc. (*Contract #38017*) on December 15, 2020 for the relocation of the Environmental Maintenance Facility; and

WHEREAS, it is necessary to extend said contract for additional construction funds in the amount of \$600,000.00 for material cost increases and changes to the Environmental Maintenance building; and

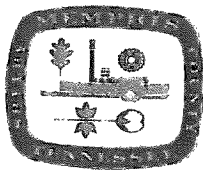
WHEREAS, it is necessary to transfer construction allocation of \$600,000.00 funded by Capital Pay Go-Sewer in FY22 Rehab Existing Coverline, project number SW22200 to Environmental Maint Relocation, project number SW04007; and

WHEREAS, it is necessary to appropriate \$600,000.00 funded by Capital Pay Go-Sewer in Environmental Maint Relocation, project number SW04007 for additional construction funds for material cost increases and changes.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2022 Capital Improvement Budget be and is hereby amended by transferring a construction allocation of \$600,000.00 funded by Capital Pay Go-Sewer in FY22 Rehab Existing Coverline, project number SW22200 to Environmental Maint Relocation, project number SW04007 for material cost increases and changes; and

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$600,000.00 funded by Capital Pay Go-Sewer chargeable to the FY 2022 Capital Improvement Budget and credited as follows:

Project Title	Environmental Maint Relocation
Project Number	SW04007
Total Amount	\$600,000.00



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution approving the sale of 1592 Ely (.25 acres) as approved by MLGW Water Division and Executive staff on June 30, 2021

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Memphis Light, Gas and Water Division

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

District 6, Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

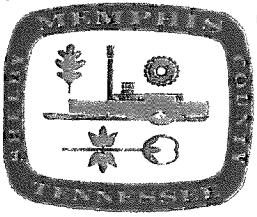
N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A Resolution requesting approval of the sale of a city owned parcel known as 1592 Ely, Parcel ID #034034 00015 Memphis, Tennessee 38106

WHEREAS, the City of Memphis, for the use and benefit of Memphis Light, Gas and Water Division owns a surplus parcel located at 1592 Ely ("The Parcel") that was acquired under instrument number 13131539 in the Register's Office and is further identified by Shelby County Tax Assessor as Parcel 034034 00015 containing 0.25 acres. The Parcel has a value of less than \$10,000;

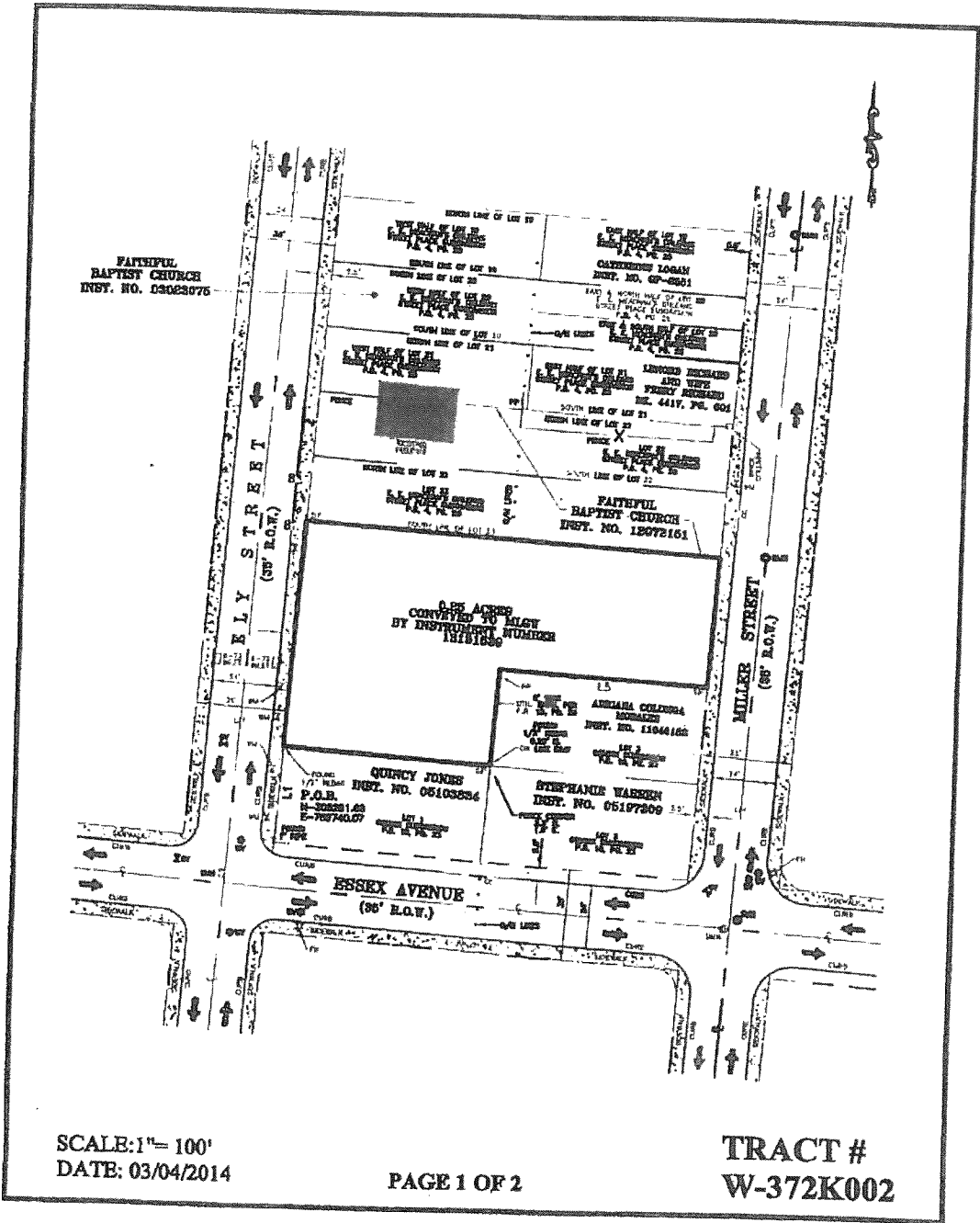
WHEREAS, the sale of the subject Parcel will eliminate blight and maintenance cost for the City of Memphis, for the use and benefit of Memphis Light, Gas and Water Division;

