



Memphis City Council Summary Sheet

PD 22-07

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 6685 SHELBY DR., KNOWN AS CASE NUMBER PD 22-07

- This item is a resolution with conditions to allow a car wash establishment; 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 PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 6685 SHELBY DR., KNOWN AS CASE NUMBER PD 22-07

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 Century Express Car Wash filed an application with the Memphis and Shelby County Division of Planning and Development to allow a car wash establishment; 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 May 12, 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.

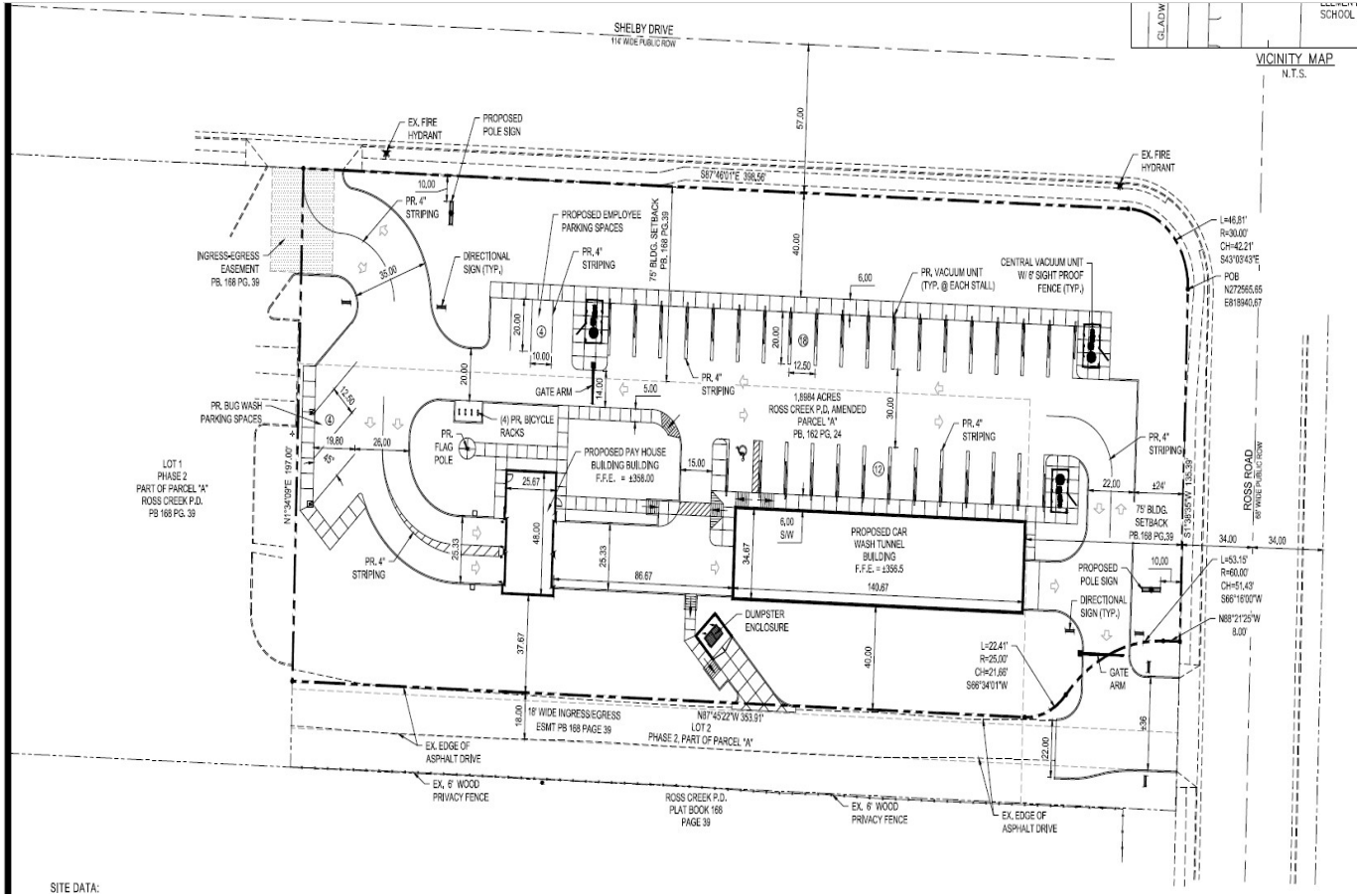
ATTEST:

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

GENERAL PLAN CONDITIONS

1. The final plan shall be re-recorded with amended use conditions.
2. Staff will require an increase in buffer between the car wash and the existing residential neighborhood it abuts off Ross Rd. A final landscape plan is subject to administrative review by the Division of Planning and Development.

SITE PLAN



SITE DATA:

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, May 12, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	PD 22-07
DEVELOPMENT:	Ross Creek Planned Development
LOCATION:	6685 Shelby Dr.
COUNCIL DISTRICT(S):	District 3 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Century Express Car Wash
REPRESENTATIVE:	Anita Archambeau & Matt Wolfe, ETI Corp.
REQUEST:	Amendment to Ross Creek planned development to allow a car wash establishment
EXISTING ZONING:	Conservation Agriculture (CA)
AREA:	+/-1.9 acres

The following spoke in support of the application: Matt Wolfe, Ray Gill, Leroy Ratliff

The following spoke in opposition the application: None

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

The motion passed by a unanimous vote of 8-1 on the consent agenda.

Respectfully,



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

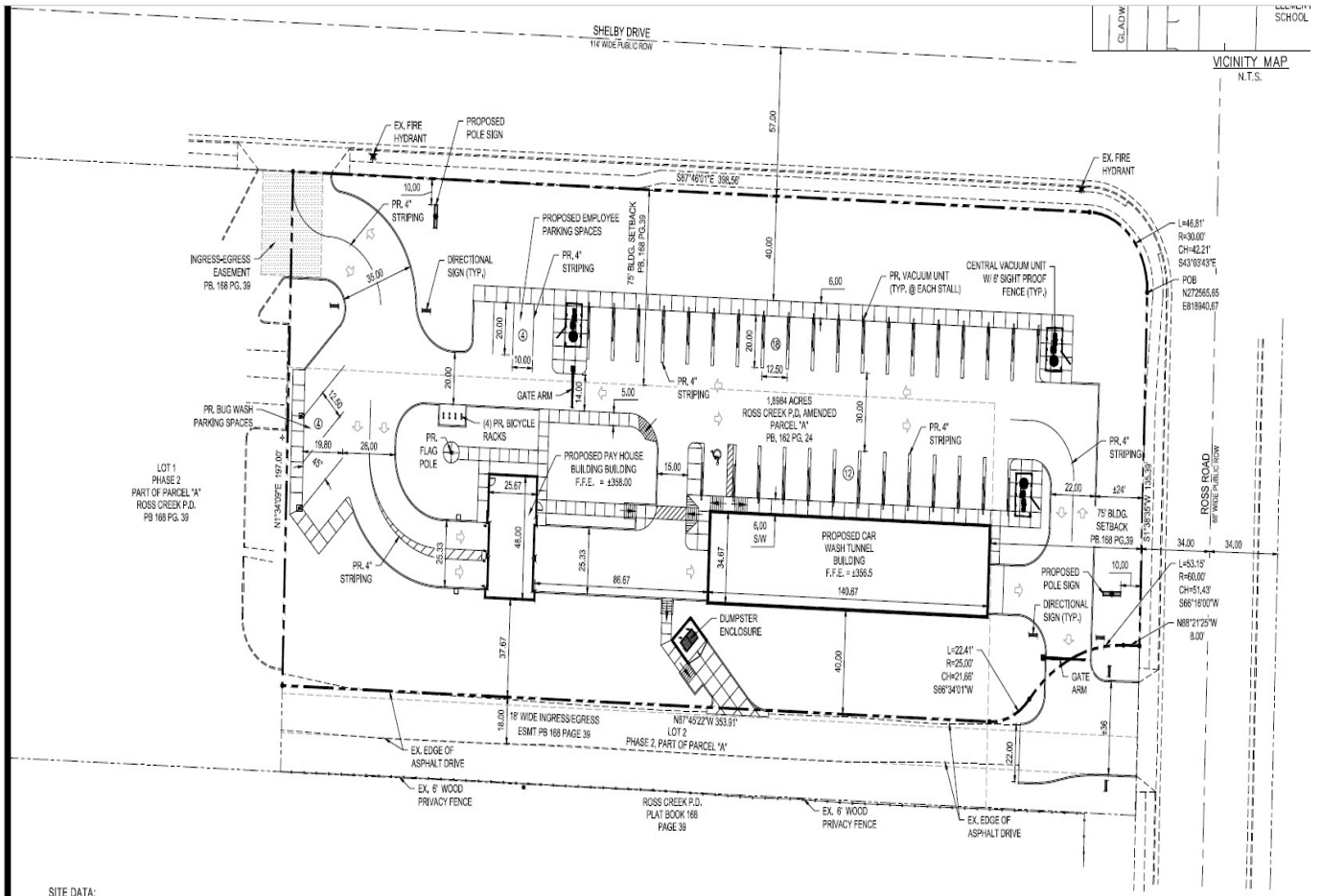
Cc: Committee Members
File

**PD 22-07
CONDITIONS**

General Plan Conditions

1. The final plan shall be re-recorded with amended use conditions.
2. Staff will require an increase in buffer between the car wash and the existing residential neighborhood it abuts off Ross Rd. A final landscape plan is subject to administrative review by the Division of Planning and Development.

SITE PLAN



SITE DATA:

AGENDA ITEM: 4

CASE NUMBER: PD 22-07 **L.U.C.B. MEETING:** May 12, 2022

DEVELOPMENT: Ross Creek Planned Development

LOCATION: 6685 E. Shelby Dr.

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

OWNER/APPLICANT: Century Express Car Wash/Anita Archambeau & Matt Wolfe, ETI Corp.

REPRESENTATIVE: Anita Archambeau & Matt Wolfe, ETI Corp.

REQUEST: Amendment to Ross Creek Planned Development to allow a car wash establishment

AREA: +/-1.9 acres

EXISTING ZONING: Conservation Agriculture (CA)

CONCLUSIONS

1. The applicant is requesting an amendment to Ross Creek Planned Development to allow a car wash establishment.
2. The site plan is in conformance with the outline plan conditions other than the vehicle which was not included as a permitted use in Parcel A in the previous approved case #PD 94-304 CC because the Unified Development Code (UDC) requires a Special Use permit for this type use in Commercial Mixed Use -1(CMU-1) zoning district.
3. The proposed development will 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.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is inconsistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17-18 of this report.

RECOMMENDATION

Rejection

GENERAL INFORMATION

Street Frontage: E. Shelby Drive +/-33.8 linear feet
Ross Road +/-44.0 linear feet

Zoning Atlas Page: 2450

Parcel ID: 093700 00556

Existing Zoning: Conservation Agriculture (CA)

NEIGHBORHOOD MEETING

The meeting was held at 6:30 PM on Monday, April 26, 2022, via Zoom.

**A Second Zoom Neighborhood Meeting has been scheduled for
Monday, April 25, 2022 6:30 PM Central Time**

Join Zoom Meeting

<https://my-gcu-edu.zoom.us/j/9081774214> Meeting ID: 908 177 4214

Join Meeting By Telephone

+1 312 626 6799

Meeting ID: 908 177 4214

If you have any questions or cannot attend the Zoom meeting, please contact Anita Archambeau, ETI Corporation at aarchambeau@eticorp.com or 320-267-4411.

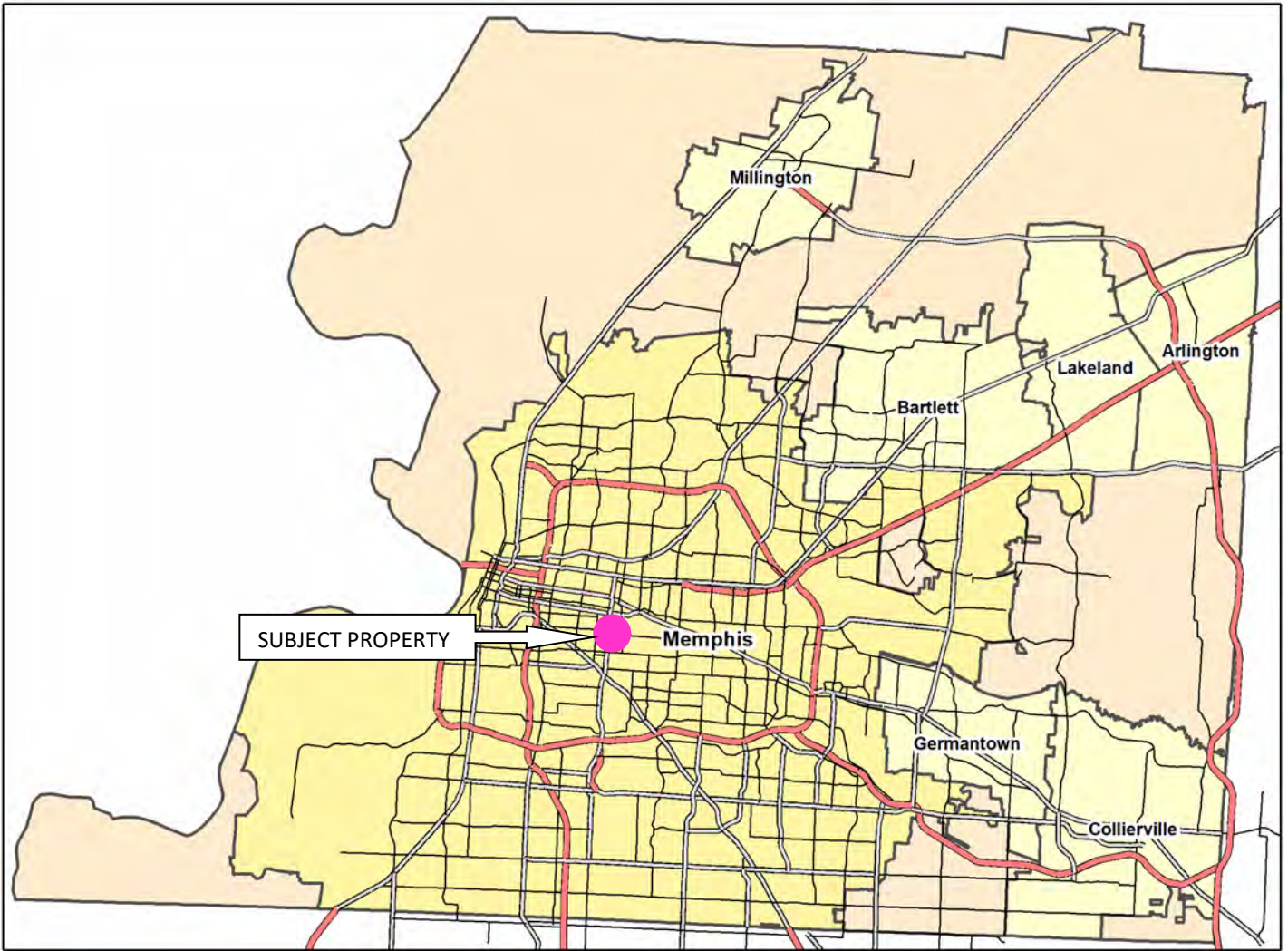
The meeting ended at appropriately 7:05. In attendance were:

Anita Archambeau	ETI Urban Planner, Applicant Representative
Matt Wolfe	ETI Engineer, Applicant Representative
Leroy Ratliff	Owner and Applicant
Raphael Shivers	Neighborhood resident/homeowner (attended the meeting from 6:30-6:45)
Deborah Durham	Neighborhood resident/homeowner (attended the meeting from 6:50-6:55)

PUBLIC NOTICE

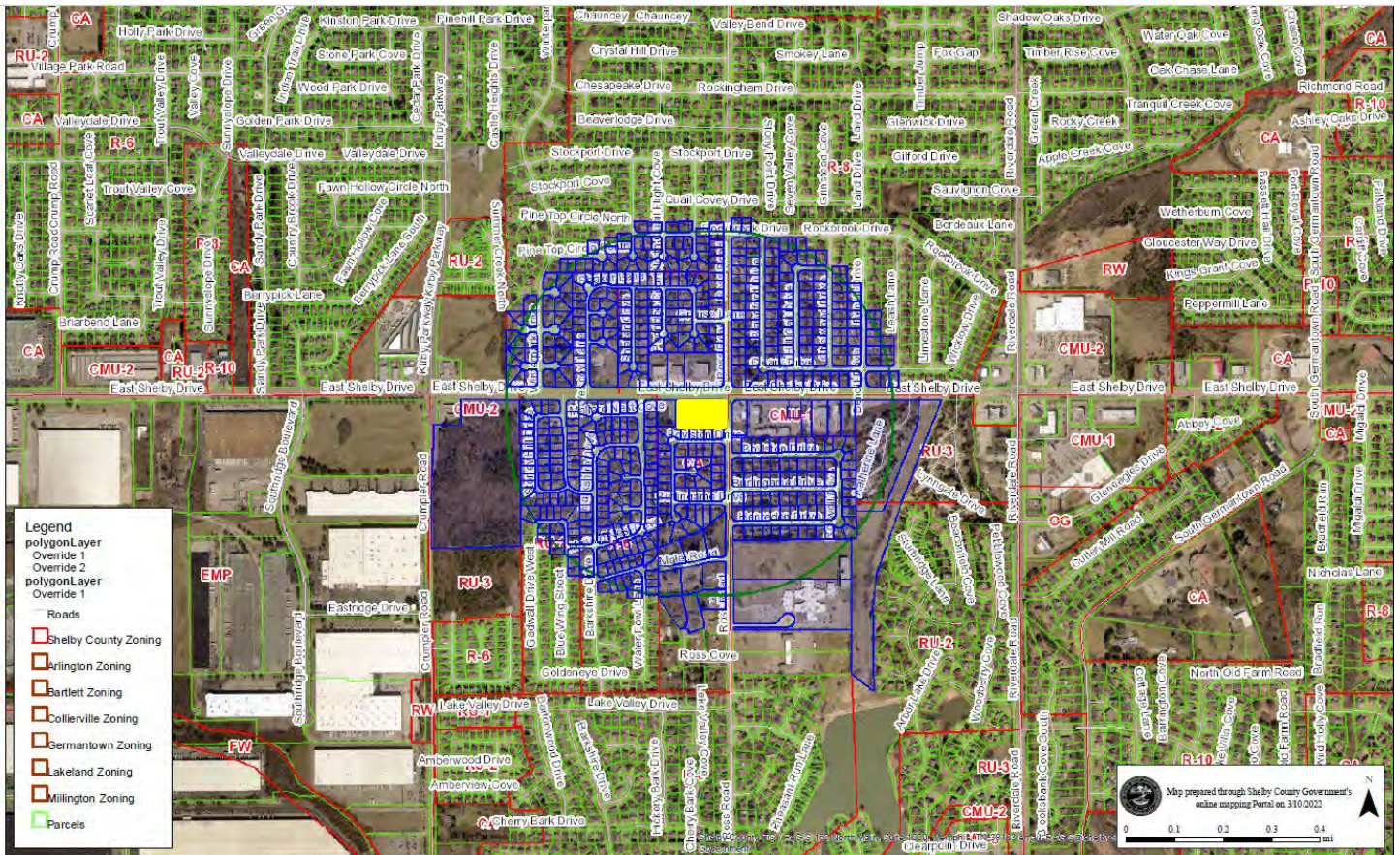
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 632 notices were mailed on March 28, 2022, and a total of 2 sign posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



Subject property located within the pink circle

VICINITY MAP



Subject property highlighted in yellow

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

Existing Zoning: Conservation Agriculture (CA)

Surrounding Zoning

North: R-8

East: CMU-1

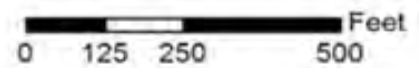
South: CA

West: R-6

LAND USE MAP



LandUse



Subject property outlined in electric blue indicated by a pink star

SITE PHOTOS



View of the subject property from E. Shelby Dr. looking north

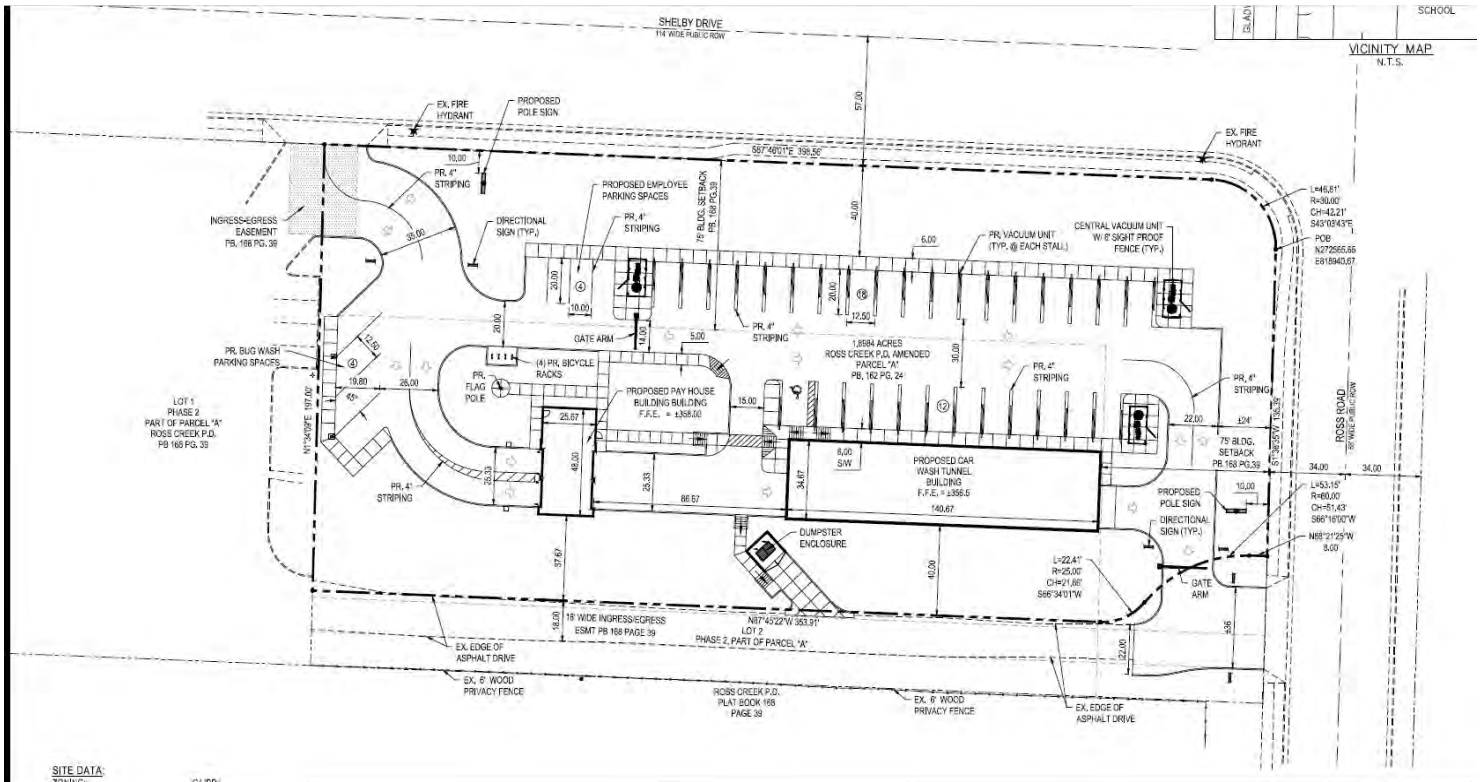


View of the subject property from E. Shelby Dr. looking west

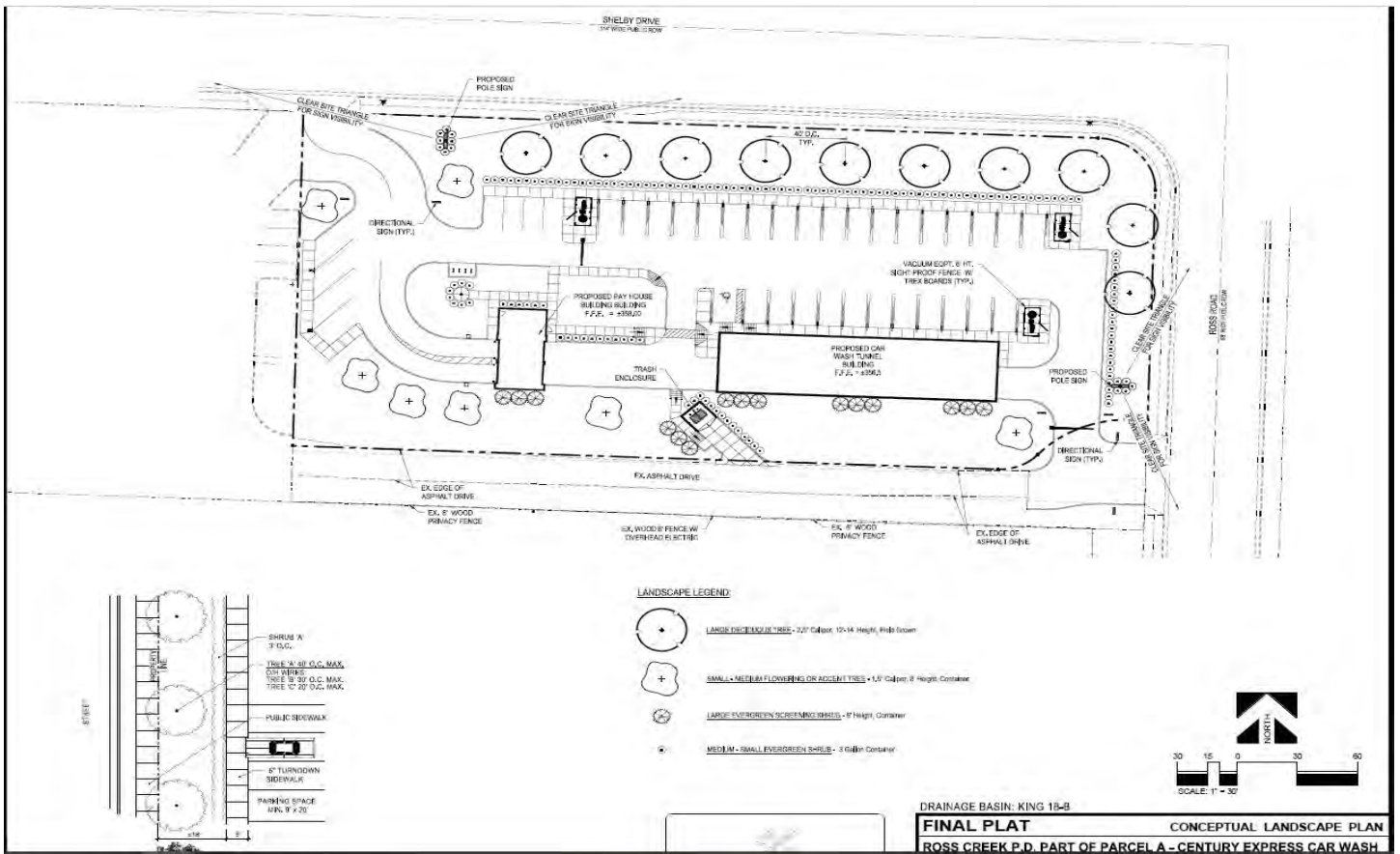


View of the subject property from Ross Road looking northeast

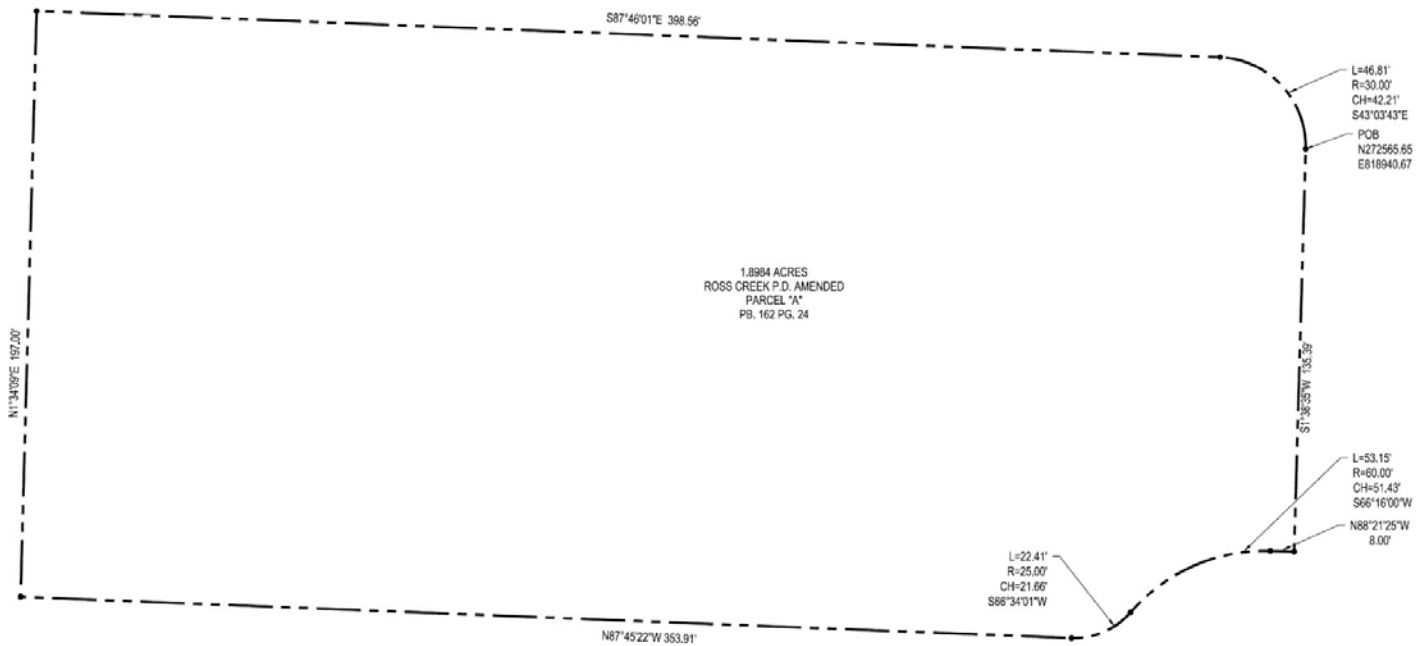
SITE PLAN



CONCEPTUAL LANDSCAPE PLAN



PLOT PLAN



PROPERTY LINE DESCRIPTION

BEING A SURVEY OF PART OF PARCEL A, ROSS CREEK P.U.D. AS RECORDED IN PLAT BOOK 162 PAGE 24 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON PIN ON THE WEST LINE OF ROSS ROAD (68' WIDE PUBLIC ROW) 30.00 FEET SOUTH OF THE TANGENT INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF SHELBY DRIVE (114' WIDE PUBLIC ROW), SAID POINT HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTHING 272565.65 AND EASTING 818940.67;

THENCE S1°38'35"W ALONG SAID WEST LINE A DISTANCE OF 135.39 FEET TO A SET 1/2" IRON PIN ON THE NORTH LINE OF LOT 2, PHASE 2, PART OF PARCEL A, ROSS CREEK P.U.D. (PLAT BOOK 168 PG 39);

THENCE N88°21'25"W ALONG SAID NORTH LINE A DISTANCE OF 8.00 FEET TO A SET 1/2" IRON PIN AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 53.15 FEET AND CHORD OF 51.43 FEET (S66°16'00") TO A SET 1/2" IRON PIN THE POINT OF REVERSE CURVE;

THENCE WESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 22.41 FEET AND CHORD OF 21.66 FEET (S66°34'01"W) TO A SET 1/2" IRON PIN AT THE POINT OF TANGENCY;

THENCE N87°45'22"W ALONG SAID NORTH LINE A DISTANCE OF 353.91 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1,

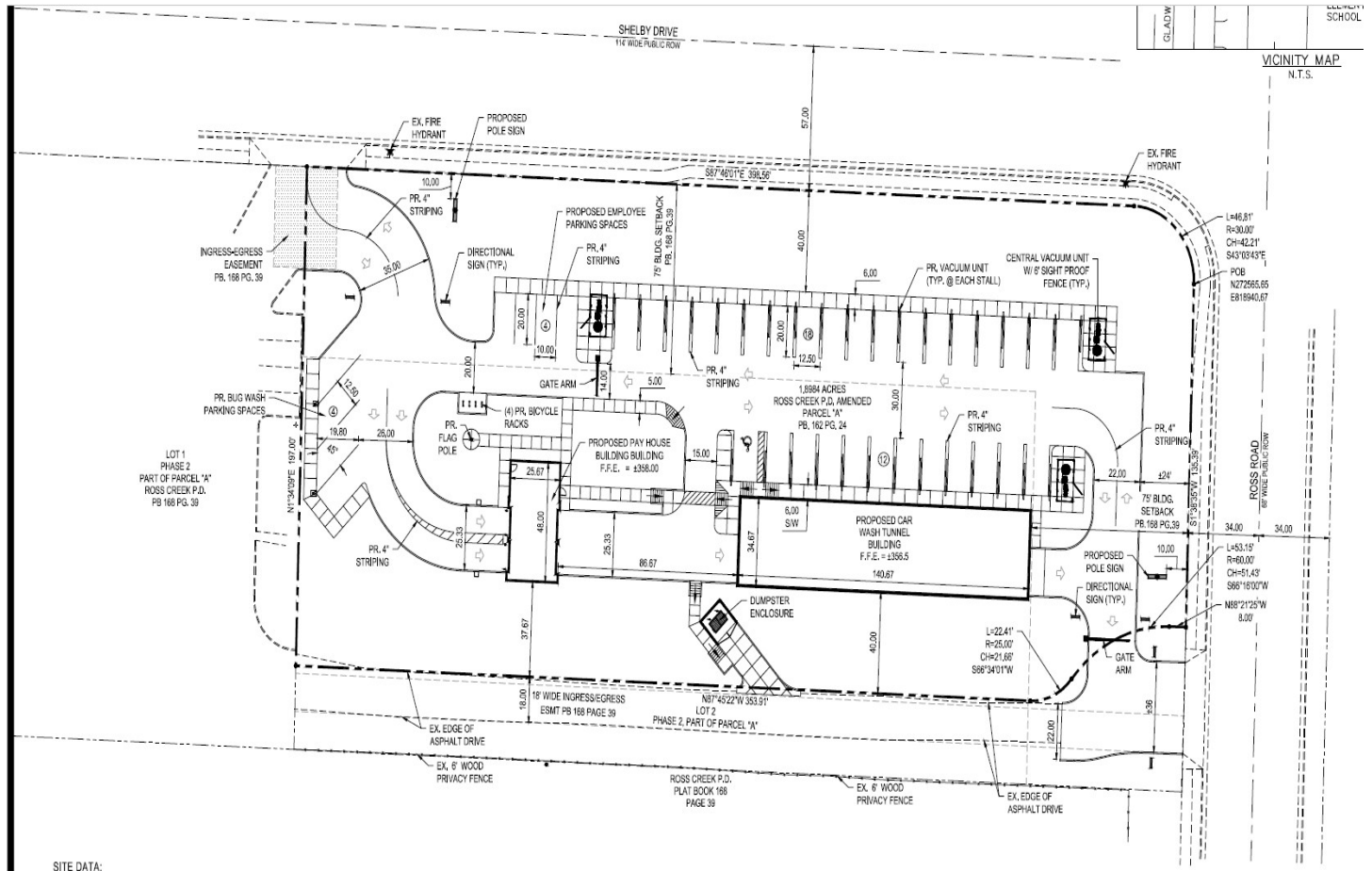
THENCE N1°34'09"E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 197.00 FEET TO A SET NAIL ON THE SOUTH LINE OF SHELBY DRIVE;

THENCE S87°46'01"E ALONG SAID SOUTH LINE OF SHELBY DRIVE A DISTANCE OF 398.56 FEET TO A SET 1/2" IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00, AN ARC LENGTH OF 46.81 FEET AND CHORD OF 42.21 FEET (S43°03'43"E) TO THE POINT OF BEGINNING,

CONTAINING 1.8984 ACRES MORE OR LESS.