WHEREAS, Faithful Baptist Church submitted an offer of Six Thousand Two Hundred Seven Dollars and 30/100 (\$6,207.30) along with a Six Hundred Twenty Dollars and NO/100 (\$620.00) earnest money deposit to the Chicago Title Insurance Company; and

WHEREAS, it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that said sale be accepted subject to City Ordinance 5637, Amendment to Section 2-291(A) of the City's Code of ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the offer on the above-described Parcel is hereby accepted subject to the City Ordinance 5637, Amendment to Section 2-291(A)1 which states in part, "The City Real Estate Manager shall place a value on all properties being considered for sale and on all properties having an estimated and probable value of \$10,000.00 or less without obtaining an independent appraisal."

BE IT FURTHER RESOLVED, that subject to the Ordinance, Chicago Title Insurance Company shall prepare, and City of Memphis Real Estate Department will arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis, for the use and benefit of Memphis Light, Gas and Water Division is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



SCALE: 1" = 100'
 DATE: 03/04/2014

TRACT #
 W-372K002

DESCRIPTION:

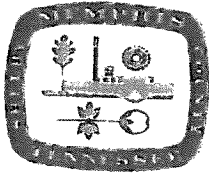
Description of the Faithful Baptist Church property recorded in Instrument No. 03148103, being Lot 24 and Lot 25, E. E. Meacham's Orleans Street Place Subdivision recorded in Plat Book 4, Page 28 and the Faithful Baptist Church property recorded in Instrument No. 12072152, being Lot 4, Grusin Subdivision recorded in Plat Book 18, Page 23 in Memphis, Shelby County, Tennessee:

Beginning at a found 1/2" rebar in the east line of Ely Street (35' R.O.W.), said point being the southwest corner of said property recorded in Instrument No. 12072152, the northwest corner of the Quincy Jones property recorded in Instrument No. 05103834, being north 04 degrees 12 minutes 49 seconds east, 37.16 feet from the intersection of the east line of said Ely Street and the north line of Essex Avenue (35' R.O.W.) and being on Tennessee Coordinate System 1983 (N-305281.68, E-759740.07); thence north 04 degrees 12 minutes 49 seconds east along the east line of said Ely Street, 87.50 feet to a set 1/2" rebar with plastic cap at the northwest corner of said property recorded in Instrument No. 03148103 and the southwest corner of the Faithful Baptist Church property recorded in Instrument No. 12072151; thence south 86 degrees 01 minutes 33 seconds east along the north line of said property recorded in Instrument No. 03148103 and along the south line of said property recorded in Instrument No. 12072151, 159.41 feet to a set 1/2" rebar with plastic cap in the west line of Miller Street (35' R.O.W.), said point being the northeast corner of said property recorded in Instrument No. 03148103 and the southeast corner of said property recorded in Instrument No. 12072151; thence south 04 degrees 13 minutes 00 seconds west along the west line of said Miller Street, 50.00 feet to a set 1/2" rebar with plastic cap at the southeast corner of said property recorded in Instrument No. 03148103 and the northeast corner of the Adriana Colunga Morales property recorded in Instrument No. 11046162; thence north 86 degrees 01 minutes 33 seconds west along the south line of said property recorded in Instrument No. 03148103 and along the north line of said property recorded in Instrument No. 11046162, 79.70 feet to a set 1/2" rebar with plastic cap at the northeast corner of said property recorded in Instrument No. 12072152 and the northwest corner of said property recorded in Instrument No. 11046162; thence south 04 degrees 12 minutes 49 seconds west along the east line of said property recorded in Instrument No. 12072152 and along the west line of said property recorded in Instrument No. 11046162, 37.50 feet to a set 1/2" rebar with plastic cap at the southeast corner of said property recorded in Instrument No. 12072152, the southwest corner of said property recorded in Instrument No. 11046162, the northeast corner of said property recorded in Instrument No. 05103834 and the northwest corner of the Stephanie Warren property recorded in Instrument No. 05197309; thence north 86 degrees 01 minutes 33 seconds west along the south line of said property recorded in Instrument No. 12072152 and along the north line of said property recorded in Instrument No. 05103834, 79.70 feet to the POINT OF BEGINNING and containing 0.25 acres of land.

SCALE: 1" = 100'
DATE: 03/04/2014

PAGE 2 OF 2

TRACT #
W-372K002



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a Resolution requesting the approval for the sale of a City owned parcel located at 0 Winnona Avenue (38108) in Memphis, Shelby County, Tennessee and further described as Parcel ID# 042049 00040C.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

General Services

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

Council District 7 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

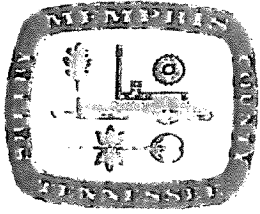
This item does not require a new contract or amend an existing contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



City Council Resolution

A Resolution requesting the approval for the sale of a City owned parcel located at 0 Winnona (38108), Shelby County, Tennessee and further described as Parcel ID# 042049 00040C.

Whereas the City of Memphis has ownership of certain real property located at: 0 Winnona Avenue (38108) in Memphis, Shelby County Tennessee, identified by the Shelby County Register of Deeds Office as Parcel ID #042049 00040C; and

Whereas ABLE TOWING AND TRANSPORTATION LLC desires to purchase Parcel ID #042049 00040C and has submitted an offer of \$6,000.00 based upon comparable sales and approval by the City's Real Estate Manager; and

Whereas the sale of City owned parcels will increase the General Fund, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis; and

Whereas it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to terms and conditions set forth in the Offer to Purchase and City Ordinance 2-291-1(A);

Now, therefore be it resolved by the Council of the City of Memphis that the offer submitted by ABLE TOWING AND TRANSPORTATION LLC, on the above described Parcel is hereby accepted subject to City Ordinance 2-291(A), which states in part, "The city real estate manager shall place a value on all properties being considered for sale in a manner herein determined and on all properties having an estimated and probable value of \$10,000.00 or less shall place a value without obtaining an independent appraisal."

Be it further resolved, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a Resolution requesting the approval for the sale of a City owned parcel located at 0 Winnona Avenue (38108) in Memphis, Shelby County, Tennessee and further described as Parcel ID# 042049 00040C.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

General Services

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

Council District 7 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This item does not require a new contract or amend an existing contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



City Council Resolution

A Resolution requesting the approval for the sale of a City owned parcel located at 0 Winnona (38108), Shelby County, Tennessee and further described as Parcel ID# 042049 00040C.

Whereas the City of Memphis has ownership of certain real property located at: 0 Winnona Avenue (38108) in Memphis, Shelby County Tennessee, identified by the Shelby County Register of Deeds Office as Parcels ID #042049 00040C

Whereas ABLE TOWING AND TRANSPORTATION LLC desires to purchase Parcel ID #042049 00040C and has submitted an offer of \$6,000.00 based upon comparable sales and approval by the City's Real Estate Manager;

Whereas the sale of City owned parcels will increase the General Fund, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis

Whereas it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to terms and conditions set forth in the Offer to Purchase and City Ordinance 2-291-1(A)

Now, therefore be it resolved by the Council of the City of Memphis that the offer submitted by ABLE TOWING AND TRANSPORTATION LLC, on the above described Parcels is hereby accepted subject to City Ordinance 2-291(A), which states in part, "The city real estate manager shall place a value on all properties being considered for sale in a manner herein determined and on all properties having an estimated and probable value of \$10,000.00 or less shall place a value without obtaining an independent appraisal."