CONCEPT PLAN



SITE DATA:

CAR WASH TUNNEL BUILDING ELEVATIONS

NORTH ELEVATION
147'-8"

SOUTH ELEVATION
34'-4"

EAST ELEVATION
34'-4"

WEST ELEVATION

KEY	DESCRIPTION	MANUFACTURER	PRODUCT DESCRIPTION
01	PAINTED SPLIT FACE CONC. BLOCK	SHERWIN WILLIAMS	COLOR: SW 7504 FUNCTIONAL GRAY
02	PAINTED SMOOTH FACE CONC. BLOCK	SHERWIN WILLIAMS	COLOR: SW 7529 AGREEABLE GRAY
03	CABLE SUPPORTED ALUMINUM CANOPIES	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR: CLEAR ANODIZED
04	METAL FRAMED SLOPED CANOPY	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR: SELECTED BY OWNER
05	TEXTURED STUCCO FINISH	PARFX USA	COLOR: BLUE LIGHTFINE TEXTURE
06	TEXTURED STUCCO FINISH	PARFX USA	COLOR: AGREEABLE GRAY LIGHTFINE TEXTURE

CAR WASH TUNNEL BUILDING ELEVATIONS
DRAINAGE BASIN: KING 18-B

TRASH ENCLOSURE ELEVATIONS

EAST ELEVATION
45'-0"

WEST ELEVATION

NORTH ELEVATION
25'-4"

SOUTH ELEVATION

INTERIOR ELEVATION

PAY STATION BUILDING ELEVATIONS

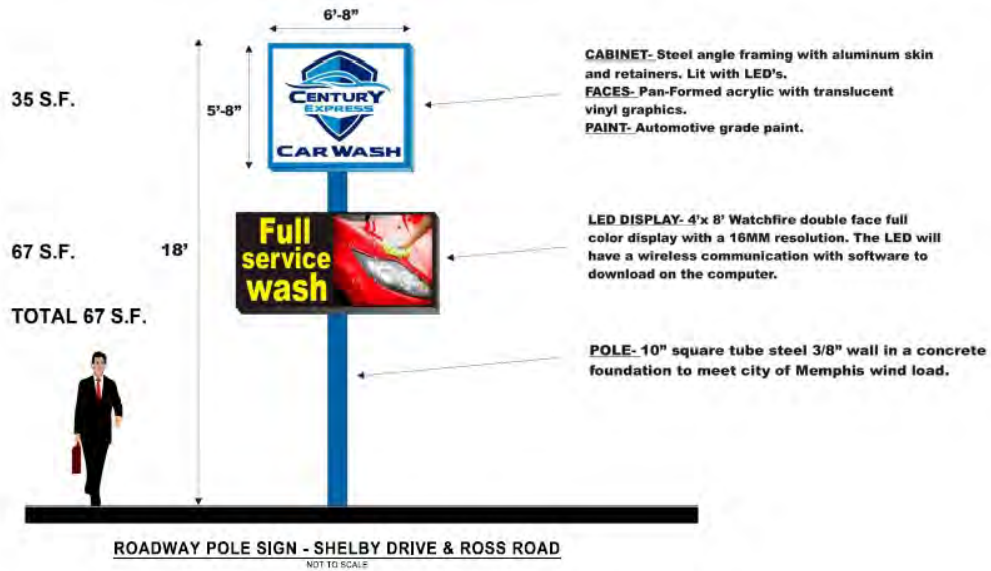
TRASH ENCLOSURE ELEVATIONS

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04	METAL FRAMED SLOPED CANOPY	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR: SELECTED BY OWNER
05	TEXTURED STUCCO FINISH	PARFX USA	COLOR: BLUE LIGHTFINE TEXTURE
06	TEXTURED STUCCO FINISH	PARFX USA	COLOR: AGREEABLE GRAY LIGHTFINE TEXTURE
07	TRIX FENCING MATERIAL	TRIX	COLOR TO MATCH SW 7529 AGREEABLE GRAY



DRAINAGE BASIN: KING 18-B		BUILDING ELEVATIONS	
FINAL PLAT			
ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH			
CASE NUMBER:	MEMPHIS, TENNESSEE:	ACREAGE: 1.9 ACRES	WARD OR DISTRICT: 33
NUMBER OF LOTS: 01			BLOCK: 700, PARCEL: 506
DEVELOPER: CENTURY EXPRESS CAR WASH	ENGINEER: ETI CORPORATION		
827 HALLIE PARK DRIVE	1765 LYNFIELD ROAD, SUITE 100		
COLLIERVILLE, TN, 38407	MEMPHIS, TN, 38115		
100-YEAR FLOOD ELEVATION: 47187.00 AMP	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:	
DATE: MARCH 15, 2022	47187.00 AMP	SEPTEMBER 26, 2007	
	SCALE: 1" = 30'	SHEET: 4 OF 6	

BUILDING SIGNS & LOGO



DRAINAGE BASIN: FLETCHER 12-A		
FINAL PLAT		SIGN DETAILS
AUTUMN CREEK C-P PHASE 5 - CENTURY EXPRESS CAR WASH		
CASE NUMBER: 21TMP-048841	FORMER CASE NUMBERS: 2-99-180	
CORDOVA, TENNESSEE		
NUMBER OF LOTS: 02	ACREAGE: 2.48 ACRES	WARD OR DISTRICT: 38.5.5.E. BLOCK: 800.8.001. PARCEL: 32.1.A.013
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLIE PARK DRIVE	ENGINEER: ETI CORPORATION 1755 LYNFIELD ROAD, SUITE 100	

STAFF ANALYSIS

Request

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

The request is amendment to Ross Creek Planned Development to allow a car wash establishment.

Applicability

Staff disagrees 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 to order to encourage the rehabilitation of such centers in order to meet current market preferences.*
- J. Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work.*
- K. Consistency with the Memphis 3.0 General Plan.*

General Provisions

Staff disagrees 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

Approval Criteria

Staff disagrees 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.

Consistency with Memphis 3.0

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

Comprehensive Planning Review

This summary is being produced in response to the following application to support the LUDS department in their recommendation: PD 22-07: Hickory Hill

Site Address/location: 0 Ross Road (Parcel 093700 00556)

Land Use Designation (see page 102 for details): Low Intensity Commercial & Services (CSL)

Based on the future land use and existing adjacent land use the proposal IS NOT CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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

1. FUTURE LAND USE PLANNING MAP



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

2. Land use description & applicability:

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

service areas are along a corridor amenities

“CSL” Goals/Objectives:

Improved development patterns along auto-oriented corridors, revitalization.



commercial

“CSL” Form & Location Characteristics:

Commercial and services uses. 1-4 stories height.

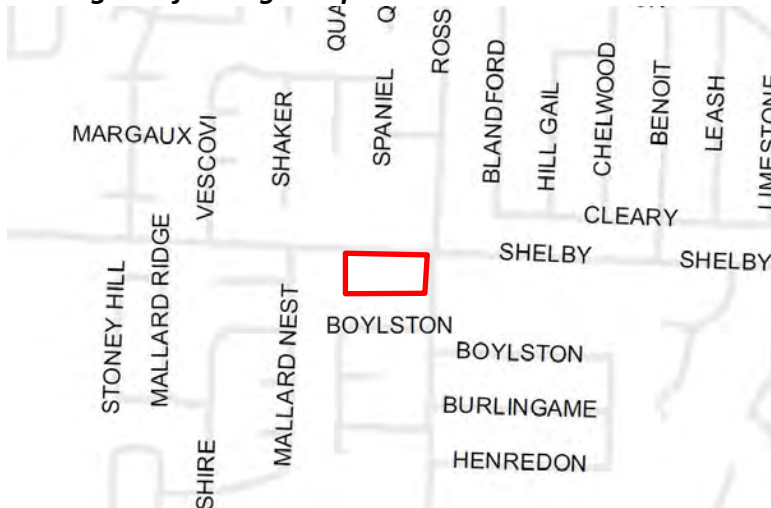
The applicant is seeking approval to amend a planned development amendment with the intention of developing a vehicle wash establishment.

The request meets the criteria in the form of a low-rise building, mainly accessible by car. However, the car wash abuts an existing residential neighborhood. There is not enough of a buffer between the proposed use and existing neighborhood. Additionally, the proposed use will disrupt the current character of the neighborhood.

3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-Family and Commercial. The subject site is surrounded by the following zoning district and zoning cases: CA and PD 18-046. 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 NOT CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Melanie Batke, Comprehensive Planning.

Conclusions

The applicant is requesting an amendment to Ross Creek Planned Development to allow a car wash establishment.

The site plan is in conformance with the outline plan conditions other than the vehicle which was not included as a permitted use in Parcel A in the previous approved case #PD 94-304 CC because the Unified Development Code (UDC) requires a Special Use permit for this type use in Commercial Mixed Use -1(CMU-1) zoning district.

The proposed development will 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.

RECOMMENDATION

Staff recommends rejection; however, if approved, staff recommends the following revisions to the general plan conditions:

1. The final plan shall be re-recorded with amended use conditions.
2. Staff will require an increase in buffer between the car wash and the existing residential neighborhood it abuts off Ross Rd. A final landscape plan is subject to administrative review by the Division of Planning and Development.

DEPARTMENTAL COMMENTS

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

City/County Engineer: DATE: **3/28/2022**

CASE: PD-22-007 NAME: **Century Express Car Wash**

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

Sewers:

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

Roads:

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

Traffic Control Provisions:

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

Curb Cuts/Access:

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

Drainage:

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

Site Plan Notes:

16. The existing ingress/egress easement to be updated to cover the entire length of the existing curb cut on Ross Rd and to cover exit point from Lot 1 onto Lot 2.
17. The gate arm shall be entirely contained within Lot 1; currently the gate arm is shown extending into Lot 2.

City/County Fire Division:

Case Number: PD 22-07

Date Reviewed: 5/6/22

Reviewed by: J. Stinson

Address or Site Reference: 6685 Shelby

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect

required fire apparatus access roads, they shall comply with section 503.6 (as amended).

- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

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

APPLICATION



Memphis and Shelby County Office of Planning and Development

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

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

Date: March 10, 2022

Case #: PD 18-046

PLEASE TYPE OR PRINT

Name of Development: Century Express Carwash

Property Owner of Record: Gill Marlin and Herring Phone #: _____

Mailing Address: 8130 Macon ST #114 City/State: Cordova/TN Zip 38018

Property Owner E-Mail Address: _____

Applicant: Century Express Car Wash Phone # 901-870-3213

Mailing Address: 527 Halle Park Drive City/State: Collierville/TN Zip 38017

Applicant E-Mail Address: leroy.ratliff@centurywash.com

Representative: Anita Archambeau and Matt Wolfe, ETI Corp Phone #: 320-267-4411/801-758-0400

Mailing Address: 1755 Lynnfield Road, Suite 100 City/State: Memphis/TN Zip 38119

Representative E-Mail Address: aarchambeau@eticorp.com mwwolfe@eticorp.com

Engineer/Surveyor: ETI Corporation Phone # 901-758-0400

Mailing Address: 1755 Lynnfield Road, Suite 100 City/State: Memphis/TN Zip 38119

Engineer/Surveyor E-Mail Address: mwwolfe@eticorp.com

Street Address Location: Shelby Drive and Ross Road

Distance to nearest intersecting street: At the intersection of Shelby Drive and Ross Road

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>1.9 Acres</u>	_____	_____
Existing Zoning:	<u>CA/PA</u>	_____	_____
Existing Use of Property	<u>Vacant</u>	_____	_____
Requested Use of Property	<u>Vehicle Wash</u>	_____	_____

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

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

Number of Residential Units: NA Bedrooms: NA

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

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?
Yes No

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

4.10.3 Planned Development General Provisions

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

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

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

- 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.
Please See Attached Written Document

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

- 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.
Please See Attached Written Document

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

- Lots of records are created with the recording of a planned development final plan.
Please See Attached Written Document

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

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

Pre-Application Conference held on: 1/11/2022 with Lucas Skinner

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

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

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

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

 3-8-22  3-8-22
Property Owner of Record Date Applicant Date

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

- A. **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
 - 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".
- B. **LETTER OF INTENT** - The letter shall include the following:
 - a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
 - b) A list of any professional consultants associated with the proposed development.
 - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

LETTER OF INTENT



PRINCIPALS

Mathew D. Wolfe
Mark E. Lindstrom
Vincent J. Thillen
Christopher E. Perry
Douglas M. Baker
Steve R. Hooper
Dr. David M. Docauer

March 10, 2022

John Zeanah, AICP
Director of Planning and Development
Office of Planning and Development
125 N. Main Street, Room 477
Memphis, TN 38103

RE: Letter of Intent and Justification
Application for Century Express Car Wash – Planned Development Amendment
(PD 18-046) Intersection of Shelby Drive and Ross Road, Memphis TN

Dear Mr. Zeanah:

On behalf of Century Express Car Wash, ETI Corporation is submitting a Planned Development Amendment application to facilitate the development of an existing vacant lot to a premier vehicle wash establishment. The 1.9-acre property is located at the intersection of Shelby Drive and Ross Road. The site is zoned CA and is part of the Ross Creek Planned Development initially approved in the mid-'80s.

The Applicant proposes developing the under-utilized area by building a thoughtfully designed vehicle wash service. Century Express Car Wash offers the most technologically advanced vehicle washes on the market. To accommodate this use, a request to amend the current planned amendment to allow vehicle washes as a permitted use with the Ross Creek Outline Plan and extend the detached maximum sign/pole height to 18 feet. Further, the proposal is also seeking to clarify signage requirements, including allowing a detached pole sign along each Ross Road and Shelby Drive with up to 35 square feet each, unregulated wall signage per the CL/CMU-1 standards and the ability to attach changeable signage on each detached sign which is typical for commercial developments.

Neighborhood Combability. Like the other businesses adjacent to this project, the site will conform to all building development standards for the CA zoning district and outline plan, including building setbacks, parking requirements, building materials, and landscaping. As proposed, the lot is at the corner of two major roadways (Shelby Drive and Ross Road) with access off of both Ross Road and Shelby Drive.

Vehicle Wash Operations. The establishment will have onsite staff and management to assist customers. The employees are professionally well trained in vehicle wash operations. They take immense pride in the site's appearance, as evidenced by the Century Express Car Wash operations in Southaven. Like other Century Express Car Washes – the anticipated hours of operation may be from 7:30 am to 8:00 pm daily.

Traffic and Interior Circulation. Onsite vehicular circulation was designed following accepted traffic engineering standards. As a result, there will be no issues with vehicle circulation. In addition, as the vehicles leave the pay station, they enter the vehicle wash building, exiting onto a parking area containing free vacuum use, creating an efficient and effective interior traffic circulation pattern.

Mr. Zeanah
March 10, 2022
Page 2 of 5

Economic Impact and Trends The vehicle wash industry is growing due to increased vehicle usage. People are becoming more conscious of the environmental impacts of washing vehicles at their homes. The proposed vehicle wash provides the property with a net increase of patrons who will continue to drive investment and visibility in adjacent properties.

This planned development amendment meets the following 4.10.2 objectives:

Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property. The Century Car Wash Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial and residential properties through the construction of a higher-valued commercial establishment. The development will reflect sensitivity and consistency to the surrounding land uses and encourage the highest quality development of the adjacent properties.

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. This population and driver increase provides an opportunity for the development and the need for a broader range of commercial uses. This project will be a high-quality commercial site and will not create any public interest inconsistencies. Access will continue to be accommodated by the existing roadway to the north and east sides of the property. The increased height for the detached signage both faces established commercial development and would be in keeping with the tone of the commercial area. The site plan provides internal circulation seamlessly. Adequate and required parking for customer and employee parking will be provided.

Functional and beneficial uses of open space areas. All land shown on the plan as common open space will be improved and maintained by the owner, creating a refreshed use of space and landscaping.

Preservation of natural features of a development site. A premium will be placed on preserving the open space areas located on the infill/vacant lot. This is necessary to create a sense of natural amenity and protect against erosion and contamination by runoff on the site.

Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program. Not applicable to this site because it is commercial in use.

Rational and economic development in relation to public services. Century Express Car Wash will provide adequate public facilities and infrastructure and will not place an undue burden on public parks, recreation, public safety, or public facilities. Adequate public facilities and infrastructure are available or will be provided as part of this project's construction. The development will be completed to the high standards anticipated by the commercial and residential neighbors and ensure that all community features and amenities are considered to be common assets are continuously maintained in a quality manner.

Efficient and effective traffic circulation, both within and adjacent to the development site, which supports or enhances the approved transportation network. The site will continue to have an efficient interior circulation plan. No additional trails, sidewalks, or major roadways are required for this development based on adopted plans.

Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environments and living units. Not applicable to this property.

Mr. Zeanah
March 10, 2022
Page 3 of 5

Revitalization of established commercial centers of integrated design to order to encourage the rehabilitation of such centers in order to meet current market preferences. As noted above, adding a vehicle wash service use on a corner commercial lot is not detrimental to the surrounding property's development. In fact, the car wash will serve as a neighborhood amenity to the variety of resident unit types and other auto-oriented businesses in the general vicinity.

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. Century Express Car Wash will be created so that it not only preserves and protects but, in fact, enhances adjacent commercial and residential properties through the construction of a higher-valued commercial establishment with building materials that blend seamlessly with the adjacent commercial development. As discussed above, the proposed height for the detached signage would be in keeping with the tone of the commercial area. In addition, the development will reflect sensitivity to the surrounding land uses and encourage the highest quality development of the adjacent properties.

Consistency with the Memphis 3.0: This property is guided for low-intensity commercial and services according to Memphis 3.0. The proposed use and lot redesign will improve existing development patterns along Shelby Drive and Ross Road. The development of this property is not only suitable for this site, but it is also meeting goals and strategies as specified within the Memphis 3.0 plan by which "development and significant market activity are encouraged in accelerate anchors, actions will be developed as a part of the Comprehensive Plan for infill and redesign that promotes a mix of uses that connect to major public amenities." (p 362)

This project meets the following Planned Development General Provisions in Section 4.10.3:
The proposed development will not unduly injure or damage the use, value, and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the City and County's current development policies and plans. The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment on the adjacent properties and benefit the adjacent properties and uses.

An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development. Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C). This project will be a high-quality commercial site and will not create any inconsistencies with the public interest. Access will be provided from Ross Road and through an existing shared access point on Shelby Drive. The site plan provides internal circulation seamlessly through the alignment of internal ingress/egress systems with the parking lot to the west.

Mr. Zeanah
March 10, 2022
Page 4 of 5

Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and are not inconsistent with the public interest. This slight amendment to add the car wash as a permitted use within the Planned Development Amendment would allow the car wash to be located at the corner of two major roadways. In addition, the unique site of the lot creates an optimal opportunity for a facility layout which makes the structure arrangement compatible and seamlessly transitions into the surrounding uses.

Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements. The Applicant and the property owner will maintain all landscaping, parking areas, and new buildings.

Lots of records are created with the recording of a planned development final plan. A lot of record will be created with the recording of the planned development final plan.

This planned development meets the following 4.10.5 objectives:

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. Per code requirements, screening to the south of the property will be provided.

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. Century Express Car Wash site plan and planned development amendment will meet this requirement and objective.

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. In addition, the streets, and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development. Century Express Car Wash planned development amendment and site plan will meet this requirement and objective.

Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. The intermittent decibel levels generated by Century Express Car Wash operations are similar to the noise generated by Shelby Drive and Ross Road.

We are requesting support and approval for this Planned Development Amendment. This will ensure that the Applicant may repurpose the commercial and auto-centric property and turn it into a productive asset that will increase property values in the area. Please contact me if we can provide additional information or respond to any questions you have concerning this application at aarchambeau@eticorp.com or 320-267-4411.

With best regards,

ETI CORPORATION

Mr. Zeanah
March 10, 2022
Page 5 of 5



Anita M. Archambeau, DPA AICP
Urban Planner

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Matthew D. Wolfe, being duly sworn, depose and say that at 11⁰⁰ (am/pm) on the 19 day of April, 2022, I posted 2 Public Notice Sign(s) pertaining to Case No. PD 2022-007 at see next page for locations, providing notice of a Public Hearing before the _____ Land Use Control Board, _____ Memphis City Council, _____ Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, _____ Special Use Permit, _____ Zoning District Map Amendment, _____ Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Matthew D. Wolfe
Owner, Applicant or Representative

4-19-22
Date

Subscribed and sworn to before me this 19 day of April, 2022

Sheila D. Harkin
Notary Public

My commission expires: 3-28-26



LETTERS RECEIVED

One letter of opposition was received at the time of completion of this report and have subsequently been attached.

From: [Georgette Kearney](#)
To: [Shelton, Teresa](#)
Subject: Re: Planned development; Case no: PD2022-007
Date: Tuesday, March 22, 2022 10:12:05 AM
Attachments: [Outlook-yjppgb0r.png](#)
[Outlook-ivc41jb.png](#)
[Outlook-zfcovuj3.png](#)
[Outlook-yfwqcals.png](#)
[Outlook-yfwqcals.png](#)

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

Thank you for your reply. This is my response to the opposition of a new car wash in our area.

Hickory Hill area has plenty of car washes within 5 miles of each other and we do not want any more car washes. Unlike other neighborhoods, we would like to receive businesses, such as community organizations, established restaurants, and other positive community improvement center, that will improve the Hickory Hill area instead of lowering property values with businesses that will not improve the demographics of its patrons.

On Tue, Mar 22, 2022, 10:09 AM Shelton, Teresa <Teresa.Shelton@memphistn.gov> wrote:

You can send me an email in writing or you can come to the meeting and speak

Teresa Shelton

Municipal Planner
Land Use and Development Services
Division of Planning and Development
125 N. Main, Ste. 468 Memphis, TN 38103
Phone: 901-636-6619
Cell: 901-295-9034
Email: teresa.shelton@memphistn.gov



Visit our [website](#)

From: Georgette Kearney <gkearney08@gmail.com>
Sent: Tuesday, March 22, 2022 9:37 AM
To: Shelton, Teresa <Teresa.Shelton@memphistn.gov>
Subject: Planned development: Case no: PD2022-007

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open

From: **Georgette Kearney** <gkearney08@gmail.com>
Date: Sun, Mar 20, 2022, 7:52 PM
Subject: Planned development: Case no: PD2022-007
To: <develop901@memphistn.gov>

Good evening,

How can we oppose this planned development? Hickory Hill area has plenty of car washes within 5 miles of each other and we do not want any more car washes. Unlike other neighborhoods, we would like to receive businesses that will improve the Hickory Hill area instead of lowering property values with businesses that will not improve the demographics of its patrons.



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 2022-007**

Expiration Date:

Record Name: **Century Express Car Wash-Shelby Drive & Ross Road**

Description of Work: On behalf of Century Express Car Wash, ETI Corporation is submitting a Planned Development Amendment application to facilitate the development of an existing vacant lot to a premier vehicle wash establishment. The 1.9-acre property is located at the intersection of Shelby Drive and Ross Road. The site is zoned CA and is part of the Ross Creek Planned Development initially approved in the mid-'80s.

The Applicant proposes developing the under-utilized area by building a thoughtfully designed vehicle wash service. Century Express Car Wash offers the most technologically advanced vehicle washes on the market. To accommodate this use, a request to amend the current planned amendment to allow vehicle washes as a permitted use with the Ross Creek Outline Plan and extend the detached maximum sign/pole height to 18 feet. Further, the proposal is also seeking to clarify signage requirements, including allowing a detached pole sign along each Ross Road and Shelby Drive with up to 35 square feet each, unregulated wall signage per the CL/CMU-1 standards and the ability to attach changeable signage on each detached sign which is typical for commercial developments.

Parent Record Number:

Address: 6685 SHELBY DR, MEMPHIS 38141

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	GILL MARTIN & HERRING	8130 MACON STA, CORDOVA, TN 38018	

Parcel Information

Parcel No:
093700 00556

Contact Information

Name	Organization Name	Contact Type	Phone
	ETI Corporation DBA. ETI Corporation	Applicant	(901) 383-3250
Suffix:			
Address			

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1366631	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	03/10/2022		PLNGPUD08
1366631	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	03/10/2022	Acres	PLNGPUD01
Total Fee Invoiced: \$1,539.00					Total Balance: \$0.00			

Payment Information

Payment Amount	Method of Payment
\$1,539.00	Credit Card

Data Fields**PREAPPLICATION MEETING**

Name of DPD Planner	LUCAS SKINNER
Date of Meeting	-

GENERAL PROJECT INFORMATION

Planned Development Type	Amendment to Existing PD
Previous Docket / Case Number	PD 18-046 PD 94-304 CC
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)	N/A
Is this application in response to a citation, stop work order, or zoning letter	No

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

N/A

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

Like the other businesses adjacent to this project, the site will conform to all building development standards for the CA zoning district and outline plan, including building setbacks, parking requirements, building materials, and landscaping. As proposed, the lot is at the corner of two major roadways (Shelby Drive and Ross Road) with access off of both Ross Road and Shelby Drive.

UDC Sub-Section 9.6.9B

Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial and residential properties through the construction of a higher-valued commercial establishment. The development will reflect sensitivity and consistency to the surrounding land uses and encourage the highest quality development of the adjacent properties.

UDC Sub-Section 9.6.9C

Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

UDC Sub-Section 9.6.9D

The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment on the adjacent properties and benefit the adjacent properties and uses.

UDC Sub-Section 9.6.9E

YES

This property is guided for low-intensity commercial and services according to Memphis 3.0. The proposed use and lot redesign will improve existing development patterns along Shelby Drive and Ross Road. The development of this property is not only suitable for this site, but it is also meeting goals and strategies as specified within the Memphis 3.0 plan by which "development and significant market activity are encouraged in accelerate anchors, actions will be developed as a part of the Comprehensive Plan for infill and redesign that promotes a mix of uses that connect to major public amenities." (p 362)

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment on the adjacent properties and benefit the adjacent properties and uses.

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

Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

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

This project will be a high-quality commercial site and will not create any inconsistencies with the public interest. Access will be provided from Ross Road and through an existing shared access point on Shelby Drive. The site plan provides internal circulation seamlessly through the alignment of internal ingress/egress systems with the parking lot to the west.

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

This slight amendment to add the car wash as a permitted use within the Planned Development Amendment would allow the car wash to be located at the corner of two major roadways. In addition, the unique site of the lot creates an optimal opportunity for a facility layout which makes the structure arrangement compatible and seamlessly transitions into the surrounding uses.

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

The Applicant and the property owner will maintain all landscaping, parking areas, and new buildings.

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

A lot of record will be created with the recording of the planned development final plan.

GIS INFORMATION

Central Business Improvement District	No
Case Layer	BOA1986-075, PD94-304cc, PD18-046
Class	C
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CA
State Route	1
Lot	-
Subdivision	ROSS CREEK PD AMENDED OUTLN PL PT PAR A
Planned Development District	-



Memphis and Shelby County
Office of Planning and Development

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

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

Date: March 10, 2022

Case #: PD 18-046

PLEASE TYPE OR PRINT

Name of Development: Century Express Carwash

Property Owner of Record: Gill Martin and Herring Phone #: _____

Mailing Address: 8130 Macon ST #114 City/State: Cordova/TN Zip 38018

Property Owner E-Mail Address: _____

Applicant: Century Express Car Wash Phone # 901-870-3213

Mailing Address: 527 Halle Park Drive City/State: Collierville/TN Zip 38017

Applicant E- Mail Address: leroy.ratliff@centurywash.com

Representative: Anita Archambeau and Matt Wolfe, ETI Corp Phone #: 320-267-4411/901-758-0400

Mailing Address: 1755 Lynnfield Road, Suite 100 City/State: Memphis/TN Zip 38119

Representative E-Mail Address: aarchambeau@eticorp.com mwolfe@eticorp.com

Engineer/Surveyor: ETI Corporation Phone # 901-758-0400

Mailing Address: 1755 Lynnfield Road, Suite 100 City/State: Memphis/TN Zip 38119

Engineer/Surveyor E-Mail Address: mwolfe@eticorp.com

Street Address Location: Shelby Drive and Ross Road

Distance to nearest intersecting street: At the intersection of Shelby Drive and Ross Road

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>1.9 Acres</u>	_____	_____
Existing Zoning:	<u>CA/PD</u>	_____	_____
Existing Use of Property	<u>Vacant</u>	_____	_____
Requested Use of Property	<u>Vehicle Wash</u>	_____	_____

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

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

Number of Residential Units: NA Bedrooms: NA

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

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

Yes No

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

4.10.3 Planned Development General Provisions

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

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

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

- 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.
Please See Attached Written Document

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

- 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.
Please See Attached Written Document

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

- Lots of records are created with the recording of a planned development final plan.
Please See Attached Written Document

development is to be designed, arranged and operated in order to limit impact to neighboring properties.

- d) A description of the applicant's planning objectives, the approaches to be followed in achieving those objectives.

C. **OUTLINE PLAN**

1) Two (2) copies of an Outline Plan shall be submitted and drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres. If property is encumbered by easements, show type and location on plot plan.

2) Two (2) copies of legal description shall be attached to plot plan if not shown or described on the plan

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

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

F. **VICINITY MAP**

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

G. **LIST OF NAMES AND ADDRESSES**

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

2) Two (2) self-adhesive mailing labels (1"x 2^{5/8}" each for the owner of record, applicant, representative and/or engineer/surveyor.

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

1) Planned Development: 5.0 Acres or less=\$1,500. Each additional acre or fraction thereof =\$100, Maximum =\$10,000. Make check payable to "M/SC Office of Planning and Development"

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



PRINCIPALS

Mathew D. Wolfe
Mark E. Lindstrom
Vincent J. Thillen
Christopher E. Perry
Douglas M. Baker
Steve R. Hooper
Dr. David M. Docauer

March 10, 2022

John Zeanah, AICP
Director of Planning and Development
Office of Planning and Development
125 N. Main Street, Room 477
Memphis, TN 38103

RE: Letter of Intent and Justification
Application for Century Express Car Wash – Planned Development Amendment
(PD 18-046) Intersection of Shelby Drive and Ross Road, Memphis TN

Dear Mr. Zeanah:

On behalf of Century Express Car Wash, ETI Corporation is submitting a Planned Development Amendment application to facilitate the development of an existing vacant lot to a premier vehicle wash establishment. The 1.9-acre property is located at the intersection of Shelby Drive and Ross Road. The site is zoned CA and is part of the Ross Creek Planned Development initially approved in the mid-'80s.

The Applicant proposes developing the under-utilized area by building a thoughtfully designed vehicle wash service. Century Express Car Wash offers the most technologically advanced vehicle washes on the market. To accommodate this use, a request to amend the current planned amendment to allow vehicle washes as a permitted use with the Ross Creek Outline Plan and extend the detached maximum sign/pole height to 18 feet. Further, the proposal is also seeking to clarify signage requirements, including allowing a detached pole sign along each Ross Road and Shelby Drive with up to 35 square feet each, unregulated wall signage per the CL/CMU-1 standards and the ability to attach changeable signage on each detached sign which is typical for commercial developments.

Neighborhood Combability. Like the other businesses adjacent to this project, the site will conform to all building development standards for the CA zoning district and outline plan, including building setbacks, parking requirements, building materials, and landscaping. As proposed, the lot is at the corner of two major roadways (Shelby Drive and Ross Road) with access off of both Ross Road and Shelby Drive.

Vehicle Wash Operations. The establishment will have onsite staff and management to assist customers. The employees are professionally well trained in vehicle wash operations. They take immense pride in the site's appearance, as evidenced by the Century Express Car Wash operations in Southaven. Like other Century Express Car Washes – the anticipated hours of operation may be from 7:30 am to 8:00 pm daily.

Traffic and Interior Circulation. Onsite vehicular circulation was designed following accepted traffic engineering standards. As a result, there will be no issues with vehicle circulation. In addition, as the vehicles leave the pay station, they enter the vehicle wash building, exiting onto a parking area containing free vacuum use, creating an efficient and effective interior traffic circulation pattern.

Economic Impact and Trends The vehicle wash industry is growing due to increased vehicle usage. People are becoming more conscious of the environmental impacts of washing vehicles at their homes. The proposed vehicle wash provides the property with a net increase of patrons who will continue to drive investment and visibility in adjacent properties.

This planned development amendment meets the following 4.10.2 objectives:

Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property. The Century Car Wash Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial and residential properties through the construction of a higher-valued commercial establishment. The development will reflect sensitivity and consistency to the surrounding land uses and encourage the highest quality development of the adjacent properties.

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. This population and driver increase provides an opportunity for the development and the need for a broader range of commercial uses. This project will be a high-quality commercial site and will not create any public interest inconsistencies. Access will continue to be accommodated by the existing roadway to the north and east sides of the property. The increased height for the detached signage both faces established commercial development and would be in keeping with the tone of the commercial area. The site plan provides internal circulation seamlessly. Adequate and required parking for customer and employee parking will be provided.

Functional and beneficial uses of open space areas. All land shown on the plan as common open space will be improved and maintained by the owner, creating a refreshed use of space and landscaping.

Preservation of natural features of a development site. A premium will be placed on preserving the open space areas located on the infill/vacant lot. This is necessary to create a sense of natural amenity and protect against erosion and contamination by runoff on the site.

Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program. Not applicable to this site because it is commercial in use.

Rational and economic development in relation to public services. Century Express Car Wash will provide adequate public facilities and infrastructure and will not place an undue burden on public parks, recreation, public safety, or public facilities. Adequate public facilities and infrastructure are available or will be provided as part of this project's construction. The development will be completed to the high standards anticipated by the commercial and residential neighbors and ensure that all community features and amenities are considered to be common assets are continuously maintained in a quality manner.

Efficient and effective traffic circulation, both within and adjacent to the development site, which supports or enhances the approved transportation network. The site will continue to have an efficient interior circulation plan. No additional trails, sidewalks, or major roadways are required for this development based on adopted plans.

Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environments and living units. Not applicable to this property.

Revitalization of established commercial centers of integrated design in order to encourage the rehabilitation of such centers in order to meet current market preferences. As noted above, adding a vehicle wash service use on a corner commercial lot is not detrimental to the surrounding property's development. In fact, the car wash will serve as a neighborhood amenity to the variety of resident unit types and other auto-oriented businesses in the general vicinity.