Be it further resolved, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.

Summary Notes for 0 Winnona Avenue

Notes for the sale of 0 Winnona Avenue

Purchaser: ABLE TOWING AND TRANSPORTATION LLC

c/o Arregious Joyner (email: aj2Buck@gmail.com) (901.490.6525)

1 surplus parcel being sold at 0 Winnona Avenue Memphis, TN 38108, Parcel ID: 042049 00040C

Purchaser: ABLE TOWING AND TRANSPORTATION LLC requested to purchase the parcel with the intended use being “to provide a secured storage for recovered customer vehicles and give back to the community by providing employment opportunities to those who are looking for work close to home. The project is to take off immediately and plans of completion of 3-6 months.” The request to sale was submitted to all Directors. The City no longer has a need for the property. The Office of Planning and Development made the sale conditional based on the removal of the existing billboard. General Service and Public Works worked together to remove the billboard which is no longer there. Below is a picture of the corner lot at the corner of Winnona Avenue and Hollywood Blvd.



The City of Memphis acquired the property by Tax Sale 2018 shown on the Shelby County Register’s site.

Council District 7/Michalyn Easter-Thomas

Super District 8

An analysis of comparable sales was performed to arrive at a sales price of \$6,000.00.

Sold Parcels:

Parcel ID # 042058 00006	Sales Price \$6,500	
--------------------------	---------------------	--

The total sale price for 0 Winnona Avenue is \$6,000.00.

The purchaser has deposited the earnest money of \$600 (10% of the Sales Price of \$6,000)

Requesting Council to approve the sale.



Shelandra Y. Ford

Shelby County Register of Deeds

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[FEMA](#)

[ReGIS](#)

Select Language ▼



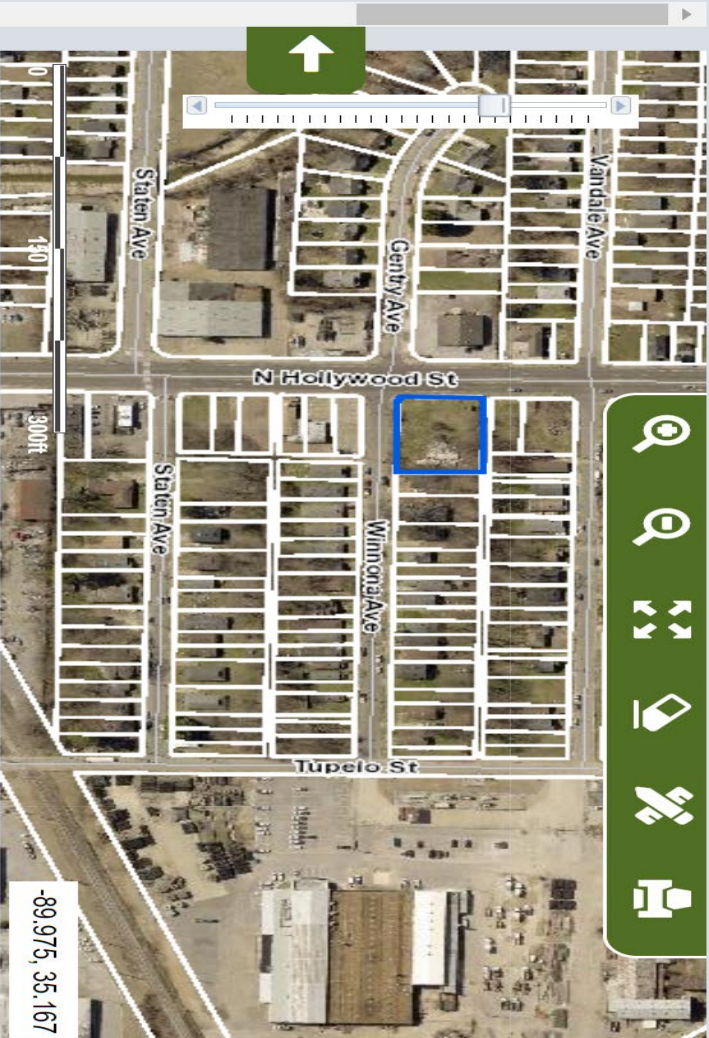
Search

Details

Layers

Property Details

Owner Name: CITY OF MEMPHIS TAX SALE
16.05
Property Address: WINNONA AVE
Parcel ID: 042049 00040C
Appraisal: \$3,500
Tax District: MEMPHIS
Tax Map: [1151](#)
Year Built:
Lot Number: 4-7
Subdivision: VANNDALE BLK 3



Type here to search

Windows taskbar showing icons for File Explorer, Microsoft Teams, OneDrive, Edge, Chrome, Word, and system tray with temperature (64°F), time (5:09 PM), and date (4/19/2022).

MEMPHIS POLICE
DEPARTMENT

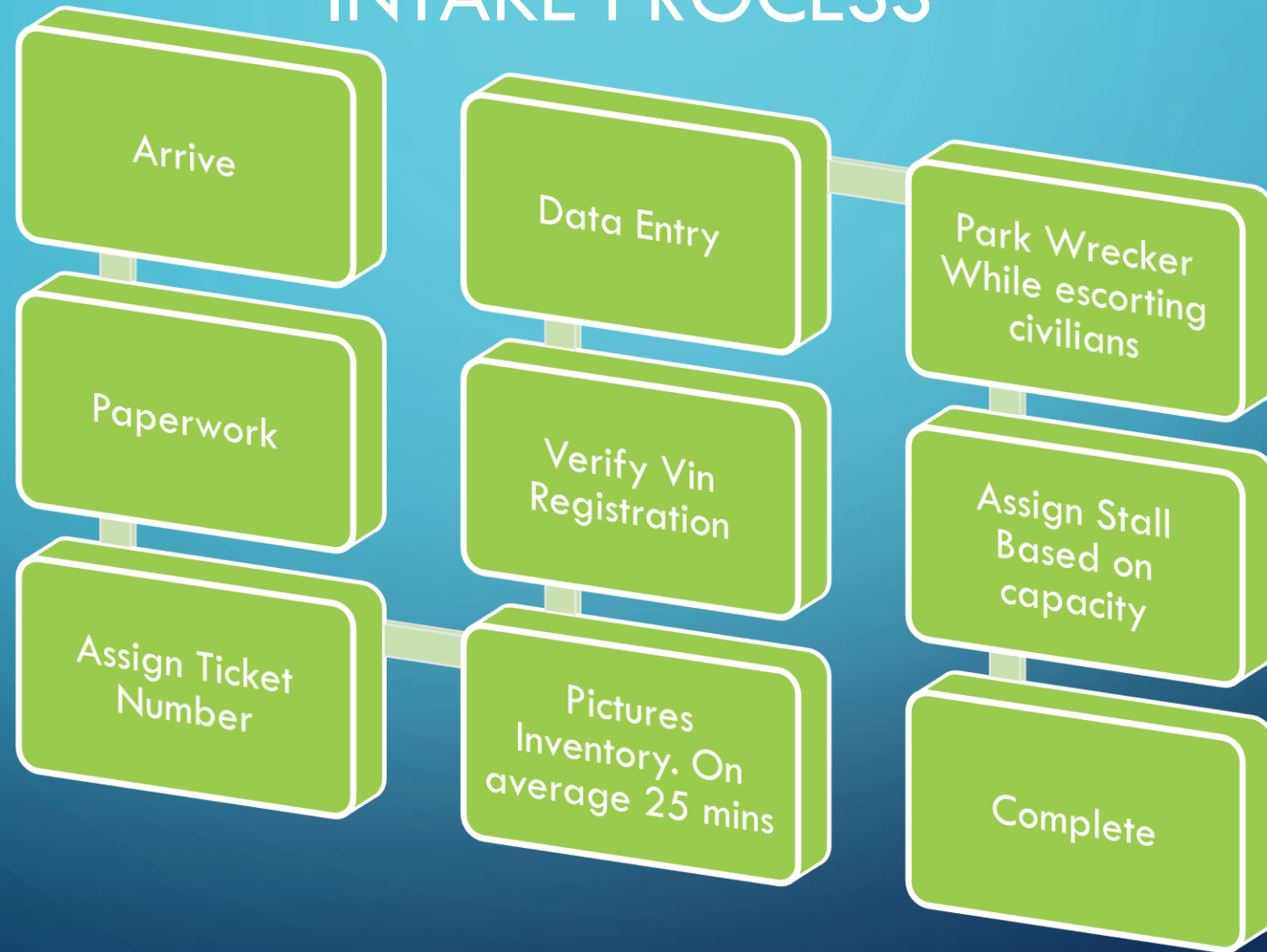
CITY COUNCIL
UPDATE

Chief CJ Davis

April 19, 2022

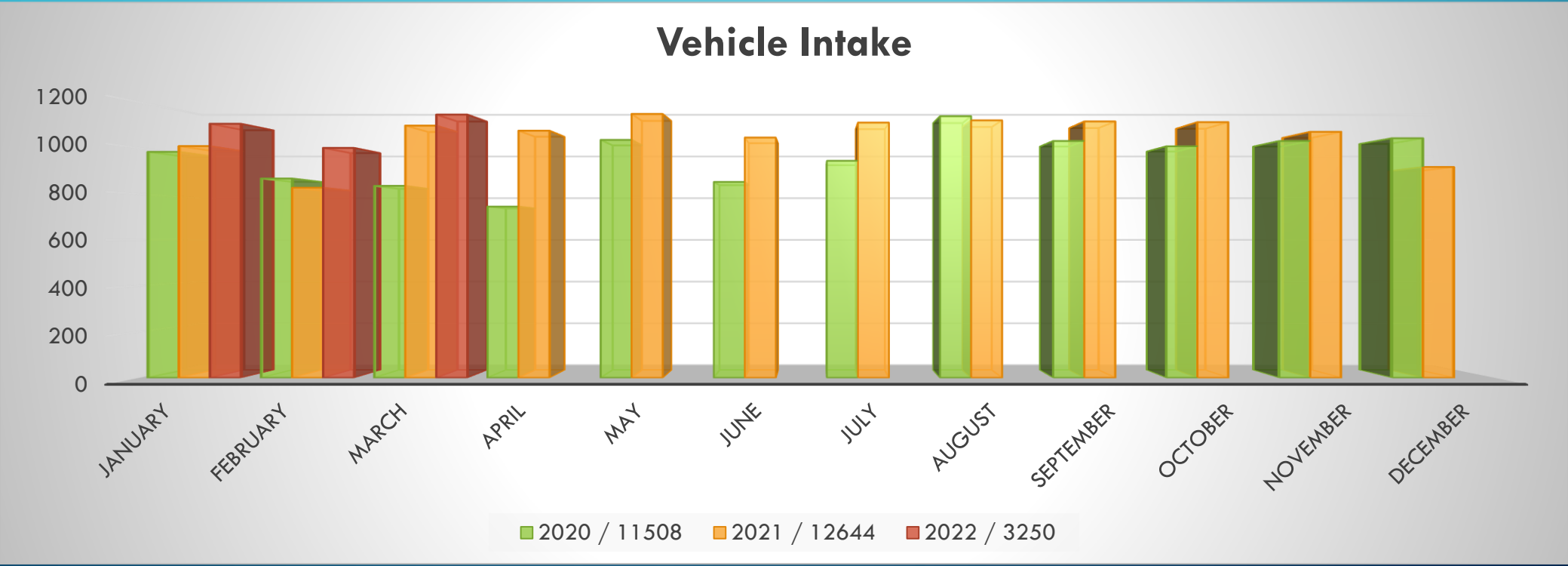


INTAKE PROCESS

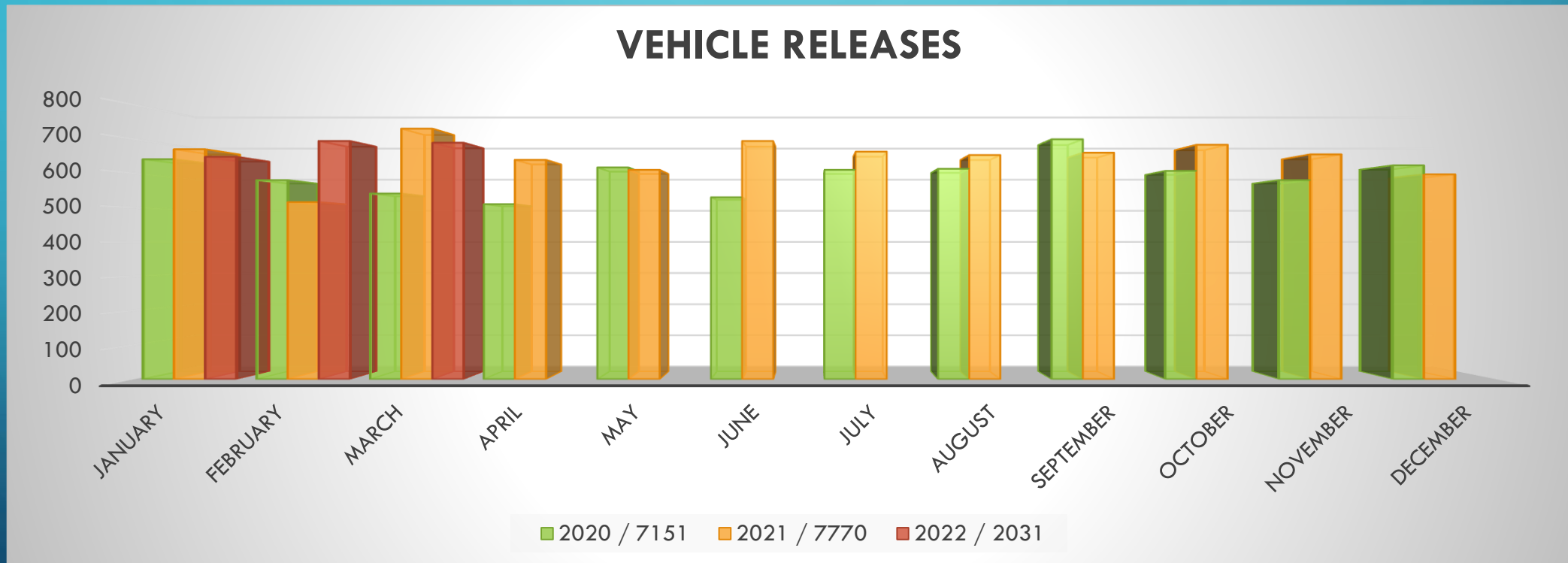




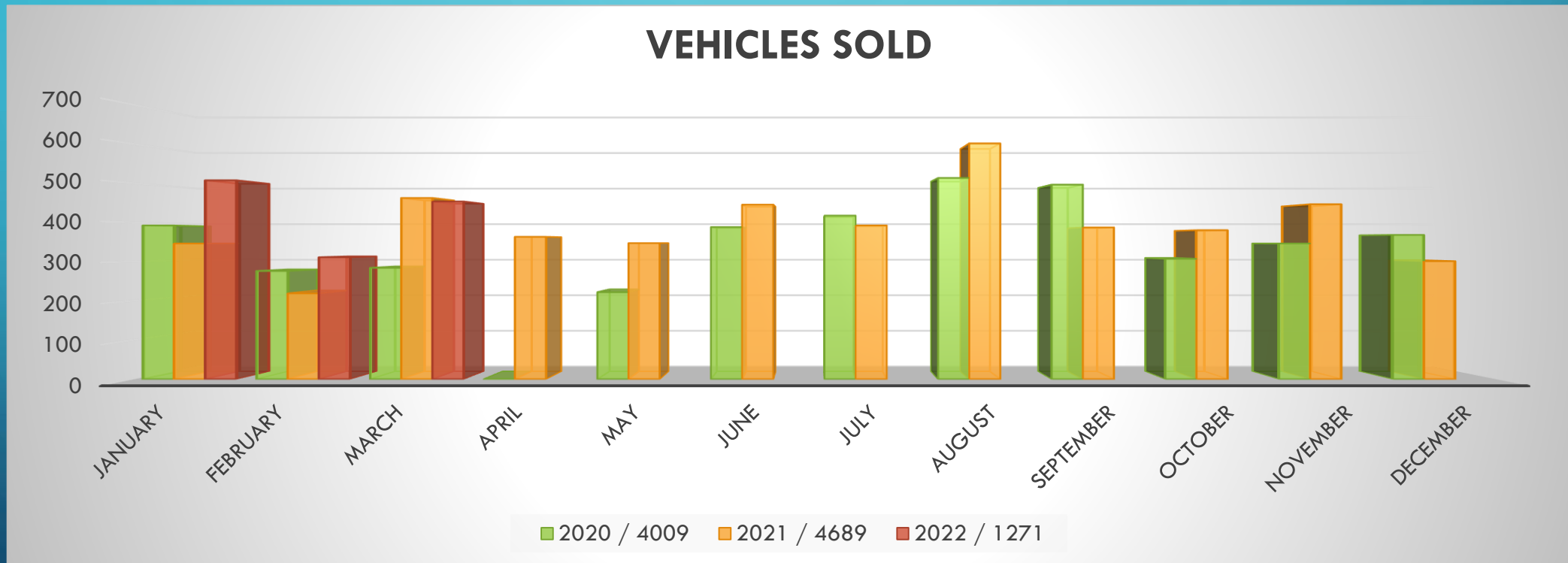
MONTHLY VEHICLE INTAKE



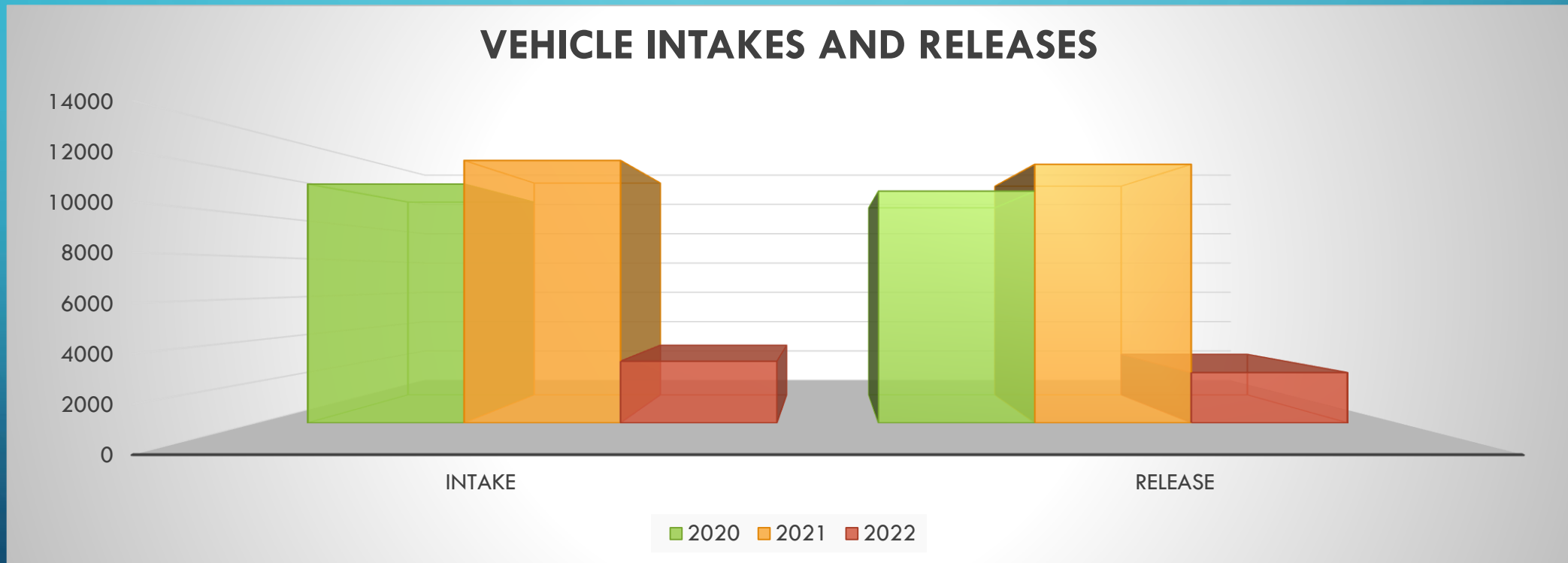
VEHICLE RELEASES



VEHICLES SOLD AT AUCTION



INTAKES VS RELEASES



OTHER RESPONSIBILITIES

CUSTOMERS

Picking up vehicles