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. Century Express Car Wash will be created so that it not only preserves and protects but, in fact, enhances adjacent commercial and residential properties through the construction of a higher-valued commercial establishment with building materials that blend seamlessly with the adjacent commercial development. As discussed above, the proposed height for the detached signage would be in keeping with the tone of the commercial area. In addition, the development will reflect sensitivity to the surrounding land uses and encourage the highest quality development of the adjacent properties.

Consistency with the Memphis 3.0: This property is guided for low-intensity commercial and services according to Memphis 3.0. The proposed use and lot redesign will improve existing development patterns along Shelby Drive and Ross Road. The development of this property is not only suitable for this site, but it is also meeting goals and strategies as specified within the Memphis 3.0 plan by which "development and significant market activity are encouraged in accelerate anchors, actions will be developed as a part of the Comprehensive Plan for infill and redesign that promotes a mix of uses that connect to major public amenities." (p 362)

This project meets the following Planned Development General Provisions in Section 4.10.3: The proposed development will not unduly injure or damage the use, value, and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the City and County's current development policies and plans. The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment on the adjacent properties and benefit the adjacent properties and uses.

An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development. Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C). This project will be a high-quality commercial site and will not create any inconsistencies with the public interest. Access will be provided from Ross Road and through an existing shared access point on Shelby Drive. The site plan provides internal circulation seamlessly through the alignment of internal ingress/egress systems with the parking lot to the west.

Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and are not inconsistent with the public interest. This slight amendment to add the car wash as a permitted use within the Planned Development Amendment would allow the car wash to be located at the corner of two major roadways. In addition, the unique site of the lot creates an optimal opportunity for a facility layout which makes the structure arrangement compatible and seamlessly transitions into the surrounding uses.

Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements. The Applicant and the property owner will maintain all landscaping, parking areas, and new buildings.

Lots of records are created with the recording of a planned development final plan. A lot of record will be created with the recording of the planned development final plan.

This planned development meets the following 4.10.5 objectives:

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. Per code requirements, screening to the south of the property will be provided.

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. Century Express Car Wash site plan and planned development amendment will meet this requirement and objective.

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. In addition, the streets, and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development. Century Express Car Wash planned development amendment and site plan will meet this requirement and objective.

Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. The intermittent decibel levels generated by Century Express Car Wash operations are similar to the noise generated by Shelby Drive and Ross Road.

We are requesting support and approval for this Planned Development Amendment. This will ensure that the Applicant may repurpose the commercial and auto-centric property and turn it into a productive asset that will increase property values in the area. Please contact me if we can provide additional information or respond to any questions you have concerning this application at aarchambeau@eticorp.com or 320-267-4411.

With best regards,

ETI CORPORATION

Mr. Zeanah
March 10, 2022
Page 5 of 5



Anita M. Archambeau, DPA AICP
Urban Planner

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, Century One LLC, state that I have read the definition of "Owner" as outlined in the

Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises

I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at Shelby Drive/Ross Road Memphis TN 38125 and further identified by Assessor's Parcel Number 093700 00556 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 03 day of March in the year of 2022.

Christina Carson

Signature of Notary Public



November 01, 2025

My Commission Expires

LAND USE OWNERSHIP DISCLOSURE

Please identify every person who has an ownership interest of 10% or more in the subject application whether they be the current owners, the contract buyers, or the lenders. If current owner or contract buyer are public corporations, please note the fact and list no other owners. Only lenders which are not institutions (banks, saving and loans or credit unions) need be listed.

	NAMES	ADDRESSES
<u>CURRENT OWNERS</u>	Gill and Martin & Herring_____	8130 MACON ST #114 CORDOVA TN 38018
	_____	_____
	_____	_____
	_____	_____
<u>CONTRACT OWNERS/BUYERS</u>	Century Express Car Wash_____	_527 Halle Park Drive, Collierville TN_____
	_____	_____
	_____	_____
<u>NON-INSTITUTIONAL LENDERS INCLUDING SELLER(S) IF THE PENDING SALE IS OWNER FINANCED</u>		
	_____	_____
	_____	_____
	_____	_____
	_____	_____

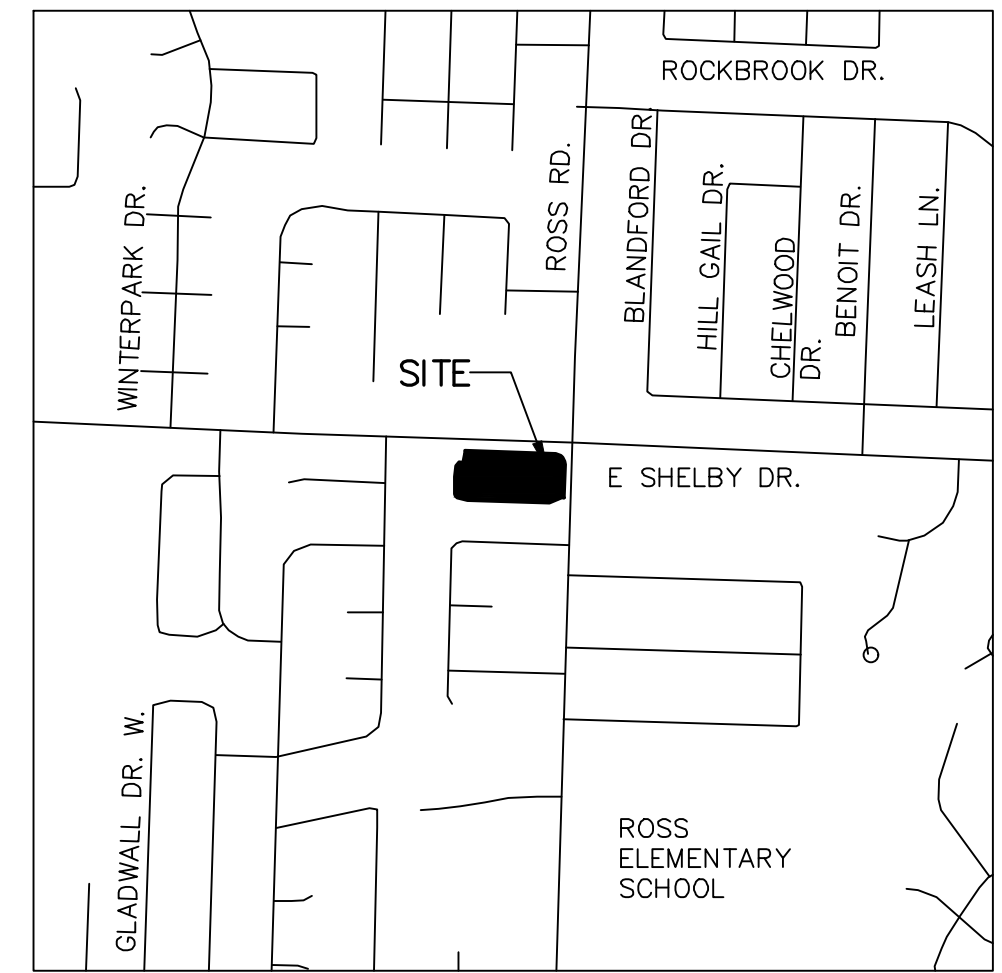
PRIOR TO LAND DISTURBANCE, EROSION PREVENTION SEDIMENT CONTROL (EPSC) MEASURES SHALL BE IMPLEMENTED PER CITY ORDINANCES 4538 & 5446.

- I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
- II. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

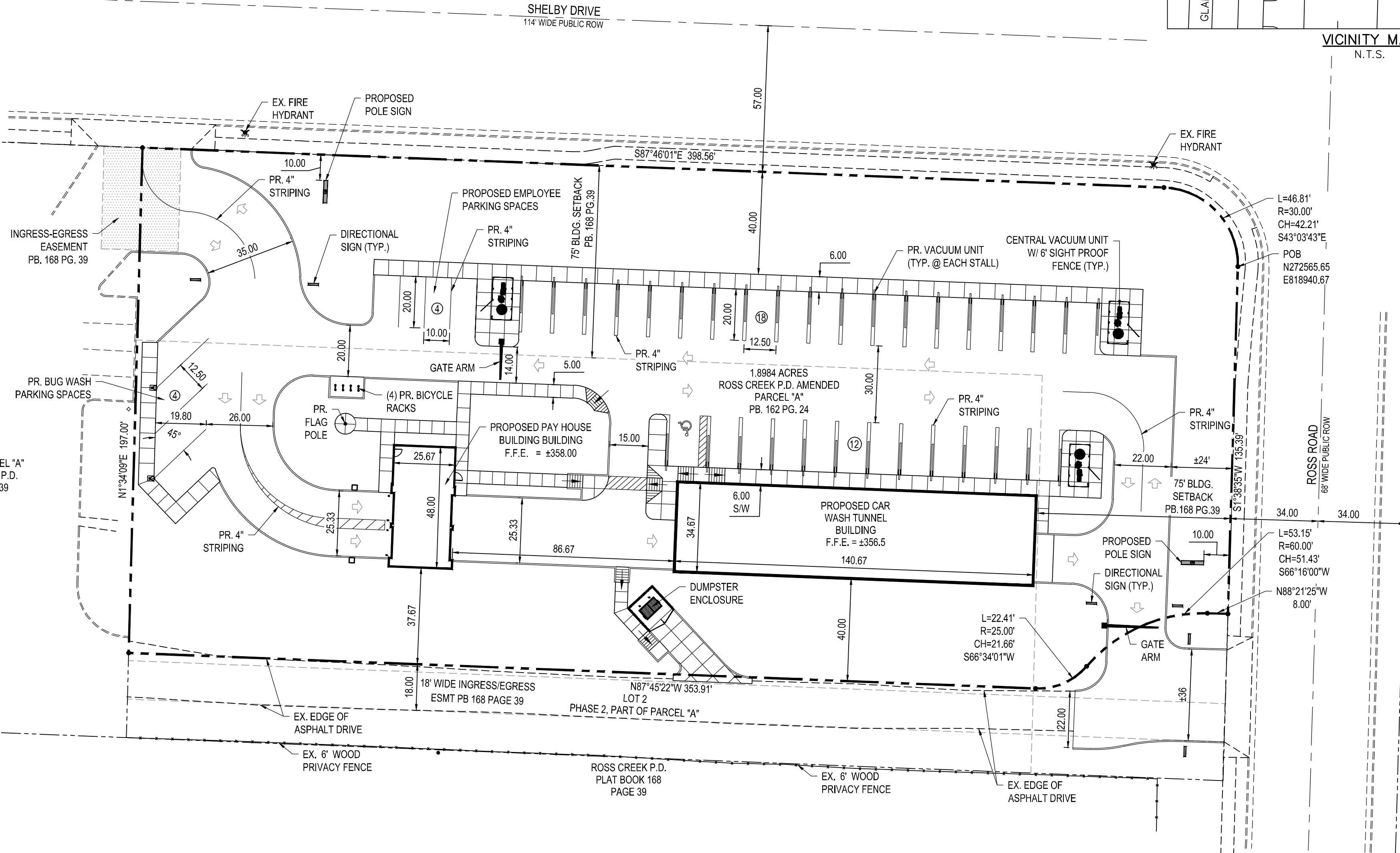
PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT OF WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

CITY BENCH MARK:
 CITY OF MEMPHIS BENCHMARK #254
 ELEVATION: 341.95
 MAP & BLOCK: 152-L
 STREET NAME: RIVERDALE RD. AND SHELBY DR.
 DESCRIPTION: CITY MONUMENT IS LOCATED ON THE NE COR., AT B/CURB ER ON GERMANTOWN EXTD. SIDE. RESET 1997.

FEMA FLOOD NOTE:
 THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0465F DATED SEPTEMBER 28, 2007. NEAREST BFE - 343.00



VICINITY MAP
N.T.S.

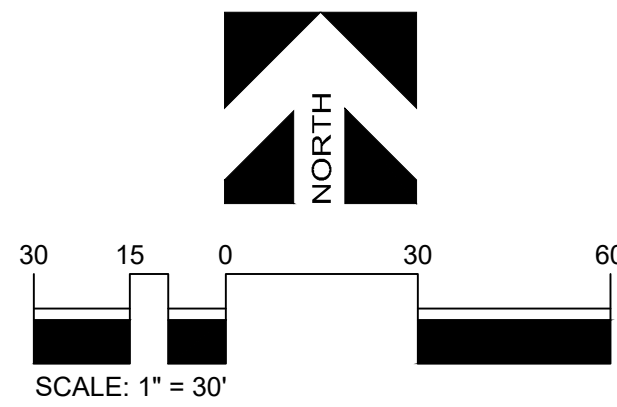


SITE DATA:
 ZONING: CA/PD
 USE: AUTOMATIC CAR WASH
 CAR WASH BUILDING HT.: 26'-0"
 CAR WASH PAY STATION HT.: 21'-4"
 EMPLOYEE PARKING PROVIDED: 4 SPACES
 PERVIOUS SURFACES: 43,560 S.F. OR 1.0 AC. (53%)
 IMPERVIOUS SURFACES: 38,768 S.F. OR 0.89 AC. (47%)

EXISTING SIDEWALK TABLE			
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM BACK OF CURBLINE
SHELBY DRIVE	5 FEET	SOUTH	WIDTH VARIES (GRASS STRIP)
ROSS ROAD	5 FEET	WEST	4.5 FEET (GRASS STRIP)

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AN OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE AN OCCUPANCY OF THE BUILDING.

* NOTE: If there is no curblin measure from the edge of pavement.



SCRO RECORDING LABEL

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

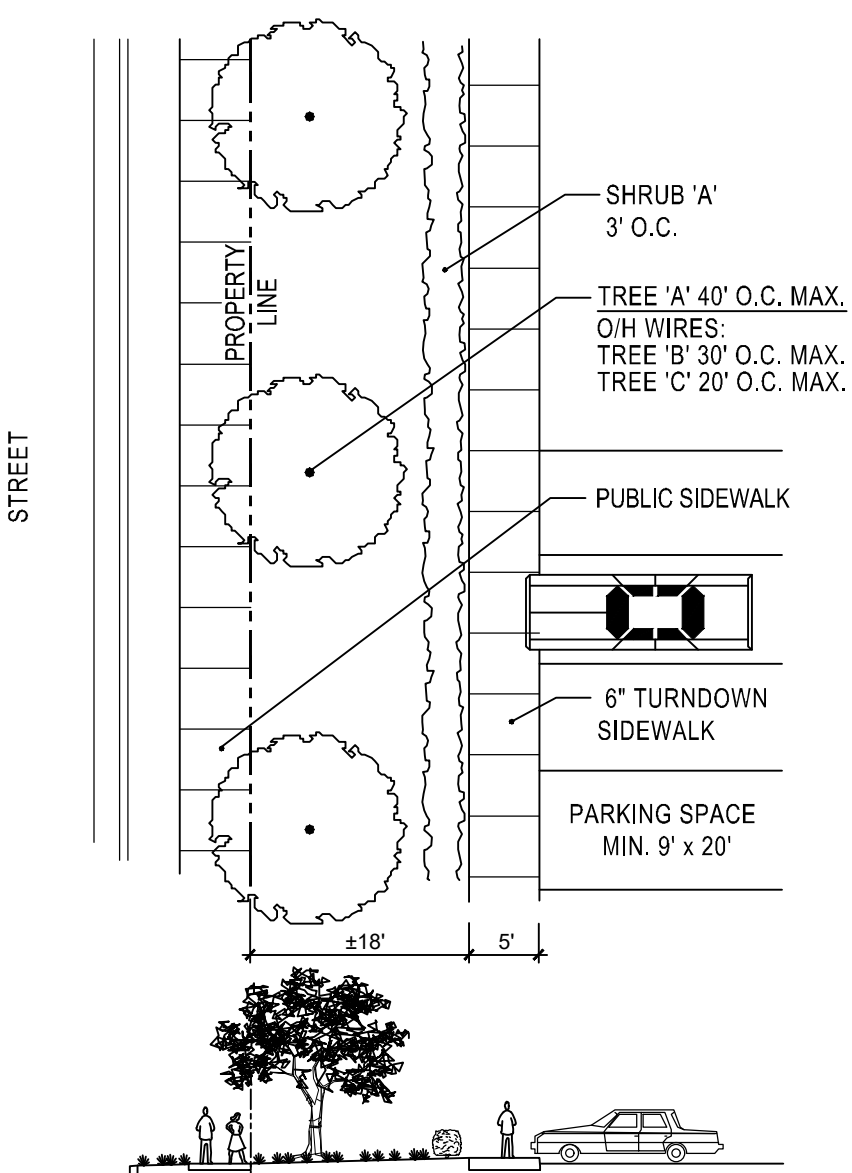
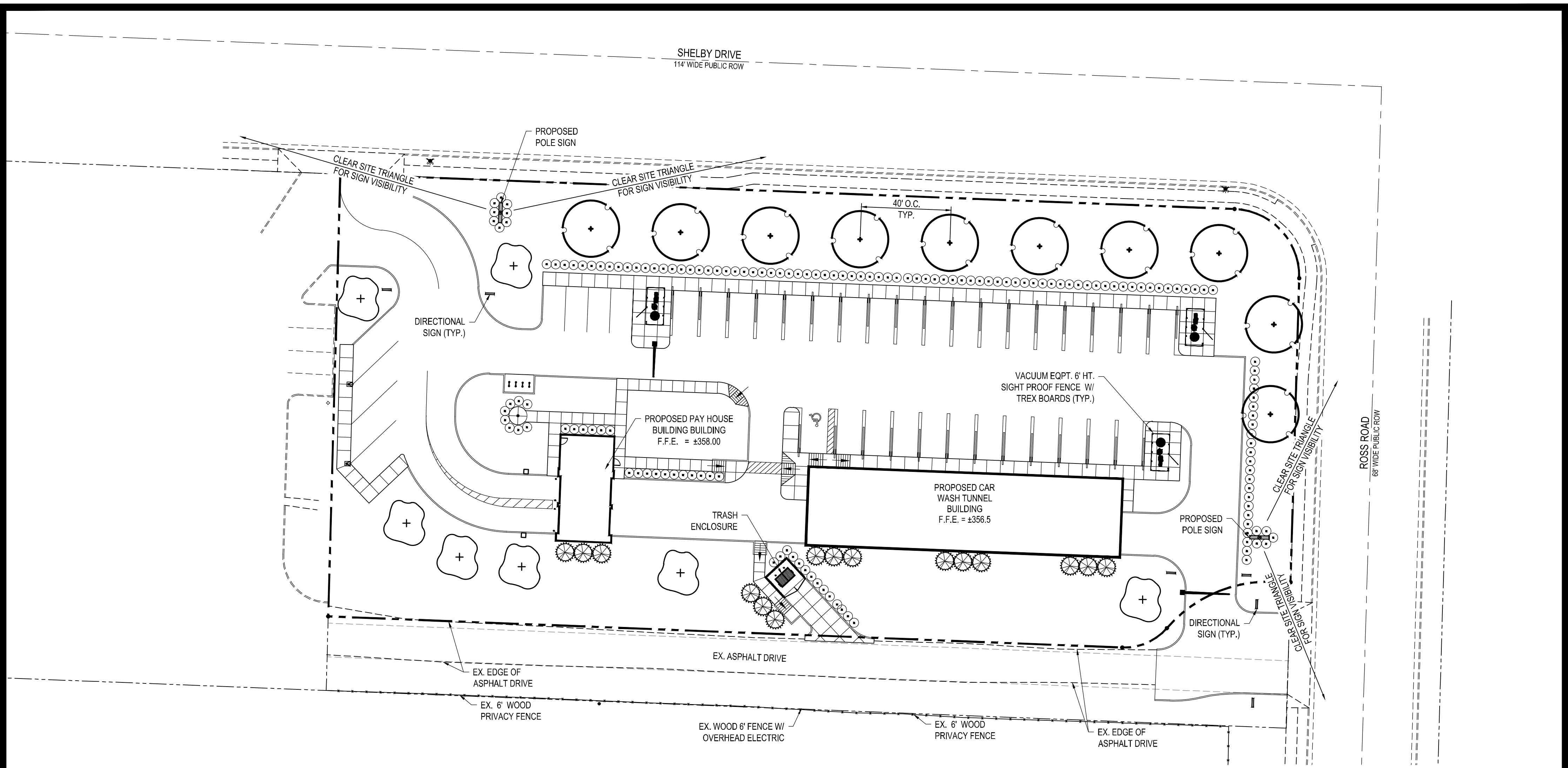
1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.COM

DRAINAGE BASIN: KING 18-B

FINAL PLAT **SITE PLAN**

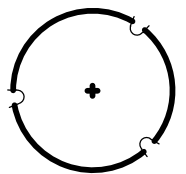
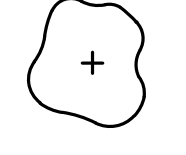


ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH

CASE NUMBER: MEMPHIS, TENNESSEE		FORMER CASE NUMBERS:	
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT: 93	BLOCK: 700, PARCEL: 556
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER: 47157C0465F	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: MARCH 15, 2022	SCALE: 1" = 30'	SHEET 1 OF 6	



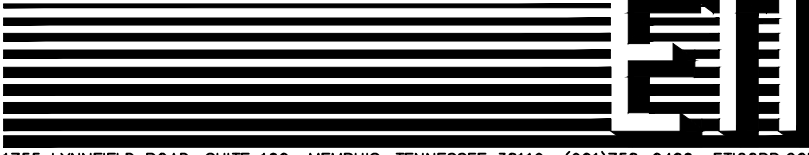
LANDSCAPE PLATE A-3 (MODIFIED)
SHELBY DRIVE & ROSS ROAD

LANDSCAPE LEGEND:

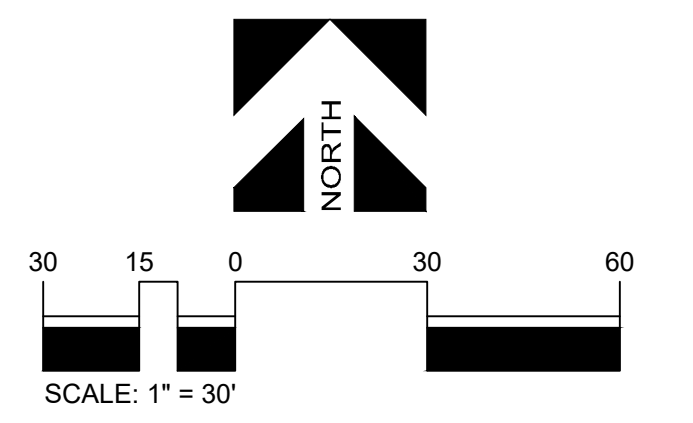
-  LARGE DECIDUOUS TREE - 2.5" Caliper, 12-14' Height, Field Grown
-  SMALL - MEDIUM FLOWERING OR ACCENT TREE - 1.5" Caliper, 8' Height, Container
-  LARGE EVERGREEN SCREENING SHRUB - 6' Height, Container
-  MEDIUM - SMALL EVERGREEN SHRUB - 3 Gallon Container



ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE



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DRAINAGE BASIN: KING 18-B

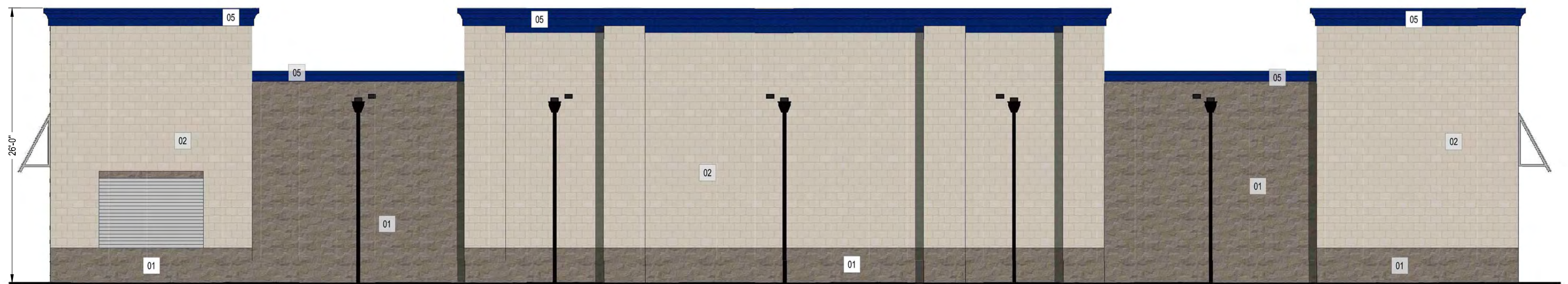
FINAL PLAT **CONCEPTUAL LANDSCAPE PLAN**

ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH

CASE NUMBER: MEMPHIS, TENNESSEE		FORMER CASE NUMBERS:	
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT <u>93</u> , BLOCK <u>700</u> , PARCEL <u>556</u>	
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION: -	FEMA MAP PANEL NUMBER: 47157C0465F	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: MARCH 15, 2022	SCALE: 1" = 30'	SHEET 2 OF 6	



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

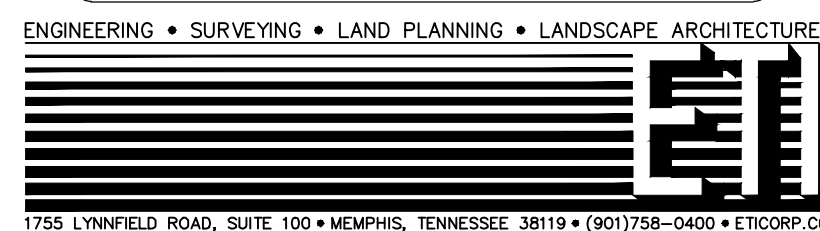


WEST ELEVATION

EXTERIOR FINISH SHEDULE

KEY	DESCRIPTION	MANUFACTURER	PRODUCT DESCRIPTION
01	PAINTED SPLIT FACE CONC. BLOCK	SHERWIN WILLIAMS	COLOR: SW 7024 FUNCTIONAL GRAY
02	PAINTED SMOOTH FACE CONC. BLOCK	SHERWIN WILLIAMS	COLOR: SW 7029 AGREEABLE GRAY
03	CABLE SUPPORTED ALUMINUM CANOPIES	MAPES CANOPIES LLC .OR APPROVED EQUAL	COLOR: CLEAR ANODIZED
04	METAL FRAMED SLOPED CANOPY	MAPES CANOPIES LLC .OR APPROVED EQUAL	COLOR: SELECTED BY OWNER
05	TEXTURED STUCCO FINISH	PAREX USA	COLOR: BLUE TEXTURE: LIGHT/FINE TEXTURE
06	TEXTURED STUCCO FINISH	PAREX USA	COLOR: AGREEABLE GRAY TEXTURE: LIGHT/FINE TEXTURE

CAR WASH TUNNEL BUILDING ELEVATIONS



DRAINAGE BASIN: KING 18-B

FINAL PLAT **BUILDING ELEVATIONS**

ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH

CASE NUMBER:		FORMER CASE NUMBERS:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT <u>93</u> , BLOCK <u>700</u> , PARCEL <u>556</u>	
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:	
-	47157C0465F	SEPTEMBER 28, 2007	
DATE: MARCH 15, 2022	SCALE: 1" = 30'	SHEET 3 OF 6	



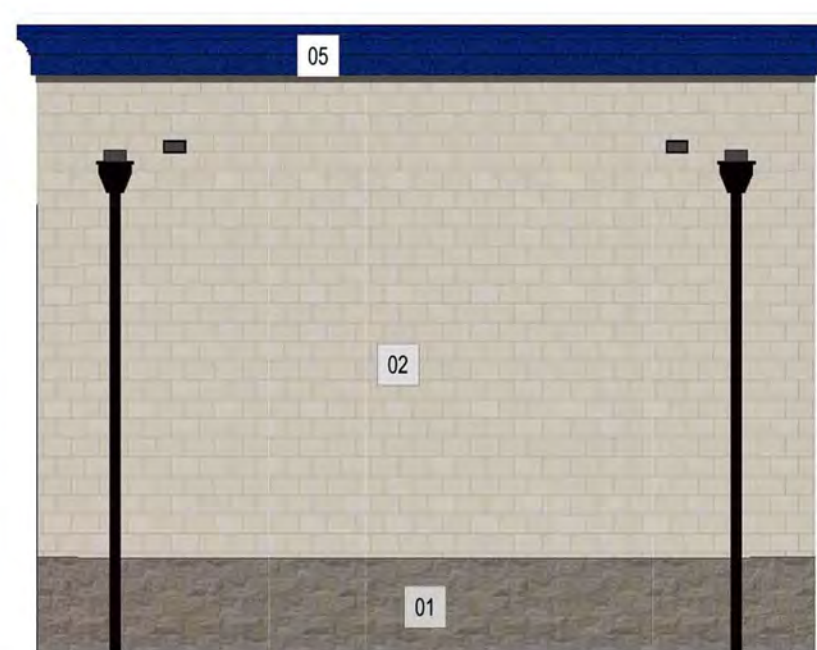
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



INTERIOR ELEVATION

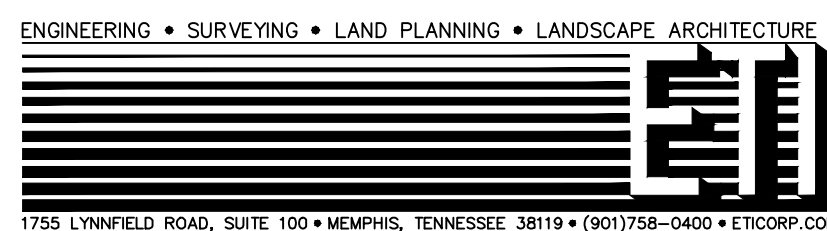
PAY STATION BUILDING ELEVATIONS



TRASH ENCLOSURE ELEVATIONS

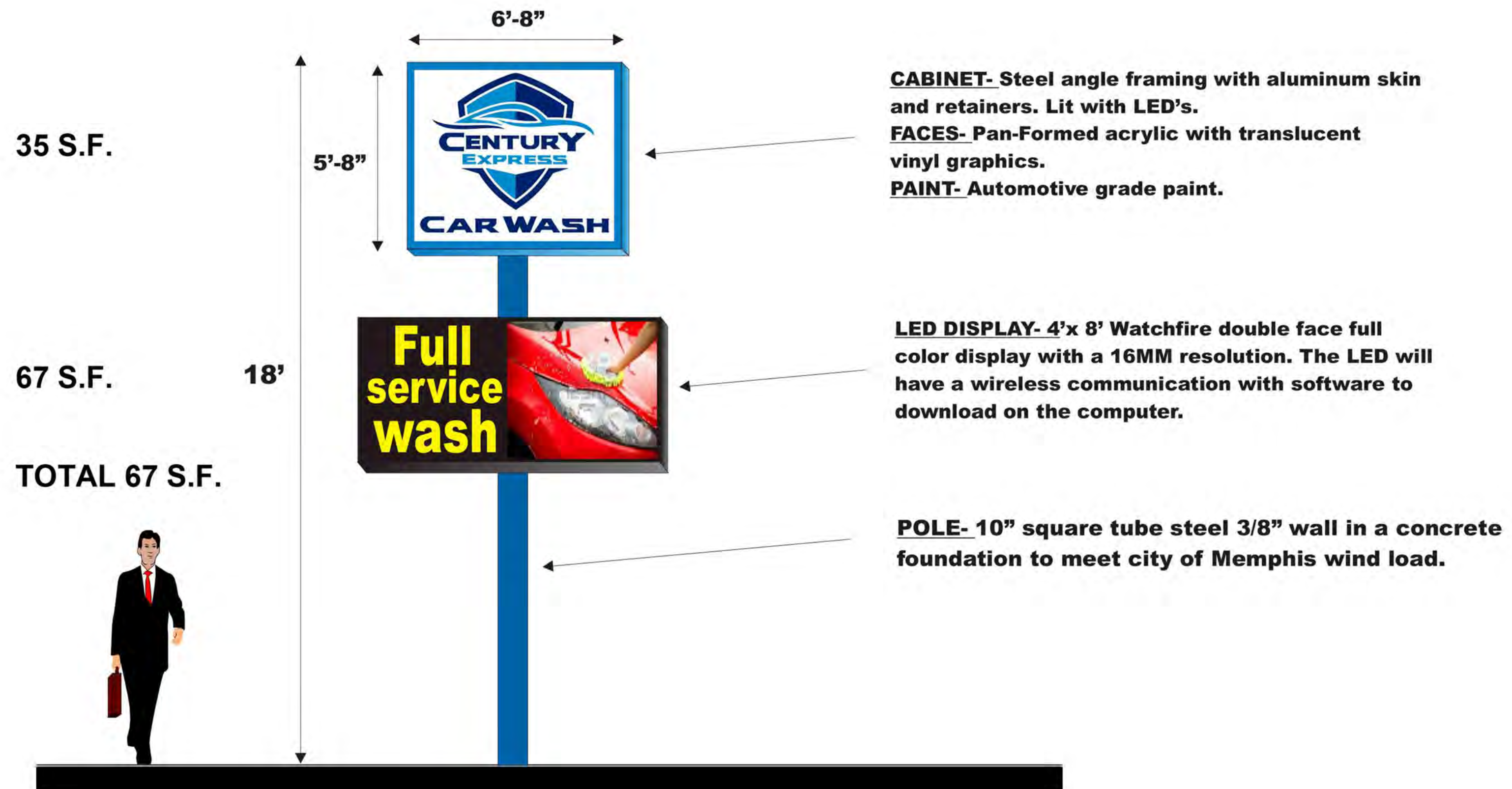
EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	PRODUCT DESCRIPTION
01	PAINTED SPLIT FACE CONC. BLOCK	SHERWIN WILLIAMS	COLOR: SW 7024 FUNCTIONAL GRAY
02	PAINTED SMOOTH FACE CONC. BLOCK	SHERWIN WILLIAMS	COLOR: SW 7029 AGREEABLE GRAY
03	CABLE SUPPORTED ALUMINUM CANOPIES	MAPES CANOPIES LLC .OR APPROVED EQUAL	COLOR: CLEAR ANODIZED
04	METAL FRAMED SLOPED CANOPY	MAPES CANOPIES LLC .OR APPROVED EQUAL	COLOR: SELECTED BY OWNER
05	TEXTURED STUCCO FINISH	PAREX USA	COLOR: BLUE TEXTURE: LIGHT/FINE TEXTURE
06	TEXTURED STUCCO FINISH	PAREX USA	COLOR: AGREEABLE GRAY TEXTURE: LIGHT/FINE TEXTURE
07	TREX FENCING MATERIAL	TREX	COLOR TO MATCH SW 7029 AGREEABLE GRAY



DRAINAGE BASIN: KING 18-B

FINAL PLAT		BUILDING ELEVATIONS	
ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH			
CASE NUMBER:		FORMER CASE NUMBERS:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT 93, BLOCK 700, PARCEL 556	
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:	
-	47157C0465F	SEPTEMBER 28, 2007	
DATE: MARCH 15, 2022	SCALE: 1" = 30'	SHEET 4 OF 6	



CABINET- Steel angle framing with aluminum skin and retainers. Lit with LED's.
FACES- Pan-Formed acrylic with translucent vinyl graphics.
PAINT- Automotive grade paint.

LED DISPLAY- 4'x 8' Watchfire double face full color display with a 16MM resolution. The LED will have a wireless communication with software to download on the computer.