Ownership papers reviewed

Copies are needed

Run the register

Ensure Wreckers are cleared to be on the lot.

Complaints – damage to cars etc.

PHONES

Insurance Companies

Lien Holders

Attorneys

Customers checking on their cars' hold status

Tractor Trailers – ownership

LEGAL

Deceased Owner requires contact with Legal Advisors office and documentation of Next of Kin status.

Probate Court

OCU releases (no matter how long on the lot Court order allowing only admin fee \$10.00)

Code Enforcement/Other Agencies

CHALLENGES

FORK LIFT DOWN

Private Wrecker Services used to move cars.

Depend upon 1 fork lift 24 hours/7 days a week.

CONTRABAND

While Inventory occurs and contraband is located.

Officer has to be called back out to the lot to handle the contraband.

LOT ISSUES AND PERSONNEL

Wednesday – Sale Day

Lot made for 1200, current 1743

Personnel Shortages – Completed hiring of one employee. Have four VSSR positions open, one supervisor and auction lead supervisor open

SOLUTIONS

- CIP request for 2 new Fork Lifts
- Housing Lot and/or new lot that will accommodate a larger quantity of vehicles to decrease claims and time
- Ideally we need 7 more positions besides what we have allocated
- Currently 6 recruits working until July

Join The Best in BLUE

The Memphis Police Department



LAW ENFORCEMENT SENSITIVE; DO NOT DISSEMINATE

joinmpd.com