POLE- 10" square tube steel 3/8" wall in a concrete foundation to meet city of Memphis wind load.

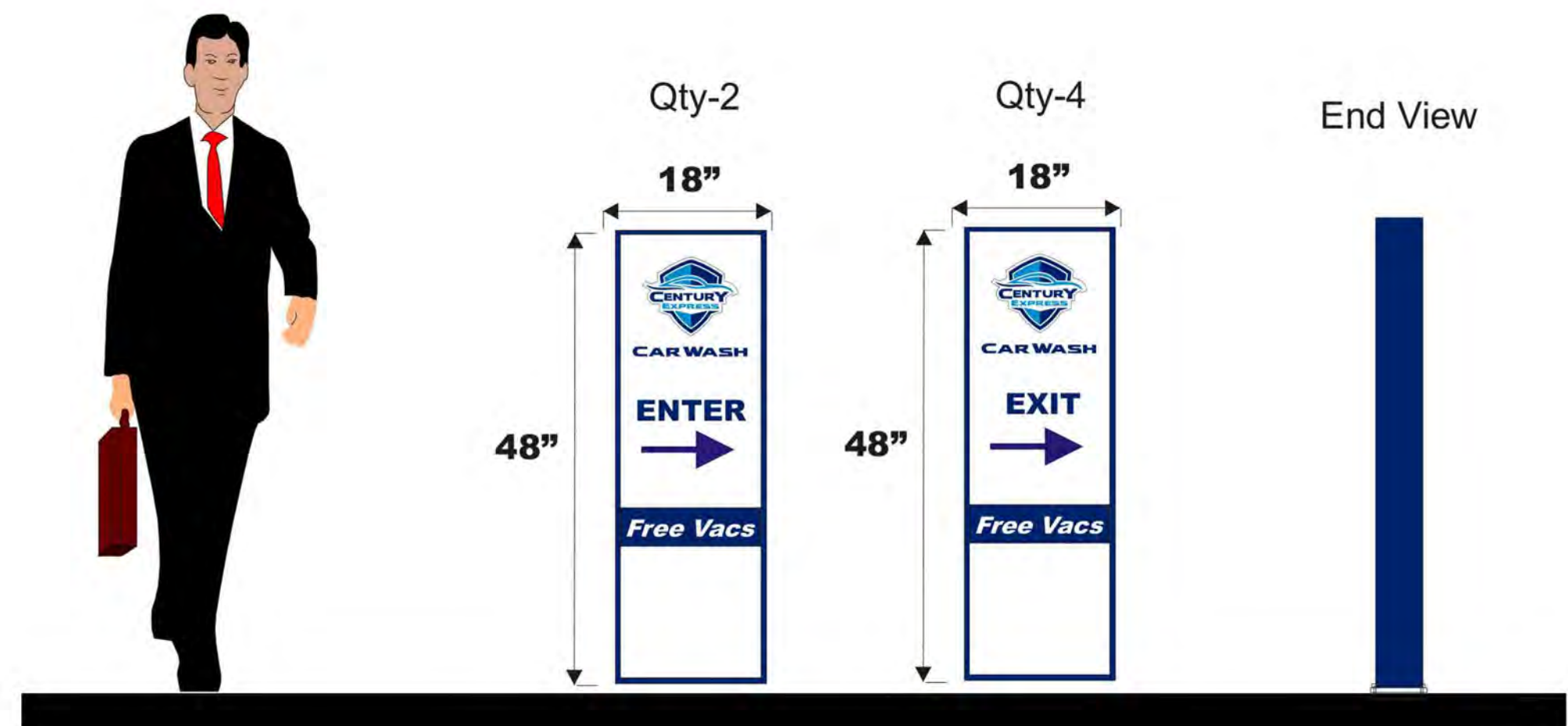
ROADWAY POLE SIGN - SHELBY DRIVE & ROSS ROAD

NOT TO SCALE



BUILDING SIGNS & LOGO

NOT TO SCALE

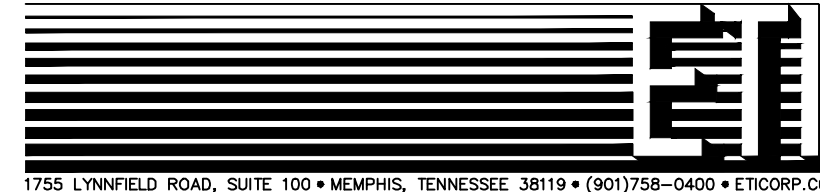


DIRECTIONAL SIGN ELEVATIONS

NOT TO SCALE



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1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.COM

DRAINAGE BASIN: FLETCHER 12-A

FINAL PLAT		SIGN DETAILS
AUTUMN CREEK C-P PHASE 5 - CENTURY EXPRESS CAR WASH		
CASE NUMBER: 21TMP-048841		FORMER CASE NUMBERS: Z-96-160
CORDOVA, TENNESSEE		
NUMBER OF LOTS: 02	ACREAGE: 2.46 ACRES	WARD OR DISTRICT 96 & 96, BLOCK 900 & 900, PARCEL 574 & 675
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119
100-YEAR FLOOD ELEVATION: 312.0	FEMA MAP PANEL NUMBER: 47157C0316G	FEMA MAP DATE: FEBRUARY 6, 2013
DATE: OCTOBER 7, 2021	SCALE: N.T.S.	SHEET 5 OF 6

I. USES PERMITTED

- A. PARCEL A ANY USE PERMITTED BY RIGHT IN THE LOCAL COMMERCIAL (C-L) DISTRICT EXCEPT THE FOLLOWING
1. GROUP SHELTER
 2. DORMITORY
 3. TRANSITIONAL HOME
 4. FAMILY DAY CARE HOME
 5. GROUP DAY CARE HOME
 6. LODGE, COUNTRY CLUB
 7. MUSEUM
 8. AUTOMOBILE SERVICE STATION
 9. GARAGE COMMERCIAL
 10. GREENHOUSE OR NURSERY COMMERCIAL
 11. PAWN SHOP
 12. RESTAURANT DRIVE-IN
 13. TAVERN, COCKTAIL LOUNGE, NIGHT CLUB
 14. USED GOODS SECOND SALES
 15. VEHICLE WASH
 16. TELEPHONE SWITCHING CENTER, ELECTRIC TRANSMISSION, GAS PIPING, WATER PUMPING STATION
 17. GASOLINE SALES
- B. PARCEL B SINGLE FAMILY DETACHED DWELLINGS

II. BULK REGULATIONS

- A. PARCEL A
1. BUILDING HEIGHT AND LAND COVERAGE SHALL COMPLY WITH THE PLANNED COMMERCIAL DISTRICT REQUIREMENTS
 2. ELEVATION PLANS SHALL BE SUBMITTED TO THE OFFICE OF PLANNING AND DEVELOPMENT FOR THEIR REVIEW AND SHALL BE SUBJECT TO APPROVAL BY LAND USE CONTROL BOARD AT A PUBLIC HEARING. PROPERTY OWNERS WITHIN 1,500 FEET OF THE PROPERTY AND ROSS SHELBY NEIGHBORHOOD ASSOCIATION BE GIVEN NOTICE OF THE PROPOSAL AT LEAST 10 DAYS PRIOR TO THE HEARING
 3. BUILDING EXTERIORS OF MATERIAL OR CONCRETE BLOCK SHALL NOT BE PERMITTED
 4. MINIMUM BUILDING SET BACK
 - a. SHELBY DRIVE - 75 FEET
 - b. ROSS ROAD - 75 FEET
 5. ALL MERCHANDISE SHALL BE DISPLAYED WITHIN A COMPLETELY ENCLOSED BUILDING. OUTDOOR DISPLAY IS NOT PERMITTED
- B. PARCEL B
1. MAXIMUM NUMBER OF LOTS - 47
 2. BUILDING BULK SHALL COMPLY WITH SINGLE FAMILY RESIDENTIAL (R-S8) DISTRICT REQUIREMENTS
 3. EACH DWELLING UNIT NORTH OF STREET C SHALL CONTAIN A MINIMUM OF 1,200 SQUARE FEET HEATED FLOOR AREA: DWELLING UNITS
 4. SOUTH OF STREET C SHALL CONTAIN A MINIMUM OF 1,500 FEET OF HEATED FLOOR AREA

III. PARKING, ACCESS AND CIRCULATION

- A. ROSS ROAD SHALL BE DEDICATED AND IMPROVED 34 FEET FROM THE CENTERLINE.
- B. SHELBY DRIVE SHALL BE DEDICATED AND IMPROVED 57 FEET FROM CENTERLINE.
- C. A MAXIMUM OF TWO CURB CUTS ARE PERMITTED ON SHELBY DRIVE AND ONE ON ROSS ROAD
- D. STREETS B AND C SHALL ALIGN WITH AN EXISTING STREET OR BE OFFSET AS REQUIRED BY THE SUBDIVISION REGULATIONS
- E. LOTS THAT FRONT ON ROSS ROAD SHALL EITHER HAVE DRIVEWAY ACCESS TO STREETS B AND C, OR THE DWELLING SHALL BE DESIGNED SO THAT ACCESS TO ROSS ROAD CAN OCCUR IN A FORWARD MOTION
- F. INTERNAL CIRCULATION BETWEEN PHASES AND LOTS IS REQUIRED.

IV. LANDSCAPING

- A. THE SHELBY DRIVE AND ROSS ROAD FRONTAGE ON PARCEL A SHALL BE LANDSCAPED WITH PLATE A-2
- B. THE SOUTH AND WEST BOUNDARIES OF PARCEL A PLATE B-4 MODIFIED
- C. A MINIMUM OF TEN PERCENT INTERNAL LANDSCAPING, EXCLUDING THAT REQUIRED ABOVE, SHALL BE PROVIDED IN PARCEL A
- D. EQUIVALENT MATERIAL MAY BE SUBSTITUTED FOR THE REQUIRED MATERIALS SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT
- E. LIGHT STANDARDS SHALL NOT EXCEED 20 FEET IN HEIGHT

V. SIGNS

- A. SIGNS IN PARCEL B SHALL COMPLY WITH THE R-S DISTRICT REGULATIONS
- B. PARCEL A IS PERMITTED A DETACHED SIGN WITH A MAXIMUM OF 35 SQUARE FEET AND A SETBACK OF A MINIMUM OF 15 FEET. ATTACHED SHALL COMPLY WITH THE LOCAL COMMERCIAL (C-L) DISTRICT REGULATIONS.
- C. OUTDOOR ADVERTISING (BILLBOARDS) TEMPORARY AND PORTABLE SIGNS ARE PROHIBITED

VI. DRAINAGE

- A. DESIGN OF THE STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL" THE MANUAL REQUIRES ONSITE DETENTION OF STORMWATER RUN-OFF GENERATED FROM THIS PROJECT, WHICH EXCEEDS THE CAPACITY OF THE DOWNSTREAM SYSTEMS. DRAINAGE CALCULATIONS PERFORMED IN ACCORDANCE WITH THIS MANUAL SHALL BE SUBMITTED VERIFYING THAT ADEQUATE NON-BUILDABLE AREAS HAVE BEEN PROVIDED FOR STORMWATER DETENTION FACILITIES, FOR INFORMATION CONCERNING THIS REQUIREMENT, PLEASE CONTACT THE CITY ENGINEER'S OFFICE
- B. ALL DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW
- C. ALL DRAINAGE ONSITE SHALL BE PRIVATE EASEMENT WILL NOT BE ACCEPTED

VII. SITE PLAN REVIEW

- A. THE SITE PLAN SHALL INCLUDE THE FOLLOWING
1. THE LOCATION OF EXISTING AND PROPOSED PUBLIC ROADWAYS ON OR ADJACENT TO THE SUBJECT PROPERTY
 2. THE LOCATION, DIMENSIONS AND FLOOR AREA OF ALL BUILDINGS, STRUCTURES, AND PARKING AREAS.
 3. THE LOCATION OF INTERNAL STREETS AND PRIVATE DRIVES AND THE NUMBER AND GENERAL LOCATION OF CURB CUTS AND UTILITY EASEMENTS
 4. THE LOCATION OF PEDESTRIAN SYSTEMS
 5. THE LOCATION AND USE OF OPEN SPACE
 6. INTERNAL AND PERIMETER LANDSCAPING
 7. THE LOCATION, DIAMETER AND SPECIES NAME OF ALL TREES AND PLANTS, THE IDENTIFICATION OF PLANTS TO BE PRESERVED AND METHODS INTENDED TO BE USED TO PROTECT PLANTS DURING CONSTRUCTION
 8. BUILDING ELEVATIONS WHICH DEPICT AN ARCHITECTURAL DESIGN AND MATERIALS COMPATIBLE WITH THE ADJACENT RESIDENTIAL PROPERTY
- B. THE SITE PLAN SHALL BE REVIEWED BASED ON THE FOLLOWING CRITERIA
1. CONFORMANCE WITH THE OUTLINE PLAN CONDITIONS
 2. CONFORMANCE TO THE STANDARDS AND CRITERIA FOR COMMERCIAL PLANNED DEVELOPMENTS CONTAINED IN SECTIONS 14C, 14D, 14 E AND 14 F OF THE ZONING REGULATIONS

VIII. THE LAND USE CONTROL BOARD MAY MODIFY THE PARKING, ACCESS, LANDSCAPING, SIGNAGE, AMENITY, BUILDING HEIGHT AND SETBACK REQUIREMENTS IN EQUIVALENT ALTERNATIVES ARE PRESENTED

IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE YEARS OF APPROVAL OF THE OUTLINE PLAN. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE REQUEST OF THE APPLICANT

- X. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING
- A. THE OUTLINE PLAN CONDITIONS
 - B. A STANDARD SUBDIVISION CONTRACT AS DEFINED BY THE SUBDIVISION REGULATIONS
 - C. THE EXACT LOCATION AND DIMENSIONS, INCLUDING HEIGHT OF ALL BUILDINGS AND BUILDABLE AREAS, PARKING AREAS, DRIVES REQUIRED LANDSCAPING
 - D. THE NUMBER OF PARKING SPACES
 - E. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE OF ANY EASEMENT
 - F. A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNER'S ASSOCIATION OR OTHER ENTITY OF OWNERSHIP AND MAINTENANCE PURPOSES
 - G. AN ELEVATION PLAN FOR THE BUILDINGS IN PARCEL A

THE LAND USE CONTROL BOARD ON MAY 8, 1997 APPROVED THIS SITE PLAN WITH THE FOLLOWING CONDITIONS

1. ONE DETACHED SIGN IS PERMITTED WITH A MAXIMUM AREA OF 35 SQUARE FEET AND MAXIMUM HEIGHT OF 20 FEET
2. THE LANDSCAPE BUFFER ALONG THE SOUTHERN BOUNDARY OF THE SITE SHALL BE SUPPLEMENTED WITH A THIRD ROW OF EVERGREEN TREES PLANTED 20 FOOT ON CENTER
3. TWO TREES FROM THE "TREE A" LIST OF THE LANDSCAPE ORDINANCE SHALL BE PLATED ON THE EASTERN BOUNDARY NORTH AND SOUTH OF THE PARKING AREA
4. THE LANDSCAPE BUFFER ALONG THE WESTERN BOUNDARY OF THE SITE SHALL BE SUPPLEMENTED WITH FOUR (4) FOSTER HOLLIES SPACED ON 6 FOOT CENTERS ADJACENT TO THE PARKING AREA ENCROACHING INTO THE BUFFER
5. A "FINAL PLAT" CAN NOT BE RECORDED UNTIL THE BUILDING ELEVATIONS HAVE BEEN APPROVED BY THE LAND USE CONTROL BOARD AND ATTACHED TO THE PLAT

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

THIS FINAL PLAT CONFORMS WITH THE UNIFIED DEVELOPMENT CODE AND WAS APPROVED BY THE LAND USE CONTROL BOARD ON _____.

BY _____ DATE _____
ADMINISTRATOR OF PLANNING AND DEVELOPMENT

OPD _____ DATE _____

CITY / COUNTY ENGINEER _____ DATE _____

THE LAND USE CONTROL BOARD APPROVED THE REVISED BUILDING ELEVATIONS FOR THIS SITE PLAN ON AUGUST 14, 1997 WITH THE FOLLOWING CONDITIONS

1. THE NORTH AND EAST EXTERIOR WALLS OF THE BUILDING SHALL HAVE A BRICK FACADE WHILE THE SOUTH AND WEST SIDES WILL HAVE SPLIT FACE BRICK
2. THE NORTH AND EAST SIDES, AS WELL AS THE FIRST 15 FEET ON THE NORTHWEST PORTION OF THE BUILDING, WILL HAVE A MANSARD TYPE ROOF DESIGN. THE TOP OF THE ROOF WILL HAVE BLACK RESIDENTIAL TYPE SHINGLES, WHILE THE FLAT PORTION OF THE ROOF WILL BE BLACK METAL WITH RED STRIPES
3. THE DEVELOPER WILL INSTALL A FENCE TO COMPLETELY ENCLOSE THE DUMPSTERS AND ALSO INSTALL A GATE WITH A LOCK
4. A SIX-FOOT HIGH SITE-PROOF FENCE WILL BE INSTALLED ON THE WEST AND SOUTH SIDES OF PARCEL A. THIS FENCING WILL BE INSTALLED ANYWHERE THE EXISTING FENCING IS IN NEED OF REPAIR OR MISSING
5. THE DEVELOPER WILL INSTALL TWO SPEED BUMPS ON THE ACCESS ROAD ADJACENT TO THE RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE (ONE SPEED BUMP APPROXIMATELY 195 FEET WEST OF ROSS ROAD AND THE OTHER 120 FEET EAST OF THIS PHASE)

OWNER'S CERTIFICATE

I, LEROY RATLIFF, DIRECTOR OF CONSTRUCTION OF CENTURY ONE, LLC, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN, HEREBY ADOPT THIS PLAT AS MY PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHT-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED TO PUBLIC USE FOREVER. I CERTIFY THAT I AM ARE THE OWNER OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

LEROY RATLIFF DIRECTOR OF CONSTRUCTION
CENTURY ONE, LLC

NOTARY CERTIFICATE

STATE OF TENNESSEE, SHELBY COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF TENNESSEE AND SHELBY COUNTY AT THE CITY OF MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED LEROY RATLIFF, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HER OATH ACKNOWLEDGED HIMSELF TO BE DIRECTOR OF CONSTRUCTION CENTURY ONE, LLC, THE WITHIN NAMED BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS A CATEGORY I SURVEY AND THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS, THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

ETI CORPORATION DATE ??/??/21
1755 LYNNFIELD ROAD, SUITE 100
MEMPHIS, TENNESSEE 38119

BY: CHRISTOPHER E. PERRY, RLS

TENNESSEE LICENSE NO. 2021

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING LAWS AND REGULATIONS.

ETI CORPORATION DATE ??/??/21

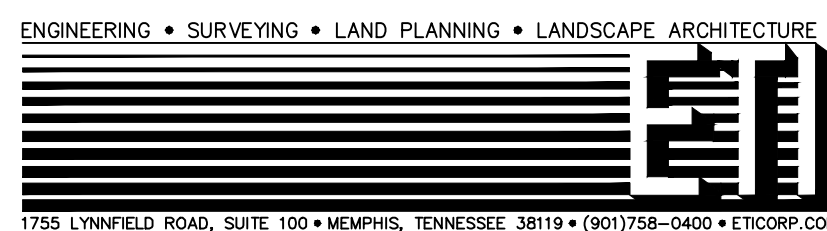
1755 LYNNFIELD ROAD, SUITE 100
MEMPHIS, TENNESSEE 38119

BY: MATTHEW DAVID WOLFE, P.E.

TENNESSEE LICENSE NO. 105709

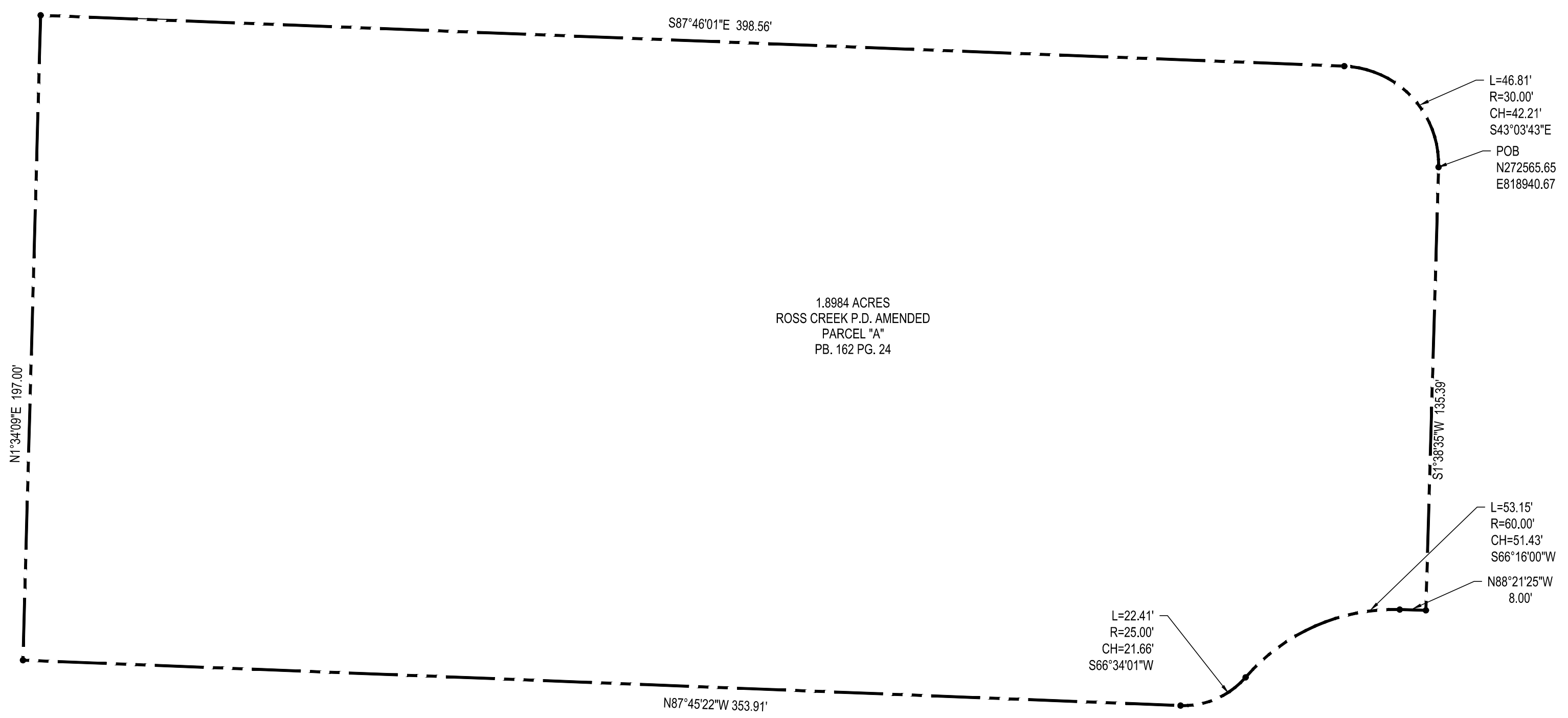
DRAINAGE BASIN: KING 18-B

FINAL PLAT		SITE PLAN	
ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH			
CASE NUMBER:		FORMER CASE NUMBERS:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT <u>93</u> , BLOCK <u>700</u> , PARCEL <u>556</u>	
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER : ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION: -	FEMA MAP PANEL NUMBER: 47157C0465F	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: MARCH 15, 2022	SCALE: 1" = 30	SHEET 6 OF 6	





VICINITY MAP
N.T.S.



1.8984 ACRES
ROSS CREEK P.D. AMENDED
PARCEL "A"
PB. 162 PG. 24

PROPERTY LINE DESCRIPTION

BEING A SURVEY OF PART OF PARCEL A, ROSS CREEK P.U.D. AS RECORDED IN PLAT BOOK 162 PAGE 24 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON PIN ON THE WEST LINE OF ROSS ROAD (68' WIDE PUBLIC ROW) 30.00 FEET SOUTH OF THE TANGENT INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF SHELBY DRIVE (114' WIDE PUBLIC ROW), SAID POINT HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTHING 272565.65 AND EASTING 818940.67;

THENCE S1°38'35"W ALONG SAID WEST LINE A DISTANCE OF 135.39 FEET TO A SET 1/2" IRON PIN ON THE NORTH LINE OF LOT 2, PHASE 2, PART OF PARCEL A, ROSS CREEK P.U.D. (PLAT BOOK 168 PG 39);

THENCE N88°21'25"W ALONG SAID NORTH LINE A DISTANCE OF 8.00 FEET TO A SET 1/2" IRON PIN AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 53.15 FEET AND CHORD OF 51.43 FEET (S66°16'00"W) TO A SET 1/2" IRON PIN THE POINT OF REVERSE CURVE;

THENCE WESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 22.41 FEET AND CHORD OF 21.66 FEET (S66°34'01"W) TO A SET 1/2" IRON PIN AT THE POINT OF TANGENCY;

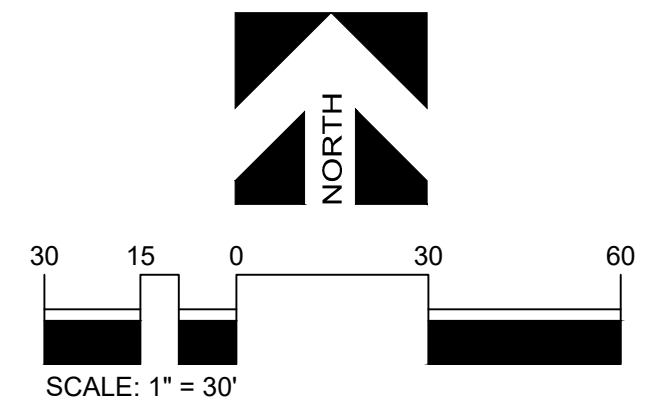
THENCE N87°45'22"W ALONG SAID NORTH LINE A DISTANCE OF 353.91 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1,

THENCE N1°34'09"E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 197.00 FEET TO A SET NAIL ON THE SOUTH LINE OF SHELBY DRIVE;

THENCE S87°46'01"E ALONG SAID SOUTH LINE OF SHELBY DRIVE A DISTANCE OF 398.56 FEET TO A SET 1/2" IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00, AN ARC LENGTH OF 46.81 FEET AND CHORD OF 42.21 FEET (S43°03'43"E) TO THE POINT OF BEGINNING.

CONTAINING 1.8984 ACRES MORE OR LESS.



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PLOT PLAN		
ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH		
CASE NUMBER:		FORMER CASE NUMBERS:
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT <u>93</u> , BLOCK <u>700</u> , PARCEL <u>556</u>
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:
-	47157C0465F	SEPTEMBER 28, 2007
DATE: MARCH 15, 2022	SCALE: 1" = 30'	SHEET 1 OF 1

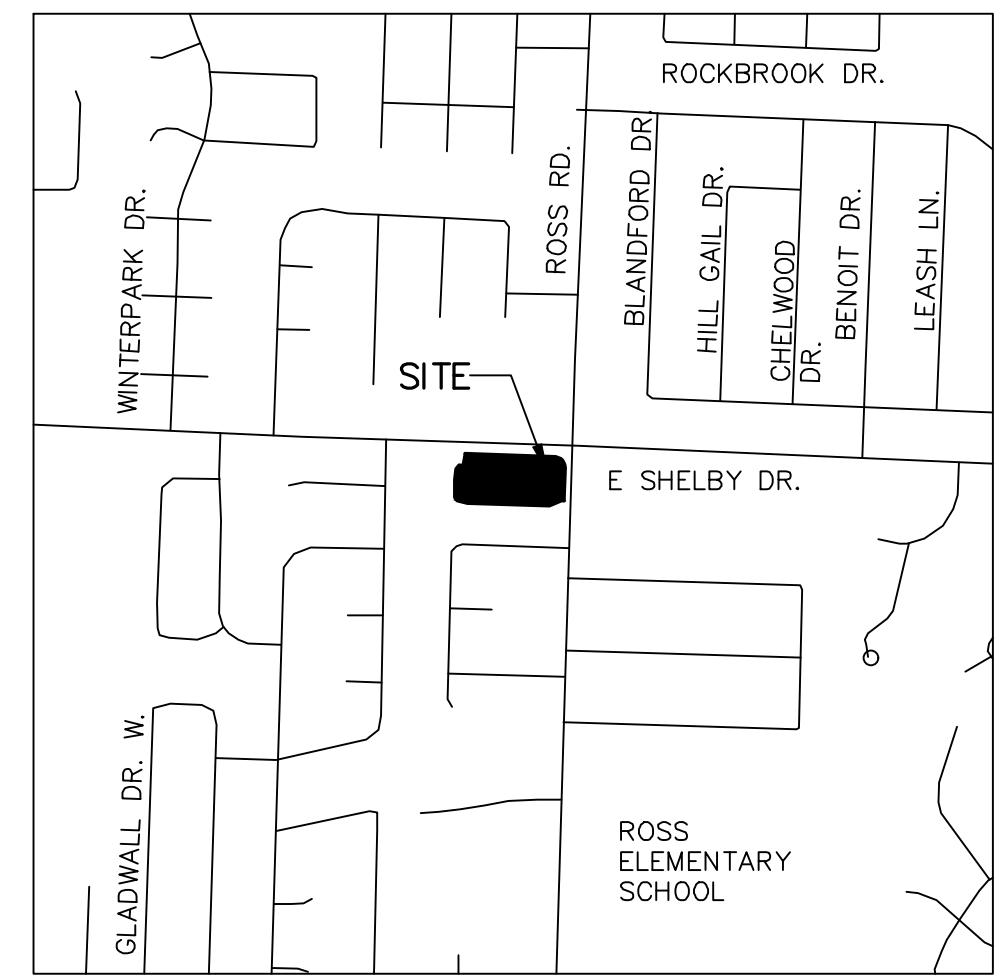
PRIOR TO LAND DISTURBANCE, EROSION PREVENTION SEDIMENT CONTROL (EPSC) MEASURES SHALL BE IMPLEMENTED PER CITY ORDINANCES 4538 & 5446.

- I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
- II. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

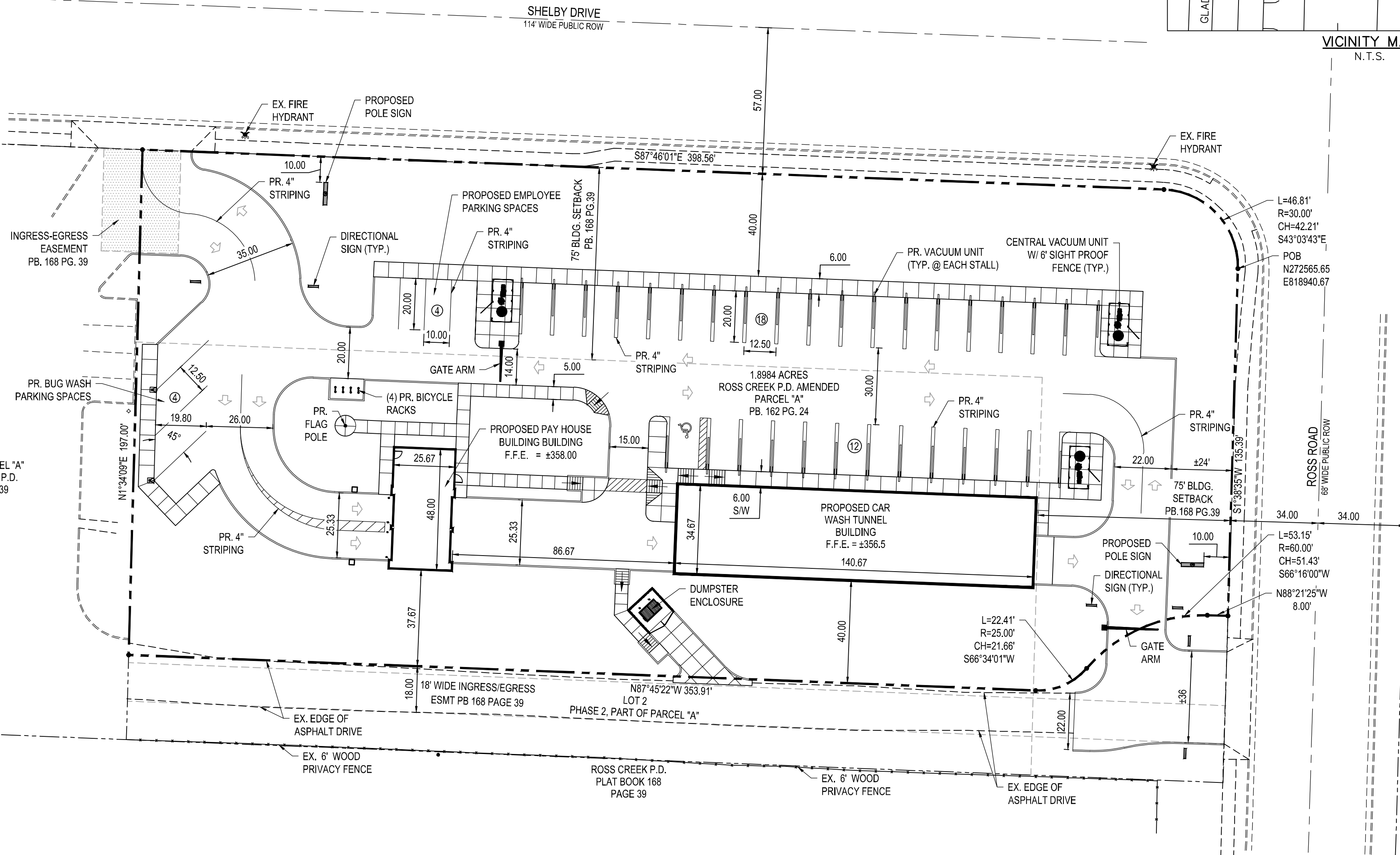
PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT OF WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

CITY BENCH MARK:
 CITY OF MEMPHIS BENCHMARK #254
 ELEVATION: 341.95
 MAP & BLOCK: 152-L
 STREET NAME: RIVERDALE RD. AND SHELBY DR.
 DESCRIPTION: CITY MONUMENT IS LOCATED ON THE NE COR., AT B/CURB ER ON GERMANTOWN EXT. SIDE. RESET 1997.

FEMA FLOOD NOTE:
 THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0465F DATED SEPTEMBER 28, 2007. NEAREST BFE - 343.00



VICINITY MAP
N.T.S.

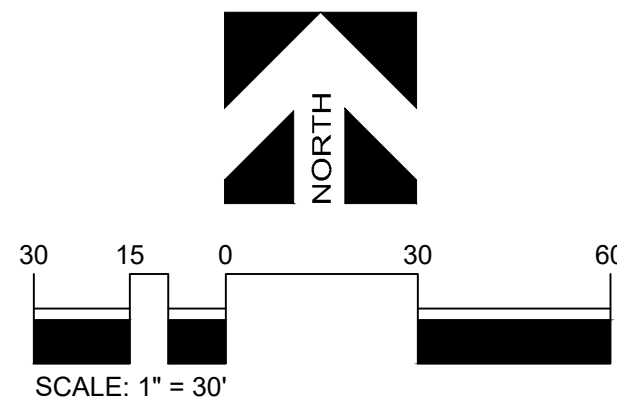


SITE DATA:
 ZONING: CA/PD
 USE: AUTOMATIC CAR WASH
 CAR WASH BUILDING HT.: 26'-0"
 CAR WASH PAY STATION HT.: 21'-4"
 EMPLOYEE PARKING PROVIDED: 4 SPACES
 PERVIOUS SURFACES: 43,560 S.F. OR 1.0 AC. (53%)
 IMPERVIOUS SURFACES: 38,768 S.F. OR 0.89 AC. (47%)

EXISTING SIDEWALK TABLE			
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM BACK OF CURBLINE
SHELBY DRIVE	5 FEET	SOUTH	WIDTH VARIES (GRASS STRIP)
ROSS ROAD	5 FEET	WEST	4.5 FEET (GRASS STRIP)

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AN OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE AN OCCUPANCY OF THE BUILDING.

* NOTE: If there is no curblin measure from the edge of pavement.



SCRO RECORDING LABEL

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CONCEPT PLAN

ROSS CREEK P.D. PART OF PARCEL A - CENTURY EXPRESS CAR WASH

CASE NUMBER: MEMPHIS, TENNESSEE		FORMER CASE NUMBERS:	
NUMBER OF LOTS: 01	ACREAGE: 1.9 ACRES	WARD OR DISTRICT: 93	BLOCK: 700, PARCEL: 556
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER: 47157C0465F	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: MARCH 15, 2022	SCALE: 1" = 30'	FINAL PLAT 1 OF 1	

March 2, 2022 Version

I Uses Permitted

A Parcel A Any use permitted by right in the local commercial (C-L) District except the following.

1. Group Shelter
2. Dormitory
3. Transitional Home
4. Family Day Care Home
5. Group Day Care Home
6. Lodge, Country Club
7. Museum
8. Automobile Service Station
9. Garage Commercial
10. Greenhouse or Nursery Commercial
11. Pawn Shop
12. Restaurant Drive-In
13. Tavern, Cocktail Lounge, Night Club
14. Used Goods Secondhand Sales
15. Vehicle Wash
16. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
17. Gasoline Sales

B Parcel B Single Family Detached Dwellings

II Bulk Regulations

A. Parcel A

1. Building height and land coverage shall comply with the Planned Commercial District requirements.
2. Elevation plans shall be submitted to the Office of Planning and Development for their review and shall be subject to approval by Land Use Control Board at a public hearing. Property owners within 1,500 feet of the property and the Ross Shelby Neighborhood Association be given notice of the proposal at least 10 days prior to the hearing.
3. Building exteriors of material or concrete block shall not be permitted.
4. Minimum Building Setback
 - a. Shelby Drive – 75 feet
 - b. Ross Road – 75 Feet
5. All merchandise shall be displayed within a completely enclosed building. Outdoor display is not permitted.

B Parcel B

1. Maximum number of lots – 47

2. Building bulk shall comply with the Single-Family Residential (R-S8) District requirements
3. Each dwelling unit north of Street C shall contain a minimum of 1,200 square feet heated floor area; dwelling units
4. South of Street C shall contain a minimum of 1,500 square feet of heated floor area.

III Parking, Access, and Circulation

- A. Ross road shall be dedicated and improved 34 feet from centerline.
- B. Shelby Drive shall be dedicated and improved 57 feet from centerline.
- C. A maximum of two curb cuts are permitted on Shelby Drive and one on Ross Road
- D. Streets B and C shall align with an existing street or be offset as required by the Subdivision Regulations
- E. Lots that front on Ross Road shall either have driveway access to Streets B and C, or the dwelling shall be designed so that access to Ross Road can occur in a forward motion.
- F. Internal circulation between phases and lots is required.

IV Landscaping

- A. The Shelby Drive and Ross Road frontage on Parcel A shall be landscaped with Plate A-2
- B. The south and west boundaries of Parcel A Plate B-4 modified
- C. A minimum of ten percent internal landscaping, excluding that required above, shall be provided in Parcel A
- D. Equivalent material may be substituted for the required materials subject to the approval of the Office of Planning and Development
- E. Light standards shall not exceed 20 feet in height.

V Signs

- A. Signs in Parcel B shall comply with the R-S District regulations.
- B. Parcel A is permitted a detached sign with a maximum of 35 square feet and a setback of a minimum of 15 feet. Attached shall comply with the Local Commercial (C-L) District regulations.
- C. Outdoor advertising (billboards) temporary and portable signs are prohibited.

VI Drainage

- A. Design of the stormwater conveyance and management facilities for this project shall be in accordance with the "City of Memphis Drainage Design Manual" The manual requires onsite detention of stormwater run-off generated from this project, which exceeds the capacity of the downstream systems. Drainage calculations performed in accordance with this manual shall be submitted verifying that adequate non-buildable areas have been provided for stormwater

detention facilities. For information concerning this requirement, please contact the City engineer's Office.

- B. All drainage plans shall be submitted to the City Engineer for review.
- C. All drainage onsite shall be private easements will not be accepted.

VII Site Plan Review

A. The site plan shall include the following

1. The location of existing and proposed public roadways on or adjacent to the subject property
2. The location, dimensions and floor area of all buildings, structures, and parking areas.
3. The location of internal streets and private drives and the number and general location of curb cuts and utility easements
4. The location of pedestrian systems
5. The location and use of open space
6. Internal and perimeter landscaping
7. The location, diameter and species name of all trees and plants, the identification of plants to be preserved and methods intended to be used to protect plants during construction.
8. Building elevations which depict an architectural design and materials compatible with the adjacent residential property.

B. The site plan shall be reviewed based on the following criteria

1. Conformance with the outline plan conditions.
2. Conformance to the standards and criteria for commercial planned developments contained in sections 14C, 14D, 14 E and 14 F of the Zoning Regulations.

VIII The Land Use Control Board may modify the parking, access, landscaping, signage, amenity, building height and setback requirements if equivalent alternatives are presented.

IX A final plan shall be filed within five years of approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

X Any final plan shall include the following:

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

G. An elevation plan for the buildings in Parcel A.



Legend

polygonLayer

- Override 1
- Override 2

polygonLayer

- Override 1

— Roads

- Shelby County Zoning
- Arlington Zoning
- Bartlett Zoning
- Collierville Zoning
- Germantown Zoning
- Lakeland Zoning
- Millington Zoning
- Parcels

Map prepared through Shelby County Government's online mapping Portal on 3/10/2022

0 0.1 0.2 0.3 0.4 mi

N

MOMON PEARLIE
6624 QUAIL COVEY DR #
MEMPHIS TN 38141

STEPHENS ANTHONY
4566 ROSS RD #
MEMPHIS TN 38141

ALDRIDGE WAYNE E & BRENDA K
6590 SHAKER LN #
MEMPHIS TN 38141

RHODES SHEILA R
6708 ROCKBROOK DR #
MEMPHIS TN 38141

DEBCO LLC
3707 MACON RD
MEMPHIS TN 38122

KING KERON
6618 SHAKER LN #
MEMPHIS TN 38141

RS RENTAL 1 LLC
1955 S VAL VISTA DR #126
MESA AZ 85204

KING BRENDA J
4587 HILL GAIL DR #
MEMPHIS TN 38141

YANCY RICHARD K & BETTY L
6638 SHAKER LN #
MEMPHIS TN 38141

LOPEZ JULIO AND IVAN LOPEZ AND
7595 SHELBY WOOD CV #
MEMPHIS TN 38125

MOORE KERMIT L JR
6585 PINE TOP CIR S
MEMPHIS TN 38141

MOTTLEY TOM C JR
6646 SHAKER LN #
MEMPHIS TN 38141

WILLIAMS WILLIE JR AND GERALD LONGMIRE
4561 MISTY MOOR LN #
MEMPHIS TN 38141

MENDIETA RICHARD J & ANA M
179 BRENTWOOD DR #
GALLIPOLIS OH 45631

MCCLOUD LERONCE R
6654 SHARKER LN #
MEMPHIS TN 38141

ROBINSON EDWARD
1044 AENON CL #
SPRING HILL TN 37174

BOYD JEROME
4571 CHELWOOD DR #
MEMPHIS TN 38141

CONTE-ROMO JUAN C AND DELIA O DIAZ
6660 SHAKER LN #
MEMPHIS TN 38141

ANDERSON LATOSHA
4559 ROSS RD #
MEMPHIS TN 38141

COOK TRAVIS W JR & LINDSEY
6003 FAIRWAY SHORES LN #
PORTER TX 77365

KILLEBREW PATRICE
4599 HILL GAIL DR #
MEMPHIS TN 38141

SCHOLAND DONALD & MARY
4568 MISTY MOOR LN #
MEMPHIS TN 38141

TIRERA SORAGATA AND FATOUMATA SILLAH
4595 HILL GAIL DR #
MEMPHIS TN 38141

BODDIE TIERIKKA & ROBERT
4598 ROSS RD #
MEMPHIS TN 38141

BACON ANDREA
4569 S QUAIL FLIGHT CV #
MEMPHIS TN 38141

JOHNSON CHRIS
9292 TAMHAVEN DR #
CORDOVA TN 38018

MCNEILL GREG & TINA H
6607 SHAKER LN #
MEMPHIS TN 38141

TAYLOR ROBERT H
372 N HILL FARMS RD #
KAYSVILLE UT 84037

GLASPIE WILLIAM H & ETHEL W
4581 ROSS RD #
MEMPHIS TN 38141

BUCKNER ANTHONY J
9266 S FAIRMONT CIR #
COLLIERVILLE TN 38017

DOBBINS ADRIENNE L
4598 CHELWOOD DR #
MEMPHIS TN 38141

TAYLOR OMEGA & TAMIKA
3363 MARY CLAIRE LN #
SOUTHAVEN MS 38672

VM PRONTO LLC
5001 PLAZA ON THE LK #200
AUSTIN TX 78746

RANKIN RORY B SR & CHARLENE
3113 N STONEBRIDGE DR #
NORFOLK VA 23504

JACKSON COURTNEY L
4611 BENOIT DR #
MEMPHIS TN 38141

OTOTAKE JUNKO 2016 REVOCABLE TRUST

BRASWELL LACHAKA
8263 WHISPERING ELM DR #
MEMPHIS TN 38125

FARRIS CHATEEKA
6589 ERNEST CV #
MEMPHIS TN 38141

LOVELACE KAMERON S & TYANIAH S
6549 MARGAUX CV E
MEMPHIS TN 38141

WILLIAMS JENNISE R
6547 E CHARDONNAY CV #
MEMPHIS TN 38141

DUCKETT PERCELL
4622 ROSS RD #
MEMPHIS TN 38141

GNO JOHN AND MY N TAT
4991 GURTRUDE DR #
MEMPHIS TN 38125

MULLINS CAPREE & COURTNEY
4605 CHELWOOD DR #
MEMPHIS TN 38141

FRANCHEK ERICA P
4619 HILL GAIL DR #
MEMPHIS TN 38141

WOODS MARKESHA
4640 SPANIEL CV #
MEMPHIS TN 38141

HUGHES MONTINA
4612 SHAKER CV #
MEMPHIS TN 38141

CHAIDEZ HORACIO
4620 HILL GAIL DR #
MEMPHIS TN 38141

WILSON ALFONZO & VIRGINIA P
4635 BENOIT DR #
MEMPHIS TN 38141

JIMENEZ DAVID & KATIA C MERCADO
4614 PARTRIDGE CT #
MEMPHIS TN 38141

HALL DORIS J
4627 PARTRIDGE CT #
MEMPHIS TN 38141

TAYLOR REINHOLD JR
PO BOX 240084 #
MEMPHIS TN 38124

LOPEZ ELEVI
4612 ROSS RD #
MEMPHIS TN 38141

MOORE LORRAINE C
4625 SPANIEL CV #
MEMPHIS TN 38141

WALTERS RANDY D JR AND JASMINE S OWENS
6552 CABERNET CV E
MEMPHIS TN 38141

BAKER JOE W & PATRICIA F
4612 BLANDFORD DR #
MEMPHIS TN 38141

GATES ALFRED JR
4636 PARTRIDGE CT #
MEMPHIS TN 38141

FERGUSON CASSANDRA
4644 CHELWOOD DR #
MEMPHIS TN 38141

HENDERSON KEVIN E
7210 PRUDENCIA DR #
LAKE WORTH FL 33463

WILLIAMS RODNEY & COURTNEY
4633 SPANIEL CV #
MEMPHIS TN 38141

POPOVICI PETRU
22942 VIA NUEZ ## 25
MISSION VIEJO CA 92691

WILLIAMS MICHAEL A
4665 VESCOVI LN #
MEMPHIS TN 38141

VERGARA ALVARO
6787 CLEARLY DR #
MEMPHIS TN 38141

TAYLOR ROBERT & TAWNY
6585 MALLARD NEST CV #
MEMPHIS TN 38141

QUINN WILLIAM
2231 E GLENALDEN DR #
GERMANTOWN TN 38139

ALLGOOD KIMBERLY D
6795 CLEARLY DR #
MEMPHIS TN 38141

HAMILTON THOMAS & ABIGAIL
4187 SEQUOIA #
MEMPHIS TN 38117

SPIKNER DERRICK AND LATONYA JEFFRIES
4659 HILL GAIL DR #
MEMPHIS TN 38141

OCAMPO YURIRIA C M AND ELPIDIA S O ORTIZ
6811 CLEARLY DR #
MEMPHIS TN 38141

WALLER SHADIE
4722 MALLARD RIDGE DR #
MEMPHIS TN 38141

WILLIAMS CEDRIC L
6782 CLEARLY DR #
MEMPHIS TN 38141

RJ REAL ESTATE HOLDINGS LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

ORTEZ PABLA M
4723 MALLARD RIDGE DR #
MEMPHIS TN 38141

HILL- CUMMINGS LINDA K
6551 CABERNET CV #
MEMPHIS TN 38141

SALCEDO JOSE
4700 MALLARD RIDGE DR #
MEMPHIS TN 38141

QUARLES LISA M
4739 BARKSHIRE DR #
MEMPHIS TN 38141

WASHINGTON DESI
4663 SHAKER CV #
MEMPHIS TN 38141

GARMON BETTY J
6576 MALLARD NEST CV #
MEMPHIS TN 38141

FULGHAM KIMBERLY
4731 MALLARD RDIGE DR #
MEMPHIS TN 38141

SINCLAIR HORACE & DOROTHY
6812 CLEARLY DR #
MEMPHIS TN 38141

ANDERSON ED L & MARIETTA
6592 MALLARD NEST CV #
MEMPHIS TN 38141

ECHOLS JERRY AND MARJORIE ECHOLS
4738 MALLARD NEST DR #
MEMPHIS TN 38141

HENDERSON ADAM
6521 CABERNET CV W
MEMPHIS TN 38141

ZAPATA CAMILO & MARIA F R AREVALO
4710 MALLARD RIDGE DR #
MEMPHIS TN 38141

MABE DIXIE AND MABE LIVING TRUST
6536 SOUTHPOINT DR #
DALLAS TX 75248

JOHNSON SILVER L
6763 CLEARLY DR #
MEMPHIS TN 38141

PARKWAY PROPERTIES LLC
6399 STAGE RD #
BARTLETT TN 38134

WILLIFORD BRENDA A
6724 BOYLSTON DR #
MEMPHIS TN 38141

SHELTON CRISSY AND DORETHA LOVING
6771 CLEARLY DR #
MEMPHIS TN 38141

GOLD SPIKE CAPITAL LLC
1480 GRANDVIEW ST #
UPLAND CA 91784

FRANKLIN ARTHUR
6748 BOYLSTON DR #
MEMPHIS TN 38141

DESCANSO PROPERTIES LLC
PO BOX 2736 #
PALOS VERDES PENINSULA CA 90274

BROWN JOE E
6723 BOYLSTON DR #
MEMPHIS TN 38141

HARRIS AQUENTIN M
4769 ROSS CREEK DR #
MEMPHIS TN 38141

COSBY J DOUGLAS
1014 MEADOW LN #
SALEM IL 62881

GRIFFIN KENNETH D
6731 BOYLSTON DR #
MEMPHIS TN 38141

AFFORDABLE MANAGEMENT LLC
5524 RIVERDALE RD #
MEMPHIS TN 38141

WRING AUBREY AND VIRGINIA A WRING
5524 RIVERDALE RD #
MEMPHIS TN 38141

CARTER MILTON & GLORIA J
6674 ROSS CREEK CV #
MEMPHIS TN 38141

EDWARDS GWENDOLYN
4767 ROSS RD #
MEMPHIS TN 38141

MEZA ANDRES
4744 STONEY HILL DR #
MEMPHIS TN 38141

MALLARD RIDGE TRUST (TR)
3631 PINYON PINE #
SAN ANTONIO TX 78261

HISKY ROBIN S
4777 STONEY HILL DR #
MEMPHIS TN 38141

RUSSELL TWANA L
4470 LONG CREEK RD #
MEMPHIS TN 38125

DOBY JERRY D
4755 ROSS CREEK DR #
MEMPHIS TN 38141

SMITH NETTIE C
6610 DUCKLING CV #
MEMPHIS TN 38141

KAHMANN RANDY E
6654 ROSS CREEK CV #
MEMPHIS TN 38141

GALVAN-MORAN VICTOR M & ROSA Y MAZON
4753 ROSS RD #
MEMPHIS TN 38141

CHIANG XIAO R
773 N 650 E #
LINDON UT 84042

ROSS JACOB A
4745 ROSS RD #
MEMPHIS TN 38141

COLE ESSIE M
4764 ROSS RD #
MEMPHIS TN 38141

PIERCE KENOSHA S
4786 BARKSHIRE DR #
MEMPHIS TN 38141

STRAHAN GWENDOLYN
6620 BLUEBILL CV #
MEMPHIS TN 38141

WILLIAMS ANGELA B
6714 BURLINGAME DR #
MEMPHIS TN 38141

GILLARD JUANITA
6600 DUCKLING CV #
MEMPHIS TN 38141

REI NATION LLC
PO BOX 381887
GERMANTOWN TN 38183

ANDERSON JESSICA W
6574 MALLARD RIDGE DR #
MEMPHIS TN 38141

WILLIAMS WHITNEY L
6741 BURLINGAME DR #
MEMPHIS TN 38141

TIGUE SHARA
6715 BOYLSTON DR #
MEMPHIS TN 38141

LUONG TAN & MONG TRUONG
4775 MALLARD NEST DR #
MEMPHIS TN 38141

JOHNSON JEREMIAH T
6765 BURLINGAME DR #
MEMPHIS TN 38141

NETO ARLINDO
15 PHILLIPS ST
LEOMINSTER MA 1453

HUGHES WILLIAM & ROSA F
4829 MALLARD NEST DR #
MEMPHIS TN 38141

MCKINNEY JEFFREY
4831 BLUE WING ST #
MEMPHIS TN 38141

DICKERSON LEONARD T
6528 GADWELL DR N
MEMPHIS TN 38115

MOTEN CORDAY
4815 MALLARD NEST DR #
MEMPHIS TN 38141

COLEMAN RODERICK
4837 BARKSHIRE DR #
MEMPHIS TN 38141

JEFFERSON CARLOS S & KEVA
6556 GADWALL DR N
MEMPHIS TN 38141

ECHOLS ALICIA A
4810 ROSS CREEK DR #
MEMPHIS TN 38141

MAVI SANTPAL S & JASVINDER K CHARITABLE
2709 JACKSON PIKE #
BIDWELL OH 45614

WEBB PAULA A
6611 DUCKLING CV #
MEMPHIS TN 38141

ASKEW KRYSTAL C
4815 BLUE WING ST #
MEMPHIS TN 38141

DILLARD EKINIA M
4846 WATER FOWL LN #
MEMPHIS TN 38141

HITE ROLAND
6732 HENREDON DR #
MEMPHIS TN 38141

BOBO MELISSA A
4808 ROSWELL DR #
MEMPHIS TN 38141

WHITE TORSHA A
7863 KENWICK WAY #204
MEMPHIS TN 38119

LIM MARK
5719 E HUNTDAL ST
LONG BEACH CA 90808

SHIRLEY DAVID A & CATHIE W
6781 HENREDON DR #
MEMPHIS TN 38141

MYERS HENRY JR
6590 WADERS RIDGE #
MEMPHIS TN 38141

HARMON PAMELA J
6780 HENREDON DR #
MEMPHIS TN 38141

CLARK SHERITA Y
6795 HENREDON DR #
MEMPHIS TN 38141

JAMES W ANTHONY JR & TANJA D
6617 WADERS RIDGE DR #
MEMPHIS TN 38141

CROOM JANICE AND JAMARACA HOuseton (RS)
4801 ROSS CREEK DR #
MEMPHIS TN 38141

MALONE MICHAEL D
4828 MALLARD NEST DR #
MEMPHIS TN 38141

LONGS JAMES & AMY MENEFEELONGS
827 FERN ST #
YEADON PA 19050

PRICE TIMOTHY & SHONNA
6539 GADWALL DR N
MEMPHIS TN 38141

JONES BILLY J SR & KENITRA
PO BOX 753485 #
MEMPHIS TN 38175

HEARD APRIL S
4873 WATER FOWL LN #
MEMPHIS TN 38142

KILLEBREW BRANDEN & LASHANDA
4805 ROSS CREEK DR #
MEMPHIS TN 38141

MOODY ELGIN S & MELANIE C
4840 MALLARD NEST DR #
MEMPHIS TN 38141

BONILLA VERONICA
6717 HENREDON DR #
MEMPHIS TN 38141

JONES MICHAEL & SANDRA
6645 ROSS CV #
MEMPHIS TN 38141

SANFORD LATOYA A
4749 STONEY HILL DR #
MEMPHIS TN 38141

COLE SHERMAN E
4560 QUAIL FLIGHT CV #
MEMPHIS TN 38141

TONEY STEPHANIE
PO BOX 181494 #
MEMPHIS TN 38181

REVEN HOUSING TENNESSEE LLC
PO BOX 1459 #
LA JOLLA CA 92038

TANG DAVID
462 CENTURY OAKS WAY #
SAN JOSE CA 95111

SETLER JOHNNIE E & GWENDOLYN
6645 MALEJ RD #
MEMPHIS TN 38141

BANKS HOMER & ROZETTA L
6547 E CABERNET CV #
MEMPHIS TN 38141

CONTRERAS JOSE A
4561 PINE TOP CIR E
MEMPHIS TN 38141

O'REILLY AUTOMOTIVE, INC
PO BOX 9167 #
SPRINGFIELD MO 65801

EASLEY JACQUELYN C AND FRANK EASLEY
6716 ROCKBROOK DR #
MEMPHIS TN 38141

HOUSTON STEVEN K & CAROL L
4556 QUAIL RIDGE TRL #
MEMPHIS TN 38141

SHIVANI PROPERTIES LLC
6705 E SHELBY DR #
MEMPHIS TN 38141

CACHOLA DARYL K & KARA A MURAMOTO
1177 MOKUHANO ST ## H101
HONOLULU HI 96825

HOLLOWAY SHERMAN & BARBARA
6709 ROCKBROOK DR #
MEMPHIS TN 38141

JORDAN BARBARA J
6668 SHAKER LN #
MEMPHIS TN 38141

GARNER MICHAEL & VALERIE
6652 QUAIL COVEY DR #
MEMPHIS TN 38141

RICHEY ZERRICK
6739 ROCKBROOK DR #
MEMPHIS TN 38141

GUERRERO ARNULFO B
2857 PORTLAND DR #
FAIRFIELD CA 94533

RIVERIA RANDALL AND LISA M GAUTIER
4545 ROSS RD #
MEMPHIS TN 38141

STUART MICHAEL
1225 VIENNA DR ##237
SUNNYVALE CA 94089

GHOLSON MICHAEL D
4675 SHAKER CV #
MEMPHIS TN 38141

BULLOCK DESTAN L
4555 MISTY MOOR LN #
MEMPHIS TN 38141

PORCHAY TIERRA L
6757 ROCKBROOK DR #
MEMPHIS TN 38141

SHELBY REALTY LLC
984 INTERVALE AVE #
BRONX NY 10459

DOLLAR KELLEY
6629 QUAIL COVEY #
MEMPHIS TN 38141

LIAS ALONZO
6765 ROCKBROOK DR #
MEMPHIS TN 38141

BROWN CARRIE E
6682 BOYLSTON DR #
MEMPHIS TN 38141

RICE FATIMA
6637 QUAIL COVEY DR #
MEMPHIS TN 38141

LIPFORD MARILYN J
4564 PINE TOP CIR E
MEMPHIS TN 38141

PARKER LOUIS REVOCABLE LIVING TRUST
PSC 276 BOX 185 #
APO AP 96548

DUNIGAN WILLIAM JR & ALICE
6563 PINE TOP CIR S
MEMPHIS TN 38141

LIPFORD CRYSTAL L
4575 S QUAIL FLIGHT CV #
MEMPHIS TN 38141

WELLS JAMES A & MARIANETTE
4567 MISTY MOOR LN #
MEMPHIS TN 38141

PAIGE ANGELIA
6571 PINE TOP CIR S
MEMPHIS TN 38141

SPEIGHTS JAMES & ROSEANN
4572 BLANDFORD DR #
MEMPHIS TN 38141

MURCHINSON MILDRED
4567 ROSS RD #
MEMPHIS TN 38141

BALLINGER VALERIE
4591 HILL GAIL DR #
MEMPHIS TN 38141

SHELBY COUNTY TAX SALE 94.5 EXH #6028
PO BOX 2751 #
MEMPHIS TN 38101

JORDAN MARGARET
4568 QUAIL FLIGHT CV #
MEMPHIS TN 38141

FRONT RANGE ASSET MANAGEMENT LLC
11 CLAUDETTE CIR #
FRAMINGHAM MA 1701

HOLMES KIMMERAL
4582 ROSS RD #
MEMPHIS TN 38141

SHEAR NORMAN L
578 SUTTON WAY #
GRASS VALLEY CA 95945

BUCKLEY VICKIE
4572 S QUAIL FLIGHT CV #
MEMPHIS TN 38141

COOPER DWIGHT K
6542 E CHARDONNAY CV #
MEMPHIS TN 38141

MAYS ELIZABETH
4565 BLANDFORD DR #
MEMPHIS TN 38141

WILSON-WILBOURN JANON & NORRIS WILBOURN
4583 HILL GAIL DR #
MEMPHIS TN 38141

CANSECO ZENON
6548 E CHARDONNAY CV #
MEMPHIS TN 38141

KOUCH-YANG (THE)
4564 BLANDFORD DR #
MEMPHIS TN 38141

SANDERSON JEFFREY G
4573 S QUAIL FLIGHT CV #
MEMPHIS TN 38141

CROSS DENISE
6570 SHAKER LN #
MEMPHIS TN 38141

HERNANDEZ ARNULFO & JOVITA CARRILLO
4570 QUAIL RIDGE TRL #
MEMPHIS TN 38141

PARKS MARTIN
4573 QUAIL RIDGE TRL #
MEMPHIS TN 38141

CARR GEORGE JR
6576 SHAKER LN #
MEMPHIS TN 38141

JAMES EUNICE
6555 PINE TOP CIR S
MEMPHIS TN 38141

ECHOLS RENEE
4575 MISTY MOOR LN #
MEMPHIS TN 38141

VERGARA MARIO
4581 BLANDFORD DR #
MEMPHIS TN 38141

HUNT CHANTELE D
4572 MISTY MOOR LN #
MEMPHIS TN 38141

WILSON JEFFREY
4574 ROSS RD #
MEMPHIS TN 38141

CURRY CARLETTA
6584 SHAKER LN #
MEMPHIS TN 38141

GREER SEAN
6596 SHAKER LN #
MEMPHIS TN 38141

WOMACK JEFF A
4588 CHELWOOD DR #
MEMPHIS TN 38141

WILLIFORD ROBERT & LASHUNDA M
4611 WINTER PARK DR #
MEMPHIS TN 38141

WILLIAMS TONI & PHILIP D
6606 SHAKER LN #
MEMPHIS TN 38141

CHARLES CHERYL
7301 HOLLORN LN #
MEMPHIS TN 38125

888 MEMPHIS LLC
PO BOX 10214 #
HONOLULU HI 96816

WALKER ANTHONY
6624 SHAKER LN #
MEMPHIS TN 38141

DODSON ROCKY
2880 TYNDALE WAY #
GRAND JUNCTION CO 81503

THUONG PHUONG
4608 SPANIEL CV #
MEMPHIS TN 38141

SIDNEY EVELYN
6632 SHAKER LN #
MEMPHIS TN 38141

BARRETTE FAMILY TRUST
11713 S TARRON AVE #
HAWTHORNE CA 90250

HICKS RAY C
6580 ERNEST CV #
MEMPHIS TN 38141

F-UNITED CO LTD
46 S FLICKER ST #
MEMPHIS TN 38104

MONTGOMERY ALICE
4596 BLANDFORD DR #
MEMPHIS TN 38141

OMELIANTSCHUK PAUL & JOY
4607 HILL GAIL DR #
MEMPHIS TN 38141

FAHNESTOCK AMY
4580 HILL GAIL DR #
MEMPHIS TN 38141

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

PEW FREDDIE JR
6588 ERNEST CV #
MEMPHIS TN 38141

JONES TERRANCE D
1162 WESTERN PARK DR #
MEMPHIS TN 38109

RATCLIFF EDWARD E & BETTY
4605 PARTRIDGE CT #
MEMPHIS TN 38141

RINOK LLC
1870 GLENBUCK CV N
GERMANTOWN TN 38139

RIDDLE JANICE
4601 VESCOVI LN #
MEMPHIS TN 38141

SHAW GARRY L SR & JOYCE E
6551 CHARDONNAY CV E
MEMPHIS TN 38141

JUNIOR PAMELA
4605 BLANDFORD DR #
MEMPHIS TN 38141

SIMPSON TERESA D
4589 BLANDFORD DR #
MEMPHIS TN 38141

VASQUEZ IRMA Y AND JUAN C B VARGAS (RS)
4609 VESCOVI LN #
MEMPHIS TN 38141

BRADLEY RAYMOND E
4604 BLANDFORD DR #
MEMPHIS TN 38141

AMBROSE DAVID
4600 SPANIEL CV #
MEMPHIS TN 38141

RJ REAL ESTATE HOLDINGS G P
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

VEALS WALTER L & ZEREDA C
4615 VESCOVI LN #
MEMPHIS TN 38141

STITT MAVIS R & ADRIAN C
4611 SHAKER CV #
MEMPHIS TN 38141

FIREBALL HOLDINGS LLC
6388 HUNTINGTON DR #
CARLSBAD CA 92009

PRICE JERRY B & VONVRIETTE M
4621 SPANIEL CV #
MEMPHIS TN 38141

FANION GERALD A JR & JACQUELYN A
4606 CHELWOOD DR #
MEMPHIS TN 38141

HERNANDEZ TERESA
4611 CHELWOOD DR #
MEMPHIS TN 38141

UNITED ROYAL PROPERTIES LLC
168 MAJESTIC TRL #
COLLIERVILLE TN 38017

BLUE SALAMANDER INVESTMENTS LLC
1806 SKYLINE DR #
STOUGHTON WI 53589

BOWERS JESSIE J AND DELOIS BOWERS SANNEH
4619 SHAKER CV #
MEMPHIS TN 38141

ABSTON JAMES
4629 VESCOVI LN #
MEMPHIS TN 38141

FARMER JACQUELINE E
4611 ROSS RD #
MEMPHIS TN 38141

COLEMAN RANGELAR K & FRANCINE M
4625 WINTER PARK DR #
MEMPHIS TN 38141

AFFORDABLE MANAGEMENT LLC
5524 RIVERDALE RD #
MEMPHIS TN 38141

ECHOLS OSCAR & LYN M
6592 ERNEST CV #
MEMPHIS TN 38141

HINES JESSICA N
4624 WINTER PARK DR #
MEMPHIS TN 38141

TURTLE PRODUCTIONS LLC
1950 W POPLAR AVE #
COLLIERVILLE TN 38017

CONLEY EMMETT JR
4612 SPANIEL CV #
MEMPHIS TN 38141

BROOKS REAL ESTATE
5459 GOLD LEAF LN #
MEMPHIS TN 38125

GREEN PAULA M
4621 BLANDFORD DR #
MEMPHIS TN 38141

HOLDEN DAN T & KELLY S
6607 FERNSHAW DR #
DALLAS TX 75248

STEWART JOANN
6688 GROUSE LN #
MEMPHIS TN 38141

GLENN VICKIE R
4619 CHELWOOD DR #
MEMPHIS TN 38141

THOMPSON BETTY S AND BETTIE D TOLBERT
170 PALOMINO RUN #
HOLLY SPRINGS MS 38635

TUCKER CEDRIC & LAVERNE
4612 CHELWOOD DR #
MEMPHIS TN 38141

ODOMS THEODORE JR
4626 SHAKER CV #
MEMPHIS TN 38141

STEIGER MARY C
PO BOX 348 RD
ORACLE AZ 85623

SANFORD DOROTHY
4618 PARTRIDGE CT #
MEMPHIS TN 38141

HARRIS SHARON D & RAY A
4628 PARTRIDGE CT #
MEMPHIS TN 38141

PIPER LIVING TRUST
3717 HOMESTEAD RD #
SALEM OR 97302

BOLLER JAMES T JR
6678 GROUSE LN #
MEMPHIS TN 38141

BROOKS DENISE M AND GWENDOLYN B
4620 CHELWOOD DR #
MEMPHIS TN 38141

STOCKS DONALD R
4619 BENOIT DR #
MEMPHIS TN 38141

LOVINS ALICIA
4629 BLANDFORD DR #
MEMPHIS TN 38141

MITCHELL ANGELA S
4628 BENOIT DR #
MEMPHIS TN 38141

FLANNERY CRAIG R
2520 TOWNE VIEW CT #
FLOWER MOUND TX 75028

4SUR LLC
9966 ELKHORN ST #
LITTLETON CO 80127

TAYLOR LINZO & NADINE R
4639 SHAKER CV #
MEMPHIS TN 38141

MAJOR JAMES AND NICOLE MAJOR FAMILY
33 POPPYFIELD LN #
RANCHO SANTA MARGARITA CA 92688

BODDIE DARNELL & JANICE L
6553 MARGAUX CV E
MEMPHIS TN 38141

ANDERSON MARK & TERESA L
4640 SHAKER CV #
MEMPHIS TN 38141

SMITH PHYLLIS & CLARENCE L
4633 SHAKER CV #
MEMPHIS TN 38141

BELL CHRISTY M
4634 SPANIEL CV #
MEMPHIS TN 38141

BROWN JAMES L & DELILAH
6594 NAOMI CV #
MEMPHIS TN 38141

TRIBBLE CLEOPHUS
4630 ROSS RD #
MEMPHIS TN 38141

FREEMON EUNICE
4640 VESCOVI LN #
MEMPHIS TN 38141

BURTS ROBIN
7310 MORRISON DR #
GREENBELT MD 20770

ASKEW SEVONNE
4627 HILL GAIL DR #
MEMPHIS TN 38141

POSTON ALICE P
4637 ROSS RD #
MEMPHIS TN 38141

FISHER SUSAN M
649 CHANTICLEER DR #
WOODVILLE TX 75979

SIMMONS JUWANDA Y
4634 SHAKER CV #
MEMPHIS TN 38141

LUCHA HEYDI
6588 NAOMI CV #
MEMPHIS TN 38141

ROGERS LASHONDA R
4636 BLANDFORD DR #
MEMPHIS TN 38141

FREEMAN CRAIG
4635 PARTRIDGE CT #
MEMPHIS TN 38141

REED MICHAEL
PO BOX 751164 #
MEMPHIS TN 38175

COLLINS JOHNNY U
4636 HILL GAIL DR #
MEMPHIS TN 38141

CATHEY CHERYL C
4628 HILL GAIL DR #
MEMPHIS TN 38141

MANN WILLIAM E & ROSE T
3300 KEYSTONE HILLS DR #
EVANSVILLE IN 47711

NEWSOM EDDIE & ROCHELLE
4637 BLANDFORD DR #
MEMPHIS TN 38141

NEWSON DONALD & CHARLENE
4628 BLANDFORD DR #
MEMPHIS TN 38141

BURR SHARANESE
6519 MARGAUX CV W
MEMPHIS TN 38141

MRAZIK MARILYN
4639 SPANIEL CV #
MEMPHIS TN 38141

MCNUTT BURLON & CHERYL W
4635 CHELWOOD DR #
MEMPHIS TN 38141

KPABITEY EMMANUEL T
8241 POST CREEK CV #
MEMPHIS TN 38141

TATUM WANDA L
4656 WINTER PARK DR #
MEMPHIS TN 38141

JOHNSON DAVID L & IDA G NEWBY-JOHNSON
4636 CHELWOOD DR #
MEMPHIS TN 38141

DANZ ROBERT A AND MARY L DANZ
1009 THORNTON WAY #
SAN JOSE CA 95128

WINCE BOBO B & IDA M
4643 BENOIT DR #
MEMPHIS TN 38141

TORRES VITALINO C
4636 BENOIT DR #
MEMPHIS TN 38141

DEBRO-HARRIS RUTH & DAVID HARRIS
4644 HILL GAIL DR #
MEMPHIS TN 38141

ROBLES ARTURO V
4659 VESCOVI LN #
MEMPHIS TN 38141

RJ REAL ESTATE HOLDINGS G P
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

HARDAWAY YOLANDA R
4645 BLANDFORD DR #
MEMPHIS TN 38141

TAYLOR TOMMIE L
4653 SHAKER CV #
MEMPHIS TN 38141

RICHMOND GARY SR AND SHARON K RICHMOND
4645 ROSS RD #
MEMPHIS TN 38141

YOUNG SANDRA Z
4644 BLANDFORD DR #
MEMPHIS TN 38141

FLYNN FAMILY TRUST
9030 W SAHARA AVE #442
LAS VEGAS NV 89117

NEELY SHAMAL
4646 PARTRIDGE CT #
MEMPHIS TN 38141

RUBIO MAURICIO
6584 E SHELBY DR #
MEMPHIS TN 38141

HIGHTOWER JULIA M
4651 ROSS RD #
MEMPHIS TN 38141

MCKINNEY GAYLA P
4645 PARTRIDGE CT #
MEMPHIS TN 38141

BAYNES LAQUITA H
6516 CABERNET CV W
MEMPHIS TN 38141

DICKSON HENRY L JR
4643 LEASH LN #
MEMPHIS TN 38141

KBAY GROUP LLC
PO BOX 4936 #
KANEHOE HI 96744

ZHANG LIANGMIN
4709 SUMMIT RIDGE DR #
JONESBORO AR 72404

DENNIS EDGAR L & ROSALIND L
4649 HILL GAIL DR #
MEMPHIS TN 38141

GLASS KOMACA
4643 SPANIEL CV #
MEMPHIS TN 38141

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

HERNANDEZ ARMANDO
4654 ROSS RD #
MEMPHIS TN 38141

BECKLEY BEATRICE
4648 SHAKER CV #
MEMPHIS TN 38141

SHABAZZ JAMAL
6526 W CABERNET CV #
MEMPHIS TN 38141

CAMPBELL FRANKLIN AND JOYCE CAMPBELL
4653 BLANDFORD DR #
MEMPHIS TN 38141

ROBINSON DAPHNE R
4650 HILL GAIL DR #
MEMPHIS TN 38141

JAMES KESHIA L
4667 SHAKER CV #
MEMPHIS TN 38141

MOSS-STARR TIFFANY N
6747 CLEARY DR #
MEMPHIS TN 38141

HASLETT JESSE & GLORIA
4651 CHELWOOD DR #
MEMPHIS TN 38141

FAIROFFERCASHNOW INC
1806 MEMORIAL BLVD
MURFREESBORO TN 37129

GORDON RICHARD M
6 OAKLAWN AVE #
GLEN HEAD NY 11545

NOVOGRODER/SHELBY LLC
PO BOX 1159 #
DEERFIELD IL 60015

LOGGINS BOBBIE
6830 CLEARY DR #
MEMPHIS TN 38141

CARTER DON & DEBRA
6839 CLEARY DR #
MEMPHIS TN 38141

BENSON JESSE A
4651 BENOIT DR #
MEMPHIS TN 38141

OLALLO MARIO & MARIA
6842 CLEARY DR #
MEMPHIS TN 38141

LOWE MICHAEL E & KATIE E
4717 STONEY HILL DR #
MEMPHIS TN 38141

HOWARD DARRICK A II
4661 SHAKER CV #
MEMPHIS TN 38141

BRASWELL LACHAKA C
4678 WINTER PARK DR #
MEMPHIS TN 38141

RS RENTAL I LLC
1955 S VAL VISTA DR #126
MESA AZ 85204

ROBINSON LASHAUN
4662 SHAKER CV #
MEMPHIS TN 38141

BLAIR KELI
4670 ROSS RD #
MEMPHIS TN 38141

TYSON JEFFREY
PO BOX 472 #
COLLINGSWOOD NJ 8108

BOYD STEPHEN R & SONJA L
4660 BLANDFORD DR #
MEMPHIS TN 38141

BONNER ALICE
4672 SHAKER CV #
MEMPHIS TN 38141

FRANCO JOSE
6580 S MALLARD NEST CV #
MEMPHIS TN 38141

LAWSON SAMMIE L JR & KATHALEAN
6517 W CABERNET CV #
MEMPHIS TN 38141

JS RESI HOLDINGS LLC
PO BOX 928769 #
SAN DIEGO CA 92192

HENDERSON ROBERT L & RHONDA C
6586 MALLARD NEST CV #
MEMPHIS TN 38141

MCBRIDE JASON
2830 W 5825 S #
ROY UT 84067

BRANCH USA LLC
1735 EDGEBURG LN
CORDOVA TN 38016

QUINONES OCTAVCIO
1011 BRADLEY CT #
WEST PALM BEACH FL 33405

WEST-MCLEMORE FLRINE
4673 VESCOVI LN #
MEMPHIS TN 38141

RAY JERMAINE M
6739 CLEARY DR #
MEMPHIS TN 38141

LEAKS BARBARA
4725 STONEY HILL DR #
MEMPHIS TN 38141

SHELBY DRIVE SERIES
4055 AMERICAN WAY #
MEMPHIS TN 38118

WHITE VIVIAN J
4751 BARKSHIRE DR #
MEMPHIS TN 38141

MACKEY DURRELL
4730 MALLARD NEST DR #
MEMPHIS TN 38141

MAGNOLIA MEMPHIS LLC
5532 LILLEHAMMER LN #206
PARK CITY UT 84098

DASHMIND HOLDINGS LLC
24817 SE 38TH ST #
ISSAQUAH WA 98029

FLYNN FAMILY TRUST
9030 W SAHARA AVE #442
LAS VEGAS NV 89117

YOUNG FAMILY TRUST
6515 GOODMAN RD #4-256
OLIVE BRANCH MS 38654

WILLIAMS MICHAEL & EMILY
4745 BARKSHIRE DR #
MEMPHIS TN 38141

TPW PROPERTIES LLC
630 STEEPLECHASE CT #
RENO NV 89521

CARTER EVERLYN C
4728 STONEY HILL DR #
MEMPHIS TN 38141

MCCOHN-WHITE DEBORAH
4743 BARKSHIRE DR #
MEMPHIS TN 38141

WALLACE DEVVON
4737 MALLARD RIDGE DR #
MEMPHIS TN 38141

JONES CARL & CHARLENE
4716 MALLARD RIDGE DR #
MEMPHIS TN 38141

JAMES PAMELA
4747 BARKSHIRE DR #
MEMPHIS TN 38141

FRANCOZ FAMILY TRUST
5076 MARC DR #
NASHVILLE TN 37211

SHIELDS LACHUNDA R
6607 MALLARD NEST CV #
MEMPHIS TN 38141

WILLIAMS MARLENE
4733 MALLARD NEST DR #
MEMPHIS TN 38141

MCCLENTON NATHANIEL
6772 BOYLSTON DR #
MEMPHIS TN 38141

PALISADE LLC
PO BOX 17005 #
MEMPHIS TN 38187

RHODES CURTISTINE
4727 ROSS CREEK DR #
MEMPHIS TN 38141

FLUELLEN & RICHARD & ASHLEY N
6780 BOYLSTON DR #
MEMPHIS TN 38141

APPLEWHITE KIMBERLY S
6579 MALLARD NEST CV #
MEMPHIS TN 38141

LAM DUYEN
4730 MALLARD RIDGE DR #
MEMPHIS TN 38141

SHIMOIDE MICHAEL
12336 E CLARKSON AVE #
KINGSBURG CA 93631

JOHNSON MARGARET E & WILLARD
4732 STONEY HILL DR #
MEMPHIS TN 38141

FARMER ANA
4736 STONEY HILL DR #
MEMPHIS TN 38141

NELSON CYNTHIA
4742 ROSWELL DR #
MEMPHIS TN 38141

GONZALEZ SONIA E & VICTOR A ORRALDE
4724 MALLARD NEST DR #
MEMPHIS TN 38141

J D C PROPERTIES LLC
55 RALPOP LN E
ROSSVILLE TN 38066

BOULTON JADE N V & JASON A
4733 ROSS CREEK DR #
MEMPHIS TN 38141

KARDAMYLA INVESTMENTS LLC
104 TRILLIUM PL #
VENETIA PA 15367

HENDERSON LATORIA M
4744 MALLARD NEST DR #
MEMPHIS TN 38141

REMUS ANDREA
4747 ROSS CREEK DR #
MEMPHIS TN 38141

WRING AUBREY B & VIRGINIA A
5524 RIVERDALE RD #
MEMPHIS TN 38141

MAYS BRANDY L
4741 ROSS CREEK DR #
MEMPHIS TN 38141

BATES SHEILA K
4756 MALLARD RIDGE DR #
MEMPHIS TN 38141

KING MATILDA
4738 ROSS CREEK DR #
MEMPHIS TN 38141

BUTLER MAURICE
PO BOX 280
CORDOVA TN 38088

ML GROUP PROPERTIES LLC
1741 TROON CV #
GERMANTOWN TN 38139

SHINE JOHN E & LINDA A
6665 BOYLSTON DR #
MEMPHIS TN 38141

BROADNAX STEPHANIE
4749 MALLARD RIDGE DR #
MEMPHIS TN 38141

REVEN HOUSING TENNESSEE LLC
PO BOX 1459 #
LA JOLLA CA 92038

ALLEN ERMA M
6673 BOYLSTON DR #
MEMPHIS TN 38141

RODRIGUEZ BRENDA D
4754 BARKSHIRE DR
MEMPHIS TN 38141

OCEGUEDA JOSE
4759 BARKSHIRE DR #
MEMPHIS TN 38141

DISTINGUISH CAPITAL HOLDINGS LLC
2900 DUNBAR DR #
MC KINNEY TX 75070

STEINSNYDER STEVEN M
1750 SAFFIN CIR #
LANCASTER PA 17601

MERRIWEATHER ANITA
6739 BOYLSTON DR #
MEMPHIS TN 38141

LAM PHUOC
4742 BARKSHIRE DR #
MEMPHIS TN 38141

BROWN DOROTHY M
6664 ROSS CREEK CV #
MEMPHIS TN 38141

CAMPANA MARJOREE & NGA NGUYEN
1954 BROOKE FARM CT #
WOODBIDGE VA 22192

COX DERICK A
4738 BARK SHIRE #
MEMPHIS TN 38141

RENTAL PROPERTY HOLDINGS II LLC
2980 CARNTON DR #
GERMANTOWN TN 38138

SEALE SONNY & KAREN
2100 N FM ROAD 113 #
WEATHERFORD TX 76088

NABORS LINDA J
4750 BARKSHIRE DR #
MEMPHIS TN 38141

JONES THADDEUS L & JESSIE A
6668 ROSS CREEK CV #
MEMPHIS TN 38141

WRIGHT ANGELA S
6763 BOYLSTON DR #
MEMPHIS TN 38141

BRUCK ALEXANDER Z
3671 HUDSON MANOR TER #7G
BRONX NY 10463

VEGA NELY M
6612 BLUEBILL CV #
MEMPHIS TN 38141

CAPLE ANNETTE D
6771 BOYLSTON DR #
MEMPHIS TN 38141

JENKINS SHIRLEY A
6779 BOYLSTON DR #
MEMPHIS TN 38141

WOODERS ERICA D
4761 ROSS RD #
MEMPHIS TN 38141

JACKSON TASHUNA
4762 ROSWELL DR #
MEMPHIS TN 38141

THOMPSON ERICA N
6789 BOYLSTON DR #
MEMPHIS TN 38141

PEETE BARRY C JR & LETETIA L
6665 ROSS CREEK CV #
MEMPHIS TN 38141

PAYNE LORENZO
6764 BURLINGAME DR #
MEMPHIS TN 38141

SMITH JONATHAN AND LISA WALLS (RS)
4754 ROSWELL DR #
MEMPHIS TN 38141

NEAL STEVEN L SR & DONNA L
4763 STONEY HILL DR #
MEMPHIS TN 38141

SMITH MARQUITA L
6772 BURLINGAME DR #
MEMPHIS TN 38141

RELIFORD MECHELLE D
4757 STONEY HILL DR #
MEMPHIS TN 38141

MCKINLEY THOMAS E
4772 STONEY HILL #
MEMPHIS TN 38141

MCDONALD STANLEY
4770 MALLARD NEST #
MEMPHIS TN 38141

ALACON RYAN AND KAHLIL CAGUNGUN AND
11759 WESTVIEW PKWY #
SAN DIEGO CA 92126

MOBLEY DEBRA E W
6671 ROSS CREEK CV #
MEMPHIS TN 38141

ROWLING TN LLC
853 BROADWAY #5
NEW YORK NY 10003

CAMPOS NIMIA
4765 BARKSHIRE DR #
MEMPHIS TN 38141

SMITH KELCEY
6724 BURLINGAME DR #
MEMPHIS TN 38141

M L GROUP PROPERTIES LLC
1741 TROON CV #
GERMANTOWN TN 38139

GARCIA RUTHIA H
4766 BARKSHIRE DR #
MEMPHIS TN 38141

TIPTON TUNJULA
6732 BURLINGAME DR #
MEMPHIS TN 38141

LYONS LATONYA L
6611 BLUEBILL CV #
MEMPHIS TN 38141

BERMUDEZ CARLOS
4770 MALLARD RIDGE DR #
MEMPHIS TN 38141

COOPER TEKELA
6740 BURLINGAME DR #
MEMPHIS TN 38141

SHAW RICHARD L
4772 BARKSHIRE DR #
MEMPHIS TN 38141

HART KRISTEN N
4763 ROSS CREEK DR #
MEMPHIS TN 38141

P FIN I LLC
3525 PIEDMONT RD #5, STE 410
ATLANTA GA 30305

FORTS JOHN
20610 HARVEST AVE #
LAKEWOOD CA 90715

NEWSON WAYNE
6657 ROSS CREEK CV #
MEMPHIS TN 38141

SISTRUNK ROSALYN
6605 BLUEBILL CV #
MEMPHIS TN 38141

KUBAN JEFFREY
10460 MONROE RD #
LAKELAND TN 38002

HARRISON GEORGE R JR AND
4770 ROSWELL DR #
MEMPHIS TN 38141

PARSON TOMMY T AND YOLANDA LL SALES
6606 DUCKLING CV #
MEMPHIS TN 38141

DOTSON EDNA E AND KATRINA M WATSON AND
6773 BURLINGAME DR #
MEMPHIS TN 38141

SPENCER AMANDA & ROB WILCZYNSKI
59 HERITAGE LN #
SHELBURNE VT 5482

BARNES MAXINE
6690 BURLINGAME DR #
MEMPHIS TN 38141

JOHNSON PATRICIA
6781 BURLINGAME DR #
MEMPHIS TN 38141

EQUITY TRUST CO CUST FBO
PO BOX 45290 #
WESTLAKE OH 44145

ZAMUDIO MONICA B
223 S REESE PL #
BURBANK CA 91506

WILLIAMS ANGELA
4785 ROSS CREEK DR #
MEMPHIS TN 38141

CEDILLOS JULIO C
4771 STONEY HILL DR #
MEMPHIS TN 38141

WALLACE TASHA L
4787 MALLARD NEST DR #
MEMPHIS TN 38141

BOHANNA SANDRA B
6532 GADWALL DR N
MEMPHIS TN 38141

BOXLEY KELVIN JR
4773 STONEY HILL DR #
MEMPHIS TN 38141

GFM INVESTMENTS LLC
2130 PENDLETON ST #
MEMPHIS TN 38114

WRIGHT BETTY F AND ARGARET S WRIGHT (RS)
4792 BARKSHIRE DR #
MEMPHIS TN 38141

COCROFT KAPHNE S AND FELICIA L COCROFT
6668 BURLINGAME DR #
MEMPHIS TN 38141

KNOELL EDWARD J
5516 E VOLTAIRE AVE #
SCOTTSDALE AZ 85254

WOODARD LINDA A & ANDREW G
6538 GADWALL DR
MEMPHIS TN 38141

TAYLOR TERESA
4775 STONEY HILL DR #
MEMPHIS TN 38141

HEARMS KIMBERLY D
4778 ROSWELL DR #
MEMPHIS TN 38141

STANBACK SHERYL
6544 GADWALL DR N
MEMPHIS TN 38141

THOMPSON REGINALD K
6674 BURLINGAME DR #
MEMPHIS TN 38141

FRANKLIN WILLIE AND ROSHONDA STEPHENSON
6733 BURLINGAME DR #
MEMPHIS TN 38141

HOUSTON KIMBERLY D
4800 BLUE WING ST #
MEMPHIS TN 38141

RASHAD DONNIE M
6680 BURLINGAME DR #
MEMPHIS TN 38141

NGUYEN LONG T
6749 BURLINGAME DR #
MEMPHIS TN 38141

CABO ENTERPRISES LLC
3230 CLAIBORNE FARM CV #
GERMANTOWN TN 38138

BLAIR TERESA & JULIAN
4775 ROSS CREEK DR #
MEMPHIS TN 38141

PELLETT EDWARD AND KAREN PELLETT
6757 BURLINGAME DR #
MEMPHIS TN 38141

GIBSON BRENDA L
6657 BURLINGAME DR #
MEMPHIS TN 38141

ROBINSON THERESA G
2195 CLEMENTI LN #
AURORA IL 60503

GILL EVELYN & LARRY
6748 HENREDON DR #
MEMPHIS TN 38141

WILLIAMS SANDRA L
7419 HOLLYVIEW DR #
MEMPHIS TN 38125

PITTMAN-HARRIS TANDRA D
6673 BURLINGAME DR #
MEMPHIS TN 38141

MCNAMEE TIMOTHY L & BEATRICE B
6756 HENREDON DR #
MEMPHIS TN 38141

JOPLIN VINCENT E & LARREN L
4833 MALLARD NEST RADL #
MEMPHIS TN 38141

JACOBSEN OWEN W
23729 NE 61ST ST #
REDMOND WA 98053

HALL LINDA K
6772 HENREDON DR #
MEMPHIS TN 38141

WELLS NICOLE
4825 MALLARD NEST #
MEMPHIS TN 38141

JOHNSON MICHAEL D & ANNIE L
6681 BURLINGAME DR #
MEMPHIS TN 38141

PERRY MICHAEL
4795 ROSWELL DR #
MEMPHIS TN 38141

RTSCHUSTER LLC
3712 FENELON ST #
SAN DIEGO CA 92106

SYKES STEVE M
6689 BURLINGAME #
MEMPHIS TN 38141

BOELCKE DAWN
6686 MALEJ RD #
MEMPHIS TN 38141

FRAZIER SHEDRICH & BRENDA
4802 ROSWELL DR #
MEMPHIS TN 38141

CHEN CHIH-JUNG
7539 WILLEY RD #
GERMANTOWN TN 38138

CLARK SHELIA R
4800 MALLARD NEST DR #
MEMPHIS TN 38141

NITER RENEE AND ROSIE NITER (RS)
4811 BARKSHIRE DR #
MEMPHIS TN 38141

INFIELD JANA
6740 HENREDON DR #
MEMPHIS TN 38141

JOHNSON DARRELL AND EUNESTIAN JOHNSON
4794 ROSWELL DR #
MEMPHIS TN 38141

STEWART SAVANIAL L
4812 BLUE WING ST #
MEMPHIS TN 38141

WARREN TORIANO & BRIDGETT
6605 DUCKLING CV #
MEMPHIS TN 38141

KATSUMATA HIROSHI
46 S FLICKER ST #
MEMPHIS TN 38104

BOYER BRIAN
5192 HARRISON AVE #100
ROCKFORD IL 61108

CASE RYAN J
1419 APPLEBERRY WAY #
WEST CHESTER PA 19382

VANDIVER MARCEL L
4804 BLUE WING ST #
MEMPHIS TN 38141

JACKSON GREGORY & AVA D
6725 HENREDON DR #
MEMPHIS TN 38141

SILVERSTRE JESUS
6716 HEREDON DR #
MEMPHIS TN 38141

MALONE STEVEN L & JEANNETTE C
4809 BLUE WING ST #
MEMPHIS TN 38141

FARRAR MARK L AND GENEVA R FARRAR
4814 MALLARD NEST DR #
MEMPHIS TN 38141

PAYNE STARKISHA
6741 HENREDON DR #
MEMPHIS TN 38141

BUKES GEORGE D & ANDREA L
8873 TRAILRIDGE AVE
SANTEE CA 92071

LABARRE DERRICK R SR AND LAKASHIA WRIGHT
6595 WADERS RIDGE DR #
MEMPHIS TN 38141

CRESTVIEW ENTERPRISES LLC
5990 S HEREDITY PL #
SALT LAKE CITY UT 84123

WILLIAMS PAMELA E
6648 MALEJ RD #
MEMPHIS TN 38141

PADGETT JUANKIA
4860 WATER FOWL LN #
MEMPHIS TN 38141

RHODES QUINTON
6749 HENREDON DR #
MEMPHIS TN 38141

POLLARD KEITH AND BRENDA POLLARD
4832 MALLARD NEST DR #
MEMPHIS TN 38141

BOARD OF EDUCATION OF THE MEMPHIS
2597 AVERY ST #
MEMPHIS TN 38112

BOELCKE DAWN M
6686 MALEJ RD #
MEMPHIS TN 38141

RILEY WARREN
4848 MALLARD NEST DR #
MEMPHIS TN 38141

UPCHURCH ANTHONY & BARBARA
6650 ROSS CV #
MEMPHIS TN 38141

CARPENTER PATRICIA
6757 HENREDON DR #
MEMPHIS TN 38141

COLLINS FAMILY TRUST
2116 DONOVAN DR #
LINCOLN CA 95648

CRAFTON EDWARD & MARY
6709 HENREDON DR #
MEMPHIS TN 38141

TURCIOS JUAN A
4845 MALLARD NEST DR #
MEMPHIS TN 38141

WILLIAMS MAGNOLIA
149 COLDWATER RIVER RD #
COAHOMA MS 38617

JERNIGAN WILFORD O REVOCABLE TRUST
6659 MALEJ RD #
MEMPHIS TN 38141

CRUTCHER DARBY
PO BOX 30982
MEMPHIS TN 38130

EDWARDS CLYDE W JR
6604 WADERS RIDGE DR #
MEMPHIS TN 38141

HAZLEY JESSE A JR & AMY C MARTIN
4853 ROSS RD #
MEMPHIS TN 38141

COOPER DARYL D
6789 HENREDON DR #
MEMPHIS TN 38141

GRAY JUANDREL & KIMBERLY R
4850 BLUE WING ST #
MEMPHIS TN 38141

WOODS PATSY E
6626 WADERS RIDGE DR #
MEMPHIS TN 38141

WILSON RUTHIE
4816 MALLARD NEST DR #
MEMPHIS TN 38141

MOORE DARRELL & KATRINA
PO BOX 750162 #
MEMPHIS TN 38175

REALTY INCOME PROPERTIES 18 LLC
500 VOLVO PKWY #
CHESAPEAKE VA 23320

MOORE HENRY L AND JAMES L MOORE
4820 MALLARD NEST DR #
MEMPHIS TN 38141

WINGO JAPEDALO
19269 HOLMES ST #
OMAHA NE 68135

HEDGEROW PROPERTY LLC
1057 OLD HEARTHSTONE CIR E
COLLIERVILLE TN 38017

TRENT DEDRICK
6769 SHELBY DR
MEMPHIS TN 38141

TSAI SU-HWA

SHEAR NORMAN L
578 SUTTON WAY #209
GRASS VALLEY CA 95945

AFFORDABLE MANAGEMENT LLC
5524 RIVERDALE RD #
MEMPHIS TN 38141

HAMMOND MICHAEL A
4712 MALLARD NEST DR #
MEMPHIS TN 38141

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

PANGEA PROPERTIES LLC
4247 STANBRIDGE AVE #
LONG BEACH CA 90808

FIRST MILESTONE LLC SERIES 4718 MALLARD
PO BOX 172125 #
MEMPHIS TN 38187

FKH SFR PROPCO B-HLD LP
1850 PARKWAY PL SE #900
MARIETTA GA 30067

VALVOLINE LLC
PO BOX 55630 #
LEXINGTON KY 40555

DURHAM DEBORAH V
6652 BOYLSTON DR #
MEMPHIS TN 38141

BAF ASSETS LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

RESENDEZ CLAUDIA
6606 MALLARD NEST CV #
MEMPHIS TN 38141

DILLARD WILLIE E & CAROLYN M
6660 BOYLSTON DR #
MEMPHIS TN 38141

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

JOHNSON TANYA
4572 QUAIL RIDGE TRL #
MEMPHIS TN 38141

SULTZER VERNON L & EVYLINA
6670 BOYLSTON DR #
MEMPHIS TN 38141

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

PAGE CURTIS D & IRIS T
4575 QUAIL RIDGE TRL #
MEMPHIS TN 38141

LOUIS AQUILLA
6674 BOYLSTON DR #
MEMPHIS TN 38141

TRUE MEM2016 1 LLC
1024 BAYSIDE DR #205
NEWPORT BEACH CA 92660

WHITE VERONICA
4671 SHAKER CV #
MEMPHIS TN 38141

HOME SFR BORROWER IV LLC
3505 KOGER BLVD #400
DULUTH GA 30096

BAF ASSETS 2 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

BERUK PROPERTIES INC
3264 SARAZENS CIR #
MEMPHIS TN 38125

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

HOME SFR BORROWER II LLC
3505 KOGER BLVD #400
DULUTH GA 30096

BERRY BARDELL
4211 GLENROY DR #
MEMPHIS TN 38125

FISH EAGLE USA LLC
6800 POPLAR AVE #130
GERMANTOWN TN 38138

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

TURNKEY INVESTMENTS LLC
2235 WHITTEN RD
BARTLETT TN 38133

NITER MARY E
6010 KNIGHT AROLD RD #2
MEMPHIS TN 38115

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

HOME SFR BORROWER III LLC
3505 KOGER BLVD #400
DULUTH GA 30096

ALTO ASSET CO 1 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

TRUE MEM2016 -1 LLC
1024 BAYSIDE DR #205
NEWPORT BEACH CA 92660

GILL MARTIN & HERRING
8130 MACON STA #114
CORDOVA TN 38018

BAF ASSETS LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

HEAPSGROUP PROPERTIES LLC
6280 CHESTER ST #101
ARLINGTON TN 38002

MIDWAY EXCHANGE BORROWER 12 LLC
3505 KOGER BLVD
DULUTH GA 30096

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

GLOBAL PROPERTY TRUST
803 MOUNT MORIAH RD #201
MEMPHIS TN 38117

MIDWAY EXCHANGE BORROWER 12 LLC
3505 KOGER BLVD
DULUTH GA 30096

RESI TL1 BORROWER LLC
3505 KOGER BLVD #400
SCOTTSDALE AZ 85261

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

RS RENTAL I LLC
1955 S VAL VISTA DR #126
MESA AZ 85204

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

BAF ASSETS LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

AMNL ASSET CO 2 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

SUNFIRE 3 LLC
5001 PLZA ON THE LAKE #200
AUSTIN TX 78746

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

HOME SFR BORROWER II LLC
3505 KOGER BLVD #400
DULUTH GA 30096

BAF 1 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

ALPHA GROUP LLC
2693 UNION EXTENDED AVE #104
MEMPHIS TN 38112

FKH SFR PROPCO B HLD LP
1850 PARKWAY PL #900
MARIETTA GA 30067

MIDLAND TRUST COMPANY AS CUSTODIAN FBO
135 S LA SALLE ST #2150
CHICAGO IL 60603

BAF ASSETS LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

BHO HOLDINGS LLC AND MIO HOLDINGS LLC
45 OTTAWA AVE SW #600
GRAND RAPIDS MI 49503

D BRADY INVESTMENTS LLC
10960 WILSHIRE BLVD #5
LOS ANGELES CA 90024

CANNES LLC
1055 RIVER RD #802
EDGEWATER NJ 7020

FKH SFR PROPCO B-HLD LP
1850 PARKWAY PL SE #900
MARIETTA GA 30067

SPECIALIZED IRA SERVICES FBO JUAN MIRET
6100 INDIAN SCHOOL RD NE #215
ALBUQUERQUE NM 87110

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

FKH SFR PROPCO B HLD LP
1850 PARKWAY PL SE #900
MARIETTA GA 30067

GOODRICH DEADRA R
7894 AUTUMN HOLLOW DR #5
CORDOVA TN 38016

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

KUMAR MOHAN
34 SWEET SHADE
IRVINE CA 92606

EQUITY TRUST CUSTODIAN FBO
5384 POPLAR AVE #109
MEMPHIS TN 38119

SRMZ 4 ASSET COMPANY 1 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

CZ JOHN
4437 WINNERS CIR #1326
SARASOTA FL 34238

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

FKH SFR PROPCO B-HLD LP
1850 PARKWAY PL SE #900
MARIETTA GA 30067

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

FKH SFR PROPCO B-HLD LP
1850 PARKWAY PL SE #900
MARIETTA GA 30067

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

FKH SFR PROPCO B-HLD LP
1850 PARKWAY PL SE #900
MARIETTA GA 30067

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

FAIRWAY CAPITAL PARTNERS LLC
5384 POPLAR AVE #109
MEMPHIS TN 38119

HOME SFR BORROWER III LLC
3505 KOGER BLVD #400
DULUTH GA 30096

E W P LLC
3124 BROTHER BLVD #104
BARTLETT TN 38133

HOME SFR BORROWER IV LLC
3505 KOGER BLVD #400
DULUTH GA 30096

HOME SFR BORROWER LLC
3505 KOGER BLVD #400
DULUTH GA 30096

BOARD OF EDUCATION OF THE MEMPHIS CITY
2597 AVERY ST #114
MEMPHIS TN 38112

SHIVERS RAPHAEL D & FREDREUNA D
4748 MALLARD RIDGE DR
MEMPHIS TN 38141

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

ALTO ASSET CO 2 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

HOME SFR BORROWER III LLC
3505 KOGER BLVD #400
DULUTH GA 30096

YANG SHU
2235 WHITTEN RD #101
MEMPHIS TN 38141

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

HOME SFR BORROWER II LLC
3505 KOGER BLVD #400
DULUTH GA 30096

VILLAGES OF BENNINGTON PROP OWNERS
5100 POPLAR AVE #2732
MEMPHIS TN 38137

093725 H00071 - MOMON PEARLIE
093523 I00001 - RHODES SHEILA R
093725 H00030 - RS RENTAL 1 LLC
093725 H00039 - LOPEZ JULIO AND IVAN LOPEZ AND
093725 H00024 - WILLIAMS WILLIE JR AND GERALD LONGMIRE
093523 I00026 - ROBINSON EDWARD
093725 H00055 - ANDERSON LATOSHA
093725 H00029 - SCHOLAND DONALD & MARY
093725 H00033 - BACON ANDREA
093725 H00041 - TAYLOR ROBERT H
093723 C00001 - STEPHENS ANTHONY
093725 H00026 - DEBCO LLC
093723 E00002 - KING BRENDA J
093725 G00062 - MOORE KERMIT L JR
093725 G00061 - MENDIETA RICHARD J & ANA M
093723 F00001 - BOYD JEROME
093725 H00057 - COOK TRAVIS W JR & LINDSEY
093723 E00004 - TIRERA SORAGATA AND FATOUMATA SILLAH
093723 D00002 - JOHNSON CHRIS
093725 H00058 - GLASPIE WILLIAM H & ETHEL W
093724 H00016 - ALDRIDGE WAYNE E & BRENDA K
093724 G00053 - KING KERON
093724 G00056 - YANCY RICHARD K & BETTY L
093724 G00057 - MOTTLEY TOM C JR
093724 G00058 - MCCLOUD LERONCE R

093724 G00059 - CONTE-ROMO JUAN C AND DELIA O DIAZ

093723 E00005 - KILLEBREW PATRICE

093723 C00005 - BODDIE TIERIKKA & ROBERT

093724 G00050 - MCNEILL GREG & TINA H

093724 G00028 - BUCKNER ANTHONY J

093723 F00018 - DOBBINS ADRIENNE L

093723 G00005 - RANKIN RORY B SR & CHARLENE

093724 G00068 - BRASWELL LACHAKA

093725 G00072 - WILLIAMS JENNISE R

093723 F00004 - MULLINS CAPREE & COURTNEY

093724 G00029 - HUGHES MONTINA

093724 G00015 - JIMENEZ DAVID & KATIA C MERCADO

093723 C00007 - LOPEZ ELEVI

093723 D00019 - BAKER JOE W & PATRICIA F

093725 G00075 - HENDERSON KEVIN E

093724 G00025 - TAYLOR OMEGA & TAMIKA

093723 G00007 - JACKSON COURTNEY L

093724 H00023 - FARRIS CHATEEKA

093723 C00008 - DUCKETT PERCELL

093723 E00009 - FRANCKEK ERICA P

093723 E00018 - CHAIDEZ HORACIO

093724 G00024 - HALL DORIS J

093724 G00010 - MOORE LORRAINE C

093724 G00018 - GATES ALFRED JR

093724 G00009 - WILLIAMS RODNEY & COURTNEY

093723 G00009 - VM PRONTO LLC
093724 H00006 - OTOTAKE JUNKO 2016 REVOCABLE TRUST
093725 G00078 - LOVELACE KAMERON S & TYANIAH S
093724 G00022 - GNO JOHN AND MY N TAT
093724 G00005 - WOODS MARKESHA
093723 G00010 - WILSON ALFONZO & VIRGINIA P
093725 G00081 - TAYLOR REINHOLD JR
093725 G00082 - WALTERS RANDY D JR AND JASMINE S OWENS
093723 F00012 - FERGUSON CASSANDRA
093724 G00035 - POPOVICI PETRU
093724 H00003 - WILLIAMS MICHAEL A
093723 F00011 - QUINN WILLIAM
093723 B00006 - SPIKNER DERRICK AND LATONYA JEFFRIES
093723 B00004 - WILLIAMS CEDRIC L
093725 G00083 - HILL- CUMMINGS LINDA K
093724 G00037 - WASHINGTON DESI
093723 B00002 - SINCLAIR HORACE & DOROTHY
093725 G00087 - HENDERSON ADAM
093723 B00017 - JOHNSON SILVER L
093723 B00018 - SHELTON CRISSY AND DORETHA LOVING
093723 B00020 - VERGARA ALVARO
093723 B00021 - ALLGOOD KIMBERLY D
093723 B00023 - OCAMPO YURIRIA C M AND ELPIDIA S O ORTIZ
093724 D00048 - RJ REAL ESTATE HOLDINGS LP
093724 D00001 - SALCEDO JOSE

093724 E00072 - GARMON BETTY J
093724 E00075 - ANDERSON ED L & MARIETTA
093724 D00002 - ZAPATA CAMILO & MARIA F R AREVALO
093723 M00010 - PARKWAY PROPERTIES LLC
093724 D00020 - GOLD SPIKE CAPITAL LLC
093724 E00069 - TAYLOR ROBRT & TAWNY
093724 D00046 - HAMILTON THOMAS & ABIGAIL
093724 D00004 - WALLER SHADIE
093724 D00019 - ORTEZ PABLA M
093724 E00063 - QUARLES LISA M
093724 D00018 - FULGHAM KIMBERLY
093724 E00006 - ECHOLS JERRY AND MARJORIE ECHOLS
093724 A00002 - MABE DIXIE AND MABE LIVING TRUST
093724 A00003 - WILLIFORD BRENDA A
093724 A00006 - FRANKLIN ARTHUR
093724 A00012 - DESCANSO PROPERTIES LLC
093724 E00110 - COSBY J DOUGLAS
093724 D00042 - WRING AUBREY AND VIRGINIA A WRING
093724 D00025 - MEZA ANDRES
093724 E00056 - RUSSELL TWANA L
093724 I00038 - KAHMANN RANDY E
093724 I00044 - ROSS JACOB A
093724 E00077 - STRAHAN GWENDOLYN
093724 E00009 - REI NATION LLC
093724 A00025 - TIGUE SHARA

093724 A00024 - BROWN JOE E
093724 A00023 - GRIFFIN KENNETH D
093724 I00035 - CARTER MILTON & GLORIA J
093724 D00010 - MALLARD RIDGE TRUST (TR)
093724 I00012 - DOBY JERRY D
093724 I00045 - GALVAN-MORAN VICTOR M & ROSA Y MAZON
093724 B00001 - COLE ESSIE M
093724 B00002 - WILLIAMS ANGELA B
093724 E00053 - ANDERSON JESSICA W
093724 E00083 - LUONG TAN & MONG TRUONG
093724 I00014 - HARRIS AQUENTIN M
093724 D00037 - AFFORDABLE MANAGEMENT LLC
093724 I00047 - EDWARDS GWENDOLYN
093724 D00032 - HISKY ROBIN S
093724 E00085 - SMITH NETTIE C
093724 E00013 - CHIANG XIAO R
093724 E00100 - PIERCE KENOSHA S
093724 E00087 - GILLARD JUANITA
093724 B00022 - WILLIAMS WHITNEY L
093724 B00019 - JOHNSON JEREMIAH T
093724 E00014 - NETO ARLINDO
093719 J00030 - DICKERSON LEONARD T
093719 J00035 - JEFFERSON CARLOS S & KEVA
093724 E00089 - WEBB PAULA A
093724 C00004 - HITE ROLAND

093724 C00008 - LIM MARK
093724 C00010 - HARMON PAMELA J
093724 I00018 - CROOM JANICE AND JAMARACA HOusetON (RS)
093719 J00079 - PRICE TIMOTHY & SHONNA
093724 I00019 - KILLEBREW BRANDEN & LASHANDA
093724 E00093 - HUGHES WILLIAM & ROSA F
093724 E00091 - MOTEN CORDAY
093724 I00020 - ECHOLS ALICIA A
093719 J00041 - ASKEW KRYSTAL C
093724 C00014 - BOBO MELISSA A
093724 C00027 - SHIRLEY DAVID A & CATHIE W
093724 C00015 - CLARK SHERITA Y
093724 E00022 - MALONE MICHAEL D
093724 E00024 - JONES BILLY J SR & KENITRA
093724 E00025 - MOODY ELGIN S & MELANIE C
093719 J00043 - MCKINNEY JEFFREY
093724 E00046 - COLEMAN RODERICK
093719 J00081 - MAVI SANTPAL S & JASVINDER K CHARITABLE
093724 E00033 - DILLARD EKINIA M
093724 E00027 - WHITE TORSHA A
093724 E00026 - MYERS HENRY JR
093724 E00035 - JAMES W ANTHONY JR & TANJA D
093724 E00115 - LONGS JAMES & AMY MENEFEELONGS
093724 E00173 - HEARD APRIL S
093724 C00025 - BONILLA VERONICA

093719 A00012 - JONES MICHAEL & SANDRA
093719 A00007 - TONEY STEPHANIE
093719 A00004 - SETLER JOHNNIE E & GWENDOLYN
093700 00571 - O'REILLY AUTOMOTIVE, INC
093723 M00003 - SHIVANI PROPERTIES LLC
093724 G00060 - JORDAN BARBARA J
093724 G00061 - GUERRERO ARNULFO B
093724 G00039 - GHOLSON MICHAEL D
093700 00557 - SHELBY REALTY LLC
093724 I00002 - BROWN CARRIE E
093724 D00041 - SANFORD LATOYA A
093724 D00040 - REVEN HOUSING TENNESSEE LLC
093725 G00084 - BANKS HOMER & ROZETTA L
093523 I00002 - EASLEY JACQUELYN C AND FRANK EASLEY
093725 H00085 - CACHOLA DARYL K & KARA A MURAMOTO
093725 H00084 - GARNER MICHAEL & VALERIE
093725 H00053 - RIVERIA RANDALL AND LISA M GAUTIER
093725 H00023 - BULLOCK DESTAN L
093725 H00031 - DOLLAR KELLEY
093725 H00032 - RICE FATIMA
093725 H00038 - COLE SHERMAN E
093725 H00040 - TANG DAVID
093725 G00057 - CONTRERAS JOSE A
093725 H00047 - HOUSTON STEVEN K & CAROL L
093523 I00027 - HOLLOWAY SHERMAN & BARBARA

093523 I00025 - RICHEY ZERRICK
093523 I00024 - STUART MICHAEL
093523 I00023 - PORCHAY TIERRA L
093523 I00022 - LIAS ALONZO
093725 G00059 - LIPFORD MARILYN J
093725 H00046 - PARKER LOUIS REVOCABLE LIVING TRUST
093725 H00025 - WELLS JAMES A & MARIANETTE
093725 H00056 - MURCHINSON MILDRED
093725 H00037 - JORDAN MARGARET
093725 G00060 - SHEAR NORMAN L
093723 D00001 - MAYS ELIZABETH
093723 D00013 - KOUCH-YANG (THE)
093725 H00045 - HERNANDEZ ARNULFO & JOVITA CARRILLO
093725 G00066 - JAMES EUNICE
093725 H00028 - HUNT CHANTELE D
093725 G00065 - DUNIGAN WILLIAM JR & ALICE
093725 G00064 - PAIGE ANGELIA
093723 E00003 - BALLINGER VALERIE
093725 G00063 - FRONT RANGE ASSET MANAGEMENT LLC
093725 H00036 - BUCKLEY VICKIE
093723 E00001 - WILSON-WILBOURN JANON & NORRIS WILBOURN
093725 H00034 - SANDERSON JEFFREY G
093725 H00042 - PARKS MARTIN
093725 H00027 - ECHOLS RENEE
093723 C00002 - WILSON JEFFREY

093725 H00035 - LIPFORD CRYSTAL L
093723 D00014 - SPEIGHTS JAMES & ROSEANN
093700 00130 - SHELBY COUNTY TAX SALE 94.5 EXH #6028
093723 C00003 - HOLMES KIMMERAL
093725 G00068 - COOPER DWIGHT K
093725 G00069 - CANSECO ZENON
093724 H00013 - CROSS DENISE
093724 H00014 - CARR GEORGE JR
093723 D00003 - VERGARA MARIO
093724 H00015 - CURRY CARLETTA
093724 H00017 - GREER SEAN
093724 G00051 - WILLIAMS TONI & PHILIP D
093724 G00054 - WALKER ANTHONY
093724 G00055 - SIDNEY EVELYN
093723 E00022 - F-UNITED CO LTD
093723 F00002 - FAHNESTOCK AMY
093723 C00004 - JONES TERRANCE D
093724 H00012 - RIDDLE JANICE
093723 D00004 - SIMPSON TERESA D
093724 G00062 - AMBROSE DAVID
093723 F00019 - WOMACK JEFF A
093724 G00069 - CHARLES CHERYL
093723 E00006 - DODSON ROCKY
093723 E00023 - BARRETTE FAMILY TRUST
093723 D00017 - MONTGOMERY ALICE

093723 D00005 - YAMASA CO LTD
093724 G00027 - RATCLIFF EDWARD E & BETTY
093725 G00071 - SHAW GARRY L SR & JOYCE E
093724 H00011 - VASQUEZ IRMA Y AND JUAN C B VARGAS (RS)
093724 G00014 - RJ REAL ESTATE HOLDINGS G P
093725 G00098 - WILLIFORD ROBERT & LASHUNDA M
093725 G00073 - 888 MEMPHIS LLC
093724 G00063 - THUONG PHUONG
093724 H00020 - HICKS RAY C
093723 E00007 - OMELIANTSCHUK PAUL & JOY
093724 H00021 - PEW FREDDIE JR
093723 E00020C - RINOK LLC
093723 D00006 - JUNIOR PAMELA
093723 D00018 - BRADLEY RAYMOND E
093724 H00010 - VEALS WALTER L & ZEREDA C
093724 G00049 - STITT MAVIS R & ADRIAN C
093723 F00017 - FANION GERALD A JR & JACQUELYN A
093723 G00006 - BLUE SALAMANDER INVESTMENTS LLC
093724 G00067 - FARMER JACQUELINE E
093724 H00022 - ECHOLS OSCAR & LYN M
093724 G00064 - CONLEY EMMETT JR
093723 E00008 - HOLDEN DAN T & KELLY S
093723 E00019 - THOMPSON BETTY S AND BETTIE D TOLBERT
093723 D00007 - STEIGER MARY C
093725 G00096 - PIPER LIVING TRUST

093724 H00009 - FIREBALL HOLDINGS LLC
093723 F00005 - HERNANDEZ TERESA
093724 G00048 - BOWERS JESSIE J AND DELOIS BOWERS SANNEH
093725 G00097 - COLEMAN RANGELAR K & FRANCINE M
093725 G00074 - HINES JESSICA N
093725 G00076 - BROOKS REAL ESTATE
093724 G00066 - STEWART JOANN
093723 F00016 - TUCKER CEDRIC & LAVERNE
093724 G00016 - SANFORD DOROTHY
093724 G00065 - BOLLER JAMES T JR
093724 G00011 - PRICE JERRY B & VONVRIETTE M
093724 H00024 - UNITED ROYAL PROPERTIES LLC
093724 H00008 - ABSTON JAMES
093724 G00047 - AFFORDABLE MANAGEMENT LLC
093723 D00020 - TURTLE PRODUCTIONS LLC
093723 D00008 - GREEN PAULA M
093723 F00006 - GLENN VICKIE R
093724 G00031 - ODOMS THEODORE JR
093724 G00017 - HARRIS SHARON D & RAY A
093723 F00015 - BROOKS DENISE M AND GWENDOLYN B
093723 G00008 - STOCKS DONALD R
093723 G00017 - FLANNERY CRAIG R
093724 H00007 - MAJOR JAMES AND NICOLE MAJOR FAMILY
093724 G00046 - SMITH PHYLLIS & CLARENCE L
093723 C00009 - TRIBBLE CLEOPHUS

093723 E00010 - ASKEW SEVONNE
093724 G00032 - SIMMONS JUWANDA Y
093724 G00023 - FREEMAN CRAIG
093723 E00017 - CATHEY CHERYL C
093723 D00021 - NEWSON DONALD & CHARLENE
093723 D00009 - LOVINS ALICIA
093723 F00007 - 4SUR LLC
093725 G00077 - BODDIE DARNELL & JANICE L
093724 G00004 - BELL CHRISTY M
093724 H00025 - FREEMON EUNICE
093724 G00003 - POSTON ALICE P
093724 H00026 - LUCHA HEYDI
093723 F00014 - REED MICHAEL
093725 G00092 - MANN WILLIAM E & ROSE T
093725 G00093 - BURR SHARANESE
093723 G00016 - MITCHELL ANGELA S
093724 G00045 - TAYLOR LINZO & NADINE R
093724 G00033 - ANDERSON MARK & TERESA L
093724 H00027 - BROWN JAMES L & DELILAH
093723 E00011 - BURTS ROBIN
093723 C00010 - FISHER SUSAN M
093723 D00022 - ROGERS LASHONDA R
093723 E00016 - COLLINS JOHNNY U
093723 D00010 - NEWSOM EDDIE & ROCHELLE
093724 G00008 - MRAZIK MARILYN

093723 F00008 - MCNUTT BURLON & CHERYL W
093723 F00013 - JOHNSON DAVID L & IDA G NEWBY-JOHNSON
093723 G00015 - TORRES VITALINO C
093724 H00005 - RJ REAL ESTATE HOLDINGS G P
093724 G00002 - RICHMOND GARY SR AND SHARON K RICHMOND
093724 G00020 - NEELY SHAMAL
093724 G00021 - MCKINNEY GAYLA P
093724 G00044 - KBAY GROUP LLC
093724 G00007 - GLASS KOMACA
093724 G00034 - BECKLEY BEATRICE
093724 G00006 - KPABITEY EMMANUEL T
093723 E00012 - DANZ ROBERT A AND MARY L DANZ
093723 E00015 - DEBRO-HARRIS RUTH & DAVID HARRIS
093723 D00011 - HARDAWAY YOLANDA R
093723 D00023 - YOUNG SANDRA Z
093700 00321 - RUBIO MAURICIO
093725 G00089 - BAYNES LAQUITA H
093725 G00090 - ZHANG LIANGMIN
093723 F00009 - PROGRESS RESIDENTIAL BORROWER 16 LLC
093725 G00091 - SHABAZZ JAMAL
093725 G00080 - TATUM WANDA L
093723 G00011 - WINCE BOBO B & IDA M
093724 H00004 - ROBLES ARTURO V
093724 G00043 - TAYLOR TOMMIE L
093723 G00014 - FLYNN FAMILY TRUST

093724 G00001 - HIGHTOWER JULIA M
093723 I00018 - DICKSON HENRY L JR
093723 E00013 - DENNIS EDGAR L & ROSALIND L
093723 C00012 - HERNANDEZ ARMANDO
093723 D00012 - CAMPBELL FRANKLIN AND JOYCE CAMPBELL
093723 E00014 - ROBINSON DAPHNE R
093723 F00010 - HASLETT JESSE & GLORIA
093700 00572 - NOVOGRODER/SHELBY LLC
093723 G00012 - BENSON JESSE A
093724 G00042 - HOWARD DARRICK A II
093724 G00036 - ROBINSON LASHAUN
093723 B00007 - BOYD STEPHEN R & SONJA L
093725 G00088 - LAWSON SAMMIE L JR & KATHALEAN
093723 B00005 - MCBRIDE JASON
093724 H00002 - WEST-MCLEMORE FLRINE
093724 G00041 - JAMES KESHIA L
093723 B00003 - FAIROFFERCASHNOW INC
093723 B00001 - LOGGINS BOBBIE
093723 H00017 - OLALLO MARIO & MARIA
093725 G00085 - BRASWELL LACHAKA C
093723 B00010 - BLAIR KELI
093724 G00038 - BONNER ALICE
093724 H00001 - JS RESI HOLDINGS LLC
093723 B00013 - BRANCH USA LLC
093723 B00014 - RAY JERMAINE M

093723 B00015 - MOSS-STARR TIFFANY N
093723 B00022 - GORDON RICHARD M
093723 H00001 - CARTER DON & DEBRA
093724 D00049 - LOWE MICHAEL E & KATIE E
093724 D00050 - RS RENTAL I LLC
093724 D00051 - TYSON JEFFREY
093724 E00073 - FRANCO JOSE
093724 E00074 - HENDERSON ROBERT L & RHONDA C
093724 E00111 - QUINONES OCTAVCIO
093724 D00047 - LEAKS BARBARA
093723 M00008 - SHELBY DRIVE SERIES
093700 00186 - MAGNOLIA MEMPHIS LLC
093724 E00071 - YOUNG FAMILY TRUST
093724 D00021 - CARTER EVERLYN C
093724 D00003 - JONES CARL & CHARLENE
093724 E00066 - SHIELDS LACHUNDA R
093724 E00065 - PALISADE LLC
093724 E00070 - APPLEWHITE KIMBERLY S
093724 D00022 - JOHNSON MARGARET E & WILLARD
093724 E00004 - GONZALEZ SONIA E & VICTOR A ORRALDE
093724 E00058 - WHITE VIVIAN J
093724 E00059 - DASHMIND HOLDINGS LLC
093724 E00061 - WILLIAMS MICHAEL & EMILY
093724 E00062 - MCCOHN-WHITE DEBORAH
093724 E00060 - JAMES PAMELA

093724 E00064 - WILLIAMS MARLENE
093724 I00008 - RHODES CURTISTINE
093724 D00005 - LAM DUYEN
093724 D00023 - FARMER ANA
093724 D00044 - J D C PROPERTIES LLC
093724 E00005 - MACKEY DURRELL
093724 D00006 - FLYNN FAMILY TRUST
093724 D00024 - TPW PROPERTIES LLC
093724 D00017 - WALLACE DEVVON
093724 A00005 - FRANCOZ FAMILY TRUST
093724 A00009 - MCCLENTON NATHANIEL
093724 A00010 - FLUELLEN & RICHARD & ASHLEY N
093724 A00011 - SHIMOIDE MICHAEL
093724 A00013 - NELSON CYNTHIA
093724 I00009 - BOULTON JADE N V & JASON A
093724 E00057 - KARDAMYLA INVESTMENTS LLC
093724 D00007 - WRING AUBREY B & VIRGINIA A
093724 I00039 - KING MATILDA
093724 I00040 - SHINE JOHN E & LINDA A
093724 I00041 - ALLEN ERMA M
093724 E00107 - DISTINGUISH CAPITAL HOLDINGS LLC
093724 E00108 - LAM PHUOC
093724 E00109 - COX DERICK A
093724 E00106 - NABORS LINDA J
093724 D00016 - BRUCK ALEXANDER Z

093724 E00007 - HENDERSON LATORIA M
093724 I00010 - MAYS BRANDY L
093724 D00026 - BUTLER MAURICE
093724 D00015 - BROADNAX STEPHANIE
093724 E00105 - RODRIGUEZ BRENDA D
093724 A00014 - STEINSNYDER STEVEN M
093724 I00037 - BROWN DOROTHY M
093724 E00079 - RENTAL PROPERTY HOLDINGS II LLC
093724 I00036 - JONES THADDEUS L & JESSIE A
093724 E00078 - VEGA NELY M
093724 I00011 - REMUS ANDREA
093724 D00009 - BATES SHEILA K
093724 D00027 - ML GROUP PROPERTIES LLC
093724 D00014 - REVEN HOUSING TENNESSEE LLC
093724 E00055 - OCEGUEDA JOSE
093724 A00022 - MERRIWEATHER ANITA
093724 A00021 - CAMPANA MARJOREE & NGA NGUYEN
093724 A00020 - SEALE SONNY & KAREN
093724 A00019 - WRIGHT ANGELA S
093724 A00018 - CAPLE ANNETTE D
093724 A00017 - JENKINS SHIRLEY A
093724 A00016 - THOMPSON ERICA N
093724 A00015 - SMITH JONATHAN AND LISA WALLS (RS)
093724 D00039 - RELIFORD MECHELLE D
093724 D00013 - ALACON RYAN AND KAHLIL CAGUNGUN AND

093724 E00054 - CAMPOS NIMIA
093724 E00103 - GARCIA RUTHIA H
093724 D00011 - BERMUDEZ CARLOS
093724 I00013 - HART KRISTEN N
093724 I00032 - NEWSON WAYNE
093724 I00046 - WOODERS ERICA D
093724 I00033 - PEETE BARRY C JR & LETETIA L
093724 D00038 - NEAL STEVEN L SR & DONNA L
093724 D00029 - MCKINLEY THOMAS E
093724 I00034 - MOBLEY DEBRA E W
093724 B00003 - SMITH KELCEY
093724 B00004 - TIPTON TUNJULA
093724 B00005 - COOPER TEKELA
093724 B00006 - P FIN I LLC
093724 E00081 - SISTRUNK ROSALYN
093724 B00012 - JACKSON TASHUNA
093724 B00008 - PAYNE LORENZO
093724 B00009 - SMITH MARQUITA L
093724 E00011 - MCDONALD STANLEY
093724 B00010 - ROWLING TN LLC
093724 B00011 - M L GROUP PROPERTIES LLC
093724 E00082 - LYONS LATONYA L
093724 E00102 - SHAW RICHARD L
093724 E00012 - FORTS JOHN
093724 D00031 - KUBAN JEFFREY

093724 B00013 - HARRISON GEORGE R JR AND
093724 I00031 - SPENCER AMANDA & ROB WILCZYNSKI
093724 D00030 - EQUITY TRUST CO CUST FBO
093724 D00035 - CEDILLOS JULIO C
093724 D00034 - BOXLEY KELVIN JR
093724 I00030 - COCROFT KAPHNE S AND FELICIA L COCROFT
093724 D00033 - TAYLOR TERESA
093724 I00029 - THOMPSON REGINALD K
093724 I00028 - RASHAD DONNIE M
093724 I00015 - BLAIR TERESA & JULIAN
093724 E00086 - PARSON TOMMY T AND YOLANDA LL SALES
093724 I00027 - BARNES MAXINE
093724 E00052 - ZAMUDIO MONICA B
093724 E00084 - WALLACE TASHA L
093724 B00025 - GFM INVESTMENTS LLC
093724 B00024 - KNOELL EDWARD J
093724 B00014 - HEARMS KIMBERLY D
093724 B00023 - FRANKLIN WILLIE AND ROSHONDA STEPHENSON
093724 B00021 - NGUYEN LONG T
093724 B00020 - PELLETT EDWARD AND KAREN PELLETT
093724 B00018 - DOTSON EDNA E AND KATRINA M WATSON AND
093724 B00017 - JOHNSON PATRICIA
093724 I00016 - WILLIAMS ANGELA
093719 J00031 - BOHANNA SANDRA B
093724 E00099 - WRIGHT BETTY F AND ARGARET S WRIGHT (RS)

093719 J00032 - WOODARD LINDA A & ANDREW G
093719 J00033 - STANBACK SHERYL
093719 J00036 - HOUSTON KIMBERLY D
093724 B00015 - CABO ENTERPRISES LLC
093724 I00022 - GIBSON BRENDA L
093724 I00023 - ROBINSON THERESA G
093724 I00024 - PITTMAN-HARRIS TANDRA D
093724 I00017 - JACOBSEN OWEN W
093724 I00025 - JOHNSON MICHAEL D & ANNIE L
093724 I00026 - SYKES STEVE M
093724 E00015 - CHEN CHIH-JUNG
093724 C00005 - INFIELD JANA
093724 E00088 - WARREN TORIANO & BRIDGETT
093724 E00090 - CASE RYAN J
093724 C00002 - SILVERSTRE JESUS
093724 C00006 - GILL EVELYN & LARRY
093724 C00007 - MCNAMEE TIMOTHY L & BEATRICE B
093724 C00009 - HALL LINDA K
093724 C00011 - PERRY MICHAEL
093719 A00001 - BOELCKE DAWN
093724 E00016 - CLARK SHELIA R
093724 C00012 - JOHNSON DARRELL AND EUNESTIAN JOHNSON
093724 E00097 - KATSUMATA HIROSHI
093719 J00037 - VANDIVER MARCEL L
093719 J00040 - MALONE STEVEN L & JEANNETTE C

093724 I00021 - WILLIAMS SANDRA L
093724 E00094 - JOPLIN VINCENT E & LARREN L
093724 E00092 - WELLS NICOLE
093724 E00017 - RTSCHUSTER LLC
093724 C00013 - FRAZIER SHEDRICH & BRENDA
093724 E00048 - NITER RENEE AND ROSIE NITER (RS)
093719 J00038 - STEWARD SAVANIAL L
093719 J00078 - BOYER BRIAN
093724 C00024 - JACKSON GREGORY & AVA D
093724 E00018 - FARRAR MARK L AND GENEVA R FARRAR
093724 C00022 - PAYNE STARKISHA
093724 E00095 - CRESTVIEW ENTERPRISES LLC
093724 C00021 - RHODES QUINTON
093719 A00002 - BOELCKE DAWN M
093724 C00020 - CARPENTER PATRICIA
093724 E00047 - TURCIOS JUAN A
093724 C00018C - CRUTCHER DARBY
093724 C00016 - COOPER DARYL D
093724 E00019 - WILSON RUTHIE
093724 E00020 - MOORE HENRY L AND JAMES L MOORE
093724 E00021 - BUKES GEORGE D & ANDREA L
093719 A00003 - WILLIAMS PAMELA E
093724 E00023 - POLLARD KEITH AND BRENDA POLLARD
093719 J00080 - RILEY WARREN
093724 E00030 - COLLINS FAMILY TRUST

093724 E00029 - WILLIAMS MAGNOLIA
093724 E00028 - EDWARDS CLYDE W JR
093719 J00082 - GRAY JUANDREL & KIMBERLY R
093724 E00045 - MOORE DARRELL & KATRINA
093724 E00034 - WINGO JAPEDALO
093724 E00038 - LABARRE DERRICK R SR AND LAKASHIA WRIGHT
093724 E00114 - PADGETT JUANKIA
093700 00159 - BOARD OF EDUCATION OF THE MEMPHIS
093719 A00011 - UPCHURCH ANTHONY & BARBARA
093724 C00026 - CRAFTON EDWARD & MARY
093719 A00005 - JERNIGAN WILFORD O REVOCABLE TRUST
093719 A00006 - HAZLEY JESSE A JR & AMY C MARTIN
093724 E00032 - WOODS PATSY E
093700 00570 - REALTY INCOME PROPERTIES 18 LLC
093723 M00001C - HEDGEROW PROPERTY LLC
093723 M00007 - TRENT DEDRICK
093724 A00007 - AFFORDABLE MANAGEMENT LLC
093724 A00008 - PANGEA PROPERTIES LLC
093723 M00006 - VALVOLINE LLC
093724 E00112 - RESENDEZ CLAUDIA
093725 H00044 - JOHNSON TANYA
093725 H00043 - PAGE CURTIS D & IRIS T
093724 G00040 - WHITE VERONICA
093700 00162C - BERUK PROPERTIES INC
093724 E00076 - BERRY BARDELL

093724 E00001 - TSAI SU-HWA
093724 E00002 - HAMMOND MICHAEL A
093724 E00003 - FIRST MILESTONE LLC SERIES 4718 MALLARD
093724 I00006 - DURHAM DEBORAH V
093724 I00005 - DILLARD WILLIE E & CAROLYN M
093724 I00004 - SULTZER VERNON L & EVYLINA
093724 I00003 - LOUIS AQUILLA
093724 G00052 - HOME SFR BORROWER IV LLC
093724 G00070 - CSMA BLT LLC
093723 F00003 - FISH EAGLE USA LLC
093724 G00013 - SHEAR NORMAN L
093724 G00012 - CSMA BLT LLC
093725 G00079 - FKH SFR PROPCO B-HLD LP
093723 G00013 - BAF ASSETS LLC
093723 B00024 - HOME SFR BORROWER LLC
093724 E00104 - HOME SFR BORROWER LLC
093724 D00012 - TRUE MEM2016 1 LLC
093719 J00034 - BAF ASSETS 2 LLC
093724 C00001 - HOME SFR BORROWER II LLC
093724 C00019 - HOME SFR BORROWER LLC
093724 E00031 - TURNKEY INVESTMENTS LLC
093724 E00036 - HOME SFR BORROWER III LLC
093700 00556 - GILL MARTIN & HERRING
093725 H00072 - MIDWAY EXCHANGE BORROWER 12 LLC
093725 H00048 - MIDWAY EXCHANGE BORROWER 12 LLC

093725 H00054 - RS RENTAL I LLC
093725 G00058 - AMNL ASSET CO 2 LLC
093723 D00015 - HOME SFR BORROWER LLC
093725 G00070 - BAF 1 LLC
093723 F00020 - MIDLAND TRUST COMPANY AS CUSTODIAN FBO
093723 D00016 - NITER MARY E
093724 H00019 - ALTO ASSET CO 1 LLC
093724 H00018 - BAF ASSETS LLC
093723 C00006 - HOME SFR BORROWER LLC
093724 G00026 - RESI TL1 BORROWER LLC
093724 G00030 - CSMA BLT LLC
093725 G00094 - SUNFIRE 3 LLC
093724 G00019 - CSMA BLT LLC
093723 C00011 - ALPHA GROUP LLC
093723 D00024 - BAF ASSETS LLC
093723 I00017 - HOME SFR BORROWER LLC
093723 B00009 - TRUE MEM2016 -1 LLC
093723 B00008 - HEAPSGROUP PROPERTIES LLC
093725 G00086 - GLOBAL PROPERTY TRUST
093723 B00012 - HOME SFR BORROWER LLC
093723 B00016 - BAF ASSETS LLC
093723 B00011 - CSMA BLT LLC
093723 B00019 - HOME SFR BORROWER II LLC
093723 H00002 - FKH SFR PROPCO B HLD LP
093723 M00009 - BHO HOLDINGS LLC AND MIO HOLDINGS LLC

093724 E00068 - D BRADY INVESTMENTS LLC
093724 E00067 - SPECIALIZED IRA SERVICES FBO JUAN MIRET
093724 D00045 - GOODRICH DEADRA R
093724 I00007 - EQUITY TRUST CUSTODIAN FBO
093724 D00043 - CZ JOHN
093724 A00001 - FKH SFR PROPCO B-HLD LP
093724 A00004 - HOME SFR BORROWER LLC
093724 I00042 - FAIRWAY CAPITAL PARTNERS LLC
093724 I00043 - HOME SFR BORROWER IV LLC
093724 D00008 - SHIVERS RAPHAEL D & FREDREUNA D
093724 E00008 - CANNES LLC
093724 A00026 - CSMA BLT LLC
093724 D00028 - CSMA BLT LLC
093724 E00080 - SRMZ 4 ASSET COMPANY 1 LLC
093724 B00007 - CSMA BLT LLC
093724 E00101 - HOME SFR BORROWER LLC
093724 D00036 - FKH SFR PROPCO B-HLD LP
093724 B00026 - HOME SFR BORROWER III LLC
093724 B00016 - HOME SFR BORROWER LLC
093724 E00051 - CSMA BLT LLC
093724 E00098 - FKH SFR PROPCO B-HLD LP
093724 E00050 - FKH SFR PROPCO B HLD LP
093724 C00003 - KUMAR MOHAN
093724 E00049 - CSMA BLT LLC
093724 E00096 - CSMA BLT LLC

093724 C00023 - FKH SFR PROPCO B-HLD LP

093719 J00039 - CSMA BLT LLC

093719 J00042 - E W P LLC

093700 00160 - BOARD OF EDUCATION OF THE MEMPHIS CITY

093724 E00037 - ALTO ASSET CO 2 LLC

093724 E00039 - HOME SFR BORROWER III LLC

093724 E00010 - YANG SHU

093724 E00113 - CSMA BLT LLC

093724 I00001 - HOME SFR BORROWER II LLC

093700 00565 - VILLAGES OF BENNINGTON PROP OWNERS

PROPERTY DEED

RAY GILL IS SEARCHING FOR DEED AND WILL BE SUBMITTING SHORTLY



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

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

May 17, 2022

Century Express Car Wash
Anita Archambeau & Matt Wolf, ETI Corp.
1755 Lynnfield Rd., Ste. 100
Memphis, TN 38119

Sent via electronic mail to: aarchambeau@eticorp.com; mwolfe@eticorp.com

Planned Development Amendment (PD 18-046)
Case Number: PD 22-07
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, May 12, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your amendment application for the Ross Creek Planned Development to allow a car wash establishment, subject to the attached conditions.

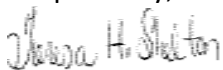
This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

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) 636-6621 or via email at teresa.shelton@memphistn.gov.

Respectfully,



Teresa H. Shelton
Municipal Planner

Letter to Applicant
PD 22-07

Land Use and Development Services
Division of Planning and Development

Cc: Anita Archambeau & Matt Wolfe, ETI CORP.
File

Letter to Applicant

PD 22-07

General Plan Conditions

1. The final plan shall be re-recorded with amended use conditions.
2. Staff will require an increase in buffer between the car wash and the existing residential neighborhood it abuts off Ross Rd. A final landscape plan is subject to administrative review by the Division of Planning and Development.

From: [Georgette Kearney](#)
To: [Shelton, Teresa](#)
Subject: Re: Planned development: Case no: PD2022-007
Date: Tuesday, March 22, 2022 10:12:05 AM
Attachments: [Outlook-yjppgb0r.png](#)
[Outlook-i1vc41jb.png](#)
[Outlook-zfcyuj3.png](#)
[Outlook-yfwqcals.png](#)
[Outlook-yfwqcals.png](#)

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

Thank you for your reply. This is my response to the opposition of a new car wash in our area.

Hickory Hill area has plenty of car washes within 5 miles of each other and we do not want any more car washes. Unlike other neighborhoods, we would like to receive businesses, such as community organizations, established restaurants, and other positive community improvement center, that will improve the Hickory Hill area instead of lowering property values with businesses that will not improve the demographics of its patrons.

On Tue, Mar 22, 2022, 10:09 AM Shelton, Teresa <Teresa.Shelton@memphistn.gov> wrote:

You can send me an email in writing or you can come to the meeting and speak

Teresa Shelton
Municipal Planner
Land Use and Development Services
Division of Planning and Development
125 N. Main, Ste. 468 Memphis, TN 38103
Phone: 901-636-6619
Cell: 901-295-9034
Email: teresa.shelton@memphistn.gov



Visit our [website](#)

From: Georgette Kearney <gkearney08@gmail.com>
Sent: Tuesday, March 22, 2022 9:37 AM
To: Shelton, Teresa <Teresa.Shelton@memphistn.gov>
Subject: Planned development: Case no: PD2022-007

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----- Forwarded message -----

From: **Georgette Kearney** <gkearney08@gmail.com>
Date: Sun, Mar 20, 2022, 7:52 PM
Subject: Planned development: Case no: PD2022-007
To: <develop901@memphistn.gov>

Good evening,

How can we oppose this planned development? Hickory Hill area has plenty of car washes within 5 miles of each other and we do not want any more car washes. Unlike other neighborhoods, we would like to receive businesses that will improve the Hickory Hill area instead of lowering property values with businesses that will not improve the demographics of its patrons.

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 07/26/2022

DATE

PUBLIC SESSION: 07/26/2022

DATE

ITEM (CHECK ONE)

 ORDINANCE X RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 4867 Getwell Road, known as case number PD 22-13

CASE NUMBER: PD 2022-013

DEVELOPMENT: Jenkins Planned Development

LOCATION: 4867 Getwell Road and adjacent 0 Holmes Road

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

OWNER/APPLICANT: Jacqueline Jenkins

REPRESENTATIVE: Brenda Solomito Basar – Solomito Land Planning

REQUEST: New planned development to allow light industrial uses

AREA: +/-52.28 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:

<u>(1)</u>	APPROVAL - (1) APPROVED (2) DENIED
<u>06/09/2022</u>	DATE
<u>(1) Land Use Control Board</u>	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

<u>(2)</u>	REQUIRES CITY EXPENDITURE - (1) YES (2) NO
<u>\$</u>	AMOUNT OF EXPENDITURE
<u>\$</u>	REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

<u> </u>	<u>DATE</u>	<u>POSITION</u>
<u>Lucas Skinner</u>	<u>07/19/2022</u>	MUNICIPAL PLANNER
<u> </u>	<u> </u>	DEPUTY ADMINISTRATOR
<u> </u>	<u> </u>	ADMINISTRATOR
<u> </u>	<u> </u>	DIRECTOR (JOINT APPROVAL)
<u> </u>	<u> </u>	COMPTROLLER
<u> </u>	<u> </u>	FINANCE DIRECTOR
<u> </u>	<u> </u>	CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2022-013

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4867 GETWELL ROAD AND 0 HOLMES ROAD, KNOWN AS CASE NUMBER PD 2022-013

- This item is a resolution with conditions to allow a new light industrial planned development; 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 PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4867 GETWELL ROAD AND 0 HOLMES ROAD, KNOWN AS CASE NUMBER PD 2022-013

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, Jacqueline Jenkins filed an application with the Memphis and Shelby County Division of Planning and Development to allow a new light industrial planned development; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives and standards for planned developments as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and 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 June 9, 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

Jenkins Planned Development

PD 2022-013

Outline Plan Conditions

I. Uses Permitted

ANY USE PERMITTED BY RIGHT IN THE EMPLOYMENT (EMP) DISTRICT INCLUDING THE FOLLOWING SPECIFICALLY PERMITTED USES.

1. Vehicle service and repair
2. Contractors' outdoor storage
3. Warehousing and Distribution
4. Container storage

THE FOLLOWING USES ARE STRICTLY PROHIBITED.

1. Payday loans, title loans and flexible loan plan establishments
2. Pawn shop
3. Tattoo, Palmist, Psychic or Medium
4. Vapor shop
5. Heliport
6. Drive-in theater
7. Campground
8. Undertaking establishment
9. Garbage/refuse collection
10. Adult entertainment
11. Landfill
12. Off-premise advertising sign
13. Manufacture of chemical, cosmetic, drug, soap, paints, fertilizer, abrasive products, fabricated metal products/machinery or other products which create noxious fumes
boat rental, sales, or storage.
14. Tavern, cocktail lounge or night club

II. Bulk Regulations

- A. The development shall comply with the bulk requirements of the Employment (EMP) District.

III. Access, Parking and Circulation

- A. Two curb cuts are permitted on Getwell Road.
- B. The design and location of the curb cut shall be approved by the City Engineer.
- C. Internal circulation between adjacent phases, lots, sections shall be provided.
- D. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.

- E. All required parking shall be as Illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.
- F. Adequate queuing spaces in accordance with the Unified Development Code shall be provided between any gate/guardhouse/card reader for vehicles to exit by forward motion.
- G. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

IV. Drainage

- A. Drainage improvements, including possible on-site detention, to be provided under contract in accordance with the City of Memphis Drainage Design Manual.
- B. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq).
- C. All drainage plans shall be subject to the City/County Engineer's Office review and approval.
- D. All drainage emanating on-site shall be private in nature and no easements will be accepted.
- E. All commons, open areas, private streets, private sewers and private drainage shall be owned and maintained by a property owner's association. A statement to this effect shall appear on the final plat.
- F. 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.

V. Landscaping

- A. Landscaping shall be provided as illustrated on the Outline Plan.
- B. Dumpsters shall be enclosed on all four sides with wood, brick, or other solid materials as approved by the Office of Planning and Development.
- C. As illustrated on the Outline Plan, existing trees shall be preserved where indicated and included in landscape treatments wherever possible.
- D. Lighting shall be directed so as to not glare onto residential property or onto traffic on Clarke Road.

VI. Signs

A. Signage shall be in conformance with the EMP District regulations.

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 appropriate Governing Bodies.

VIII. A final plan shall be filed within five (5) years of approval of the outline plan. 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 height of all building or buildable areas, parking areas, drives, loading spaces and facilities, required landscaping, trash receptacles and signs.

D. The number of parking spaces.

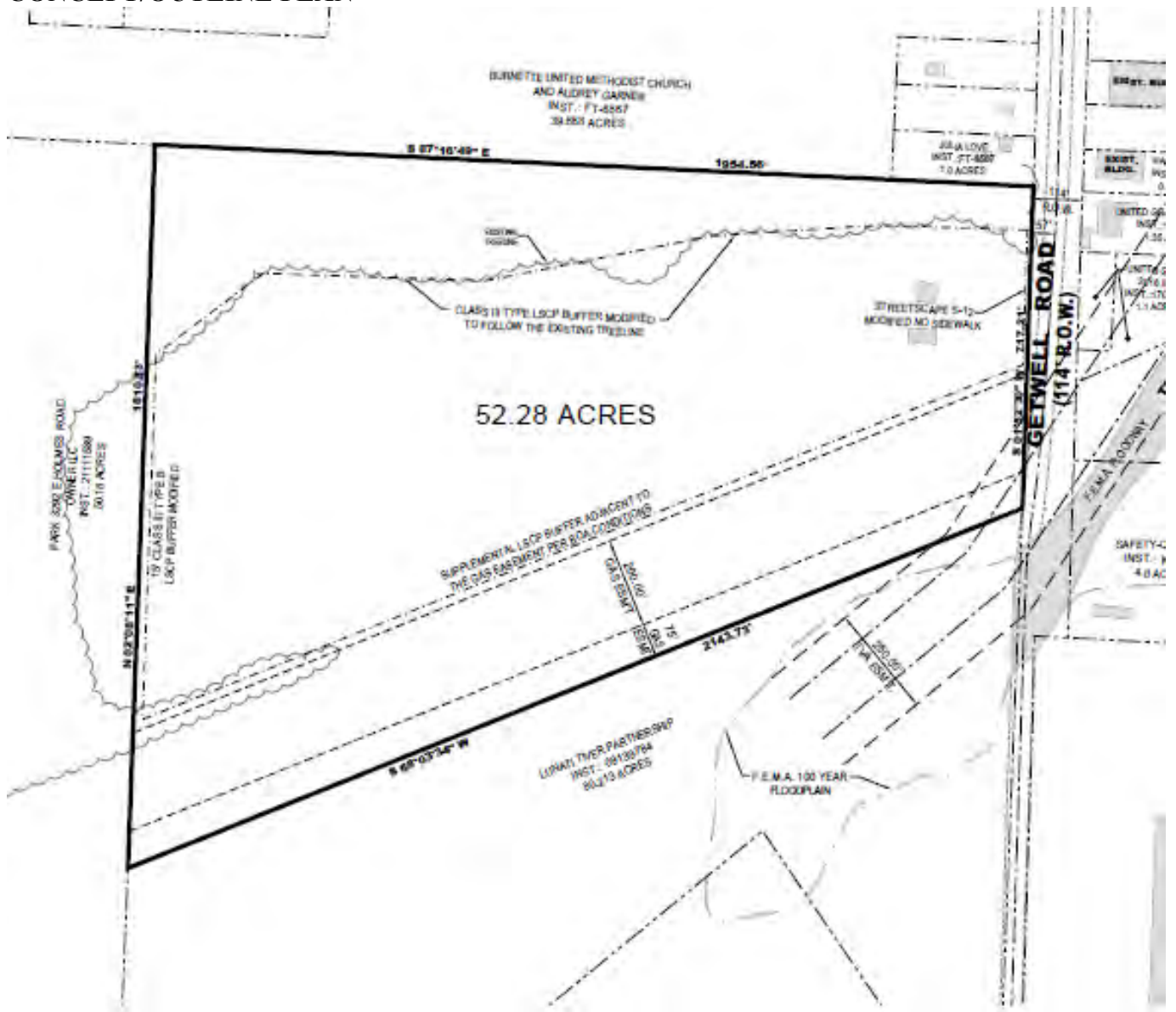
E. The location and ownership, whether public or private, of any easement.

F. A statement conveying all common facilities and areas to a property owners association, or other entity, for ownership and maintenance purposes.

G. The 100-year flood elevation.

H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

CONCEPT/OUTLINE PLAN



LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, June 9, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	PD 2022-013
DEVELOPMENT:	Jenkins Planned Development
LOCATION:	4867 Getwell Road and 0 Holmes Road
COUNCIL DISTRICT(S):	District 3 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Jacqueline Jenkins
REPRESENTATIVE:	Brenda Solomito Basar – Solomito Land Planning
REQUEST:	New planned development to allow light industrial uses
EXISTING ZONING:	Conservation Agriculture (CA), BOA 2019-075
AREA:	+/-52.28 acres

The following spoke in support of the application: None

The following spoke in opposition the application: None

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

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

Respectfully,



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

Cc: Committee Members
File

**PD 2022-013
CONDITIONS**

Outline Plan Conditions

Jenkins Planned Development

PD 2022-013

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VI. Signs

- A. Signage shall be in conformance with the EMP District regulations.

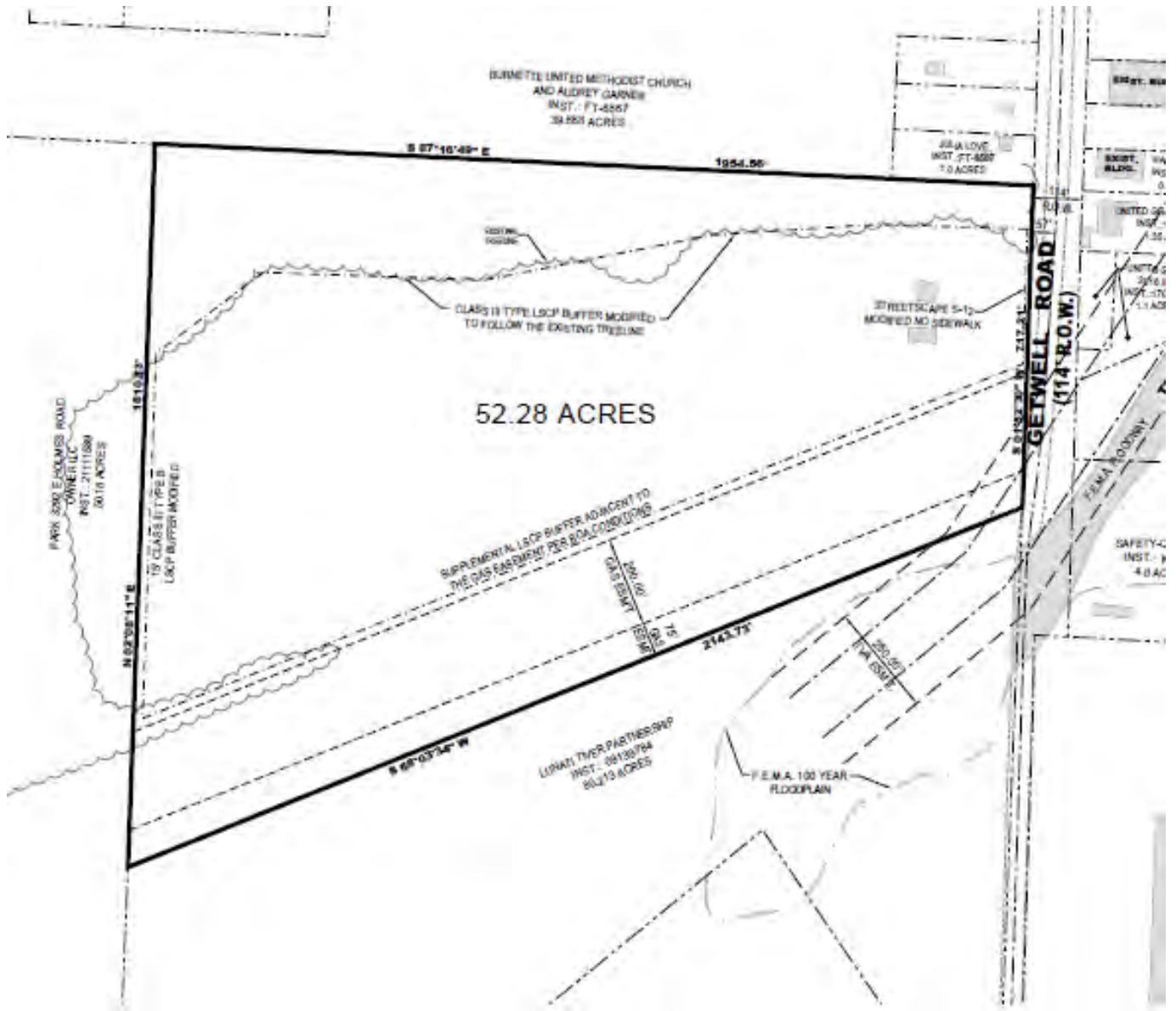
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- G. The 100-year flood elevation.
- H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

CONCEPT PLAN



AGENDA ITEM: 22

CASE NUMBER: PD 2022-013 **L.U.C.B. MEETING:** June 9, 2022

DEVELOPMENT: Jenkins Planned Development

LOCATION: 4867 Getwell Road and adjacent 0 Holmes Road

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

OWNER/APPLICANT: Jacqueline Jenkins

REPRESENTATIVE: Brenda Solomito Basar – Solomito Land Planning

REQUEST: New planned development to allow light industrial uses

AREA: +/-52.28 acres total

EXISTING ZONING: Conservation Agriculture (CA), BOA 2019-075

CONCLUSIONS

1. The applicant is requesting a new planned development to allow light industrial uses located at 0 Holmes and 4867 Getwell Road.
2. BOA case 2019-075 was approved to allow contractor's storage on the site. Moreover, this planned development would allow for a slightly broader array of uses including vehicle service and repair, warehousing, and container storage.
3. Staff feels that this planned development approval is warranted as the site has contained light industrial uses for several years now. Also, given the size of the site as well as the substantial natural buffers and easements, the site will not be able to be seen except from Getwell Road.
4. 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.
5. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses.

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 13-15 of this report.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

Street Frontage: Getwell Road +/-717.21 linear feet
Zoning Atlas Page: 2440, 2435, 2535
Parcel ID: 094100 00082 and 094100 00308
Existing Zoning: Conservation Agriculture (CA), BOA 2019-075

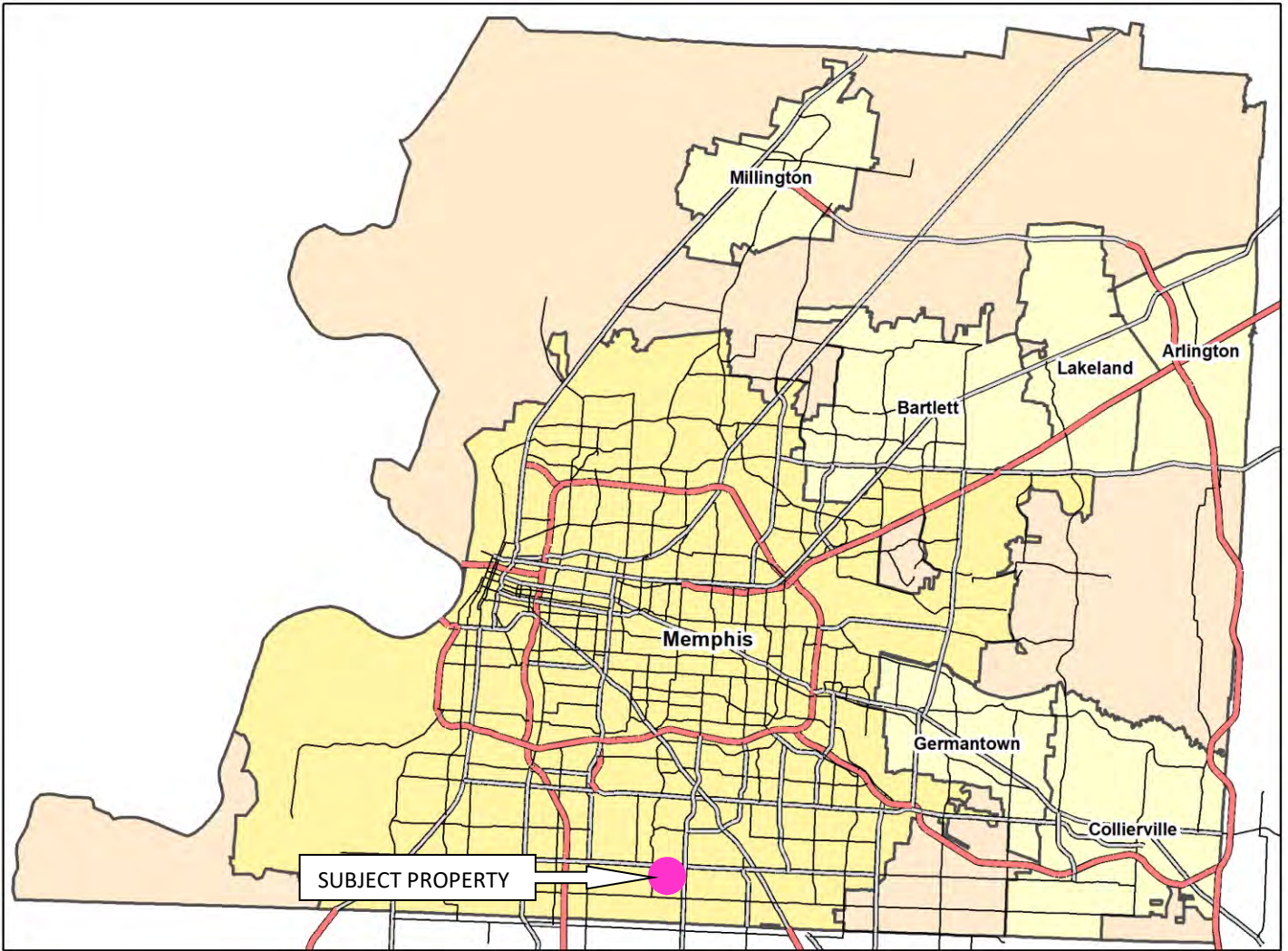
NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Wednesday, May 25, 2022, over Zoom.

PUBLIC NOTICE

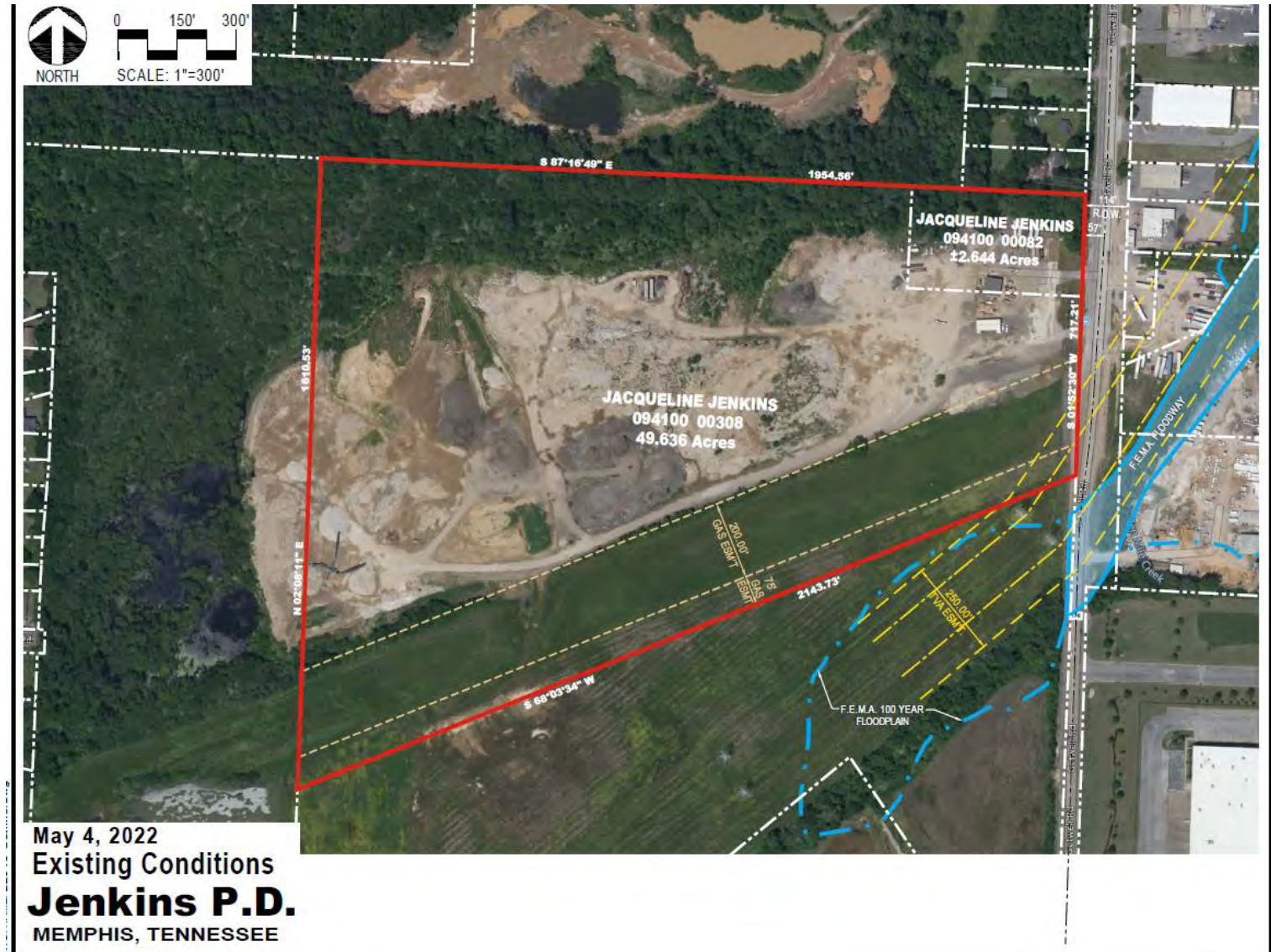
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 43 notices were mailed on May 25, 2022, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



Subject property located within the pink circle, Capleville Adjacent neighborhood

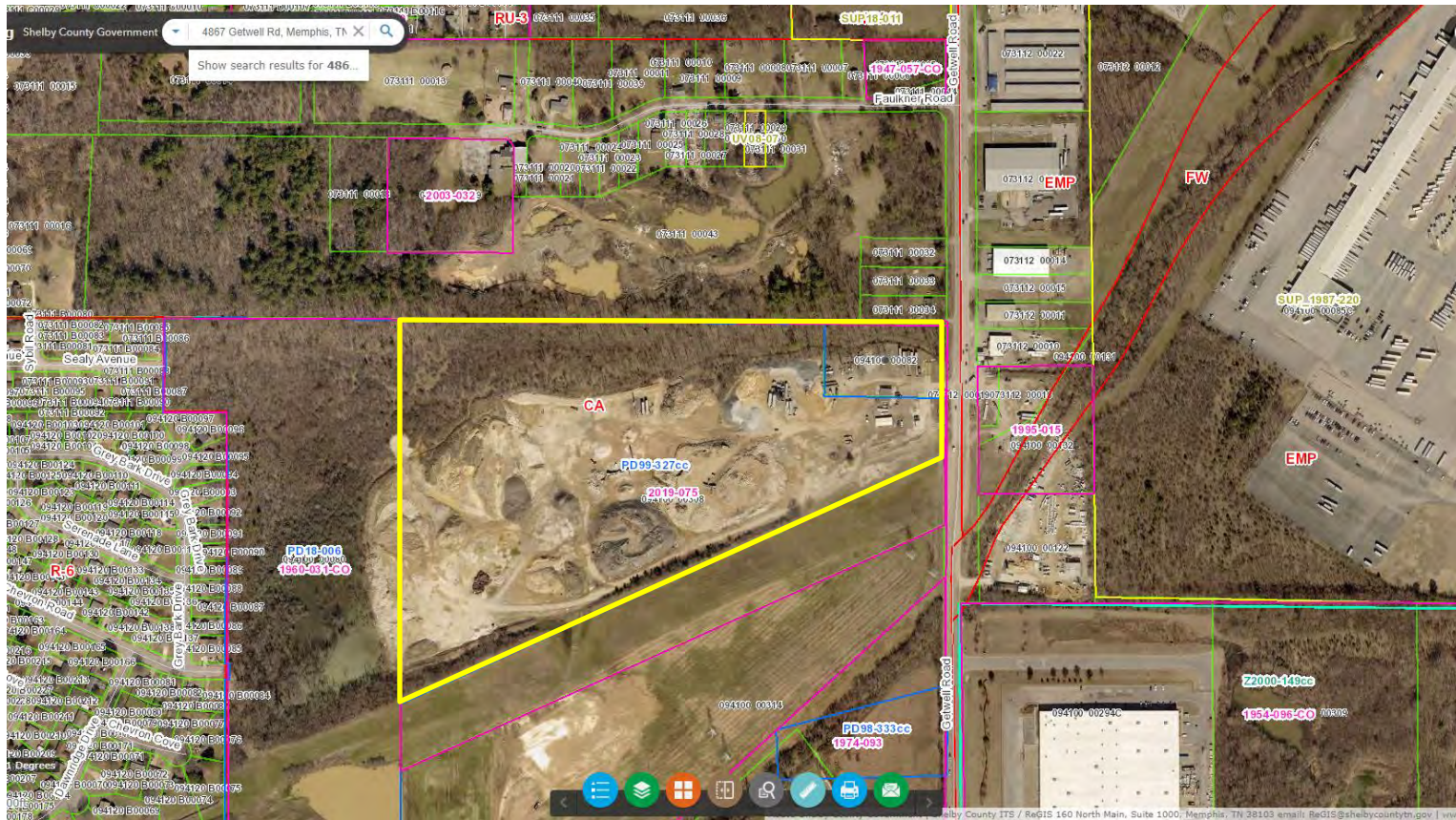
AERIAL



May 4, 2022
Existing Conditions
Jenkins P.D.
MEMPHIS, TENNESSEE

Subject property outlined in red

ZONING MAP



Subject property highlighted in yellow

Existing Zoning: Conservation Agriculture (CA), BOA 2019-075

Surrounding Zoning

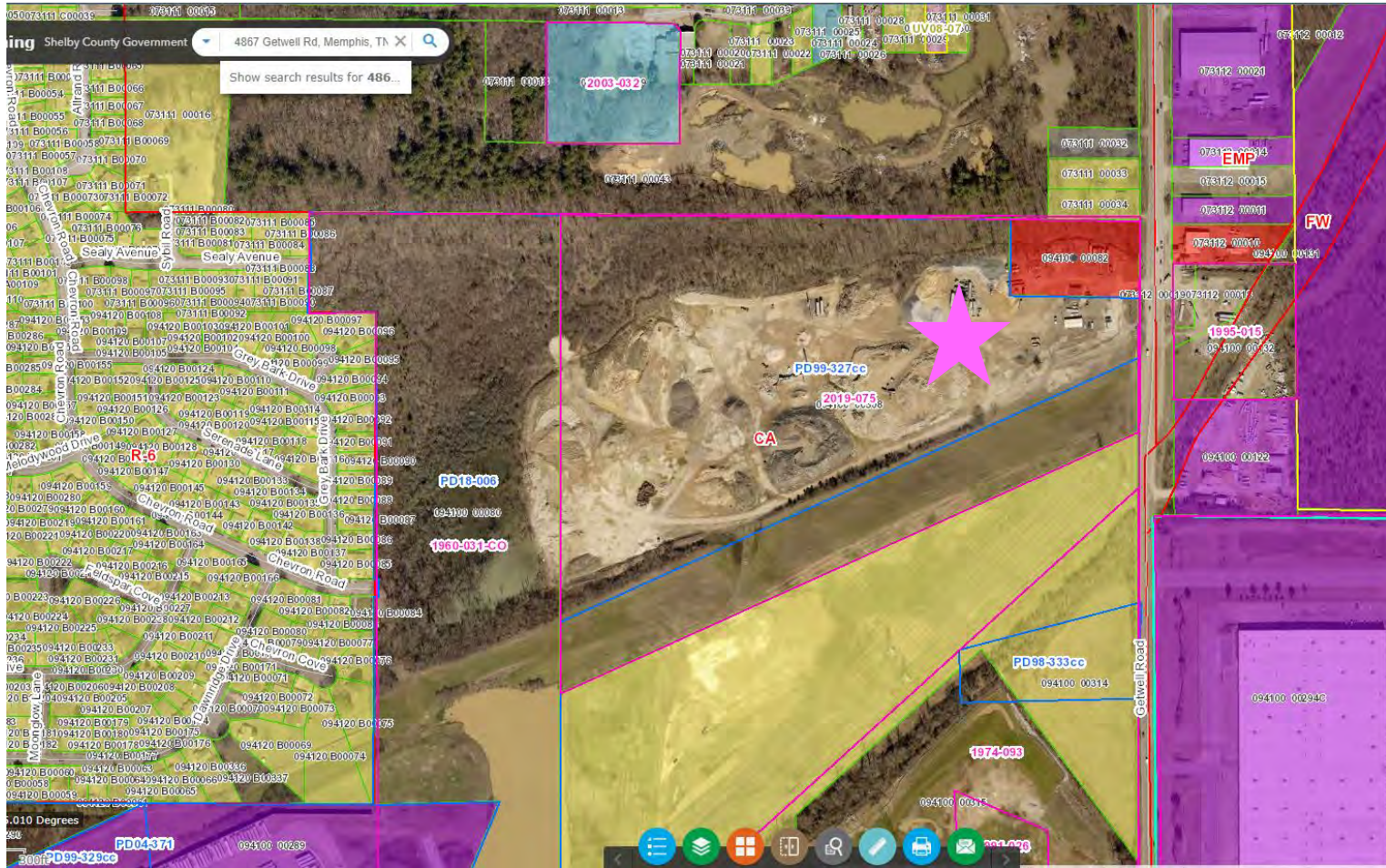
North: CA

East: EMP










South: CA

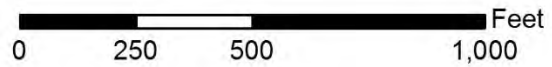
West: CA

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

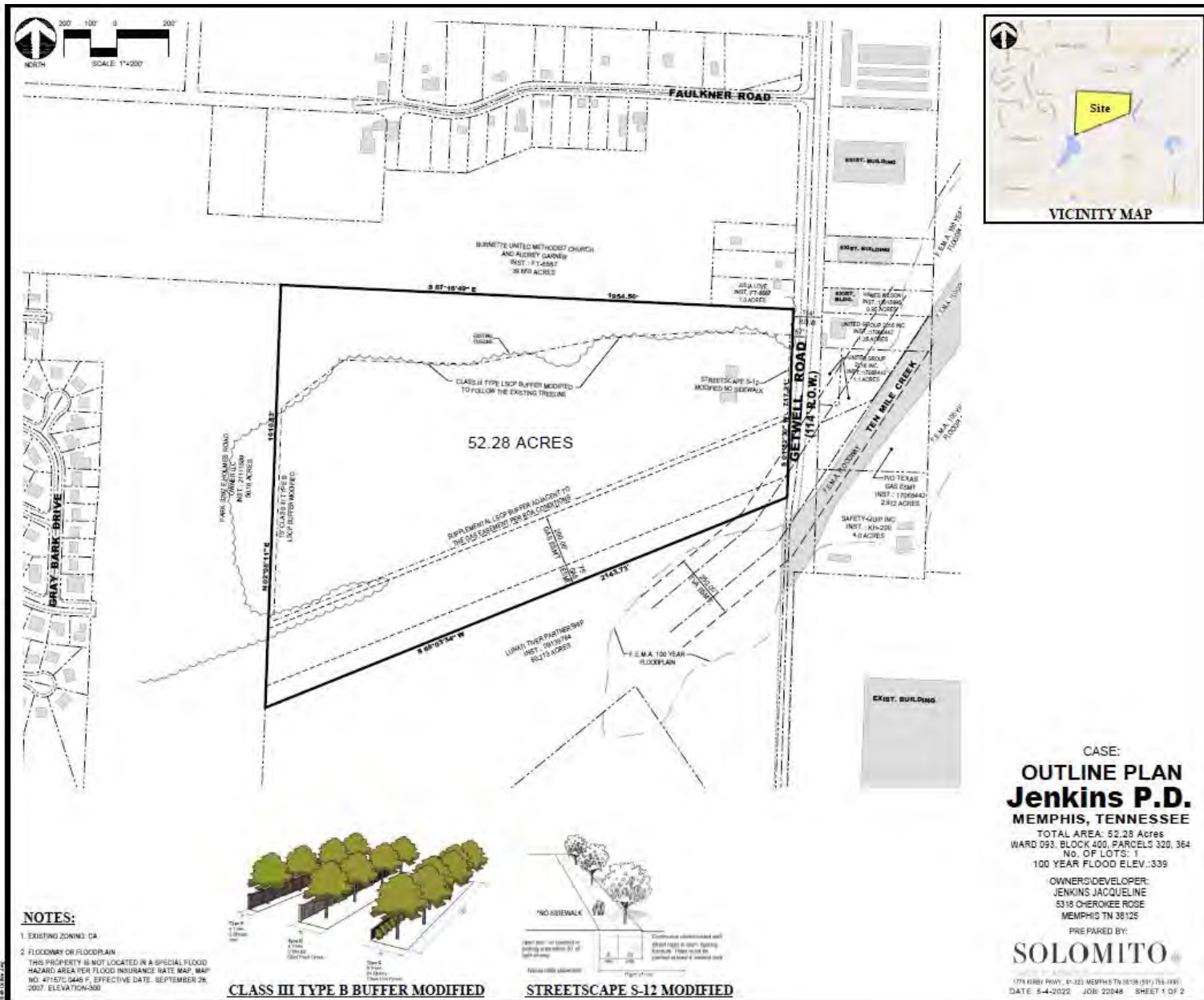


View of the subject property from Getwell Road looking west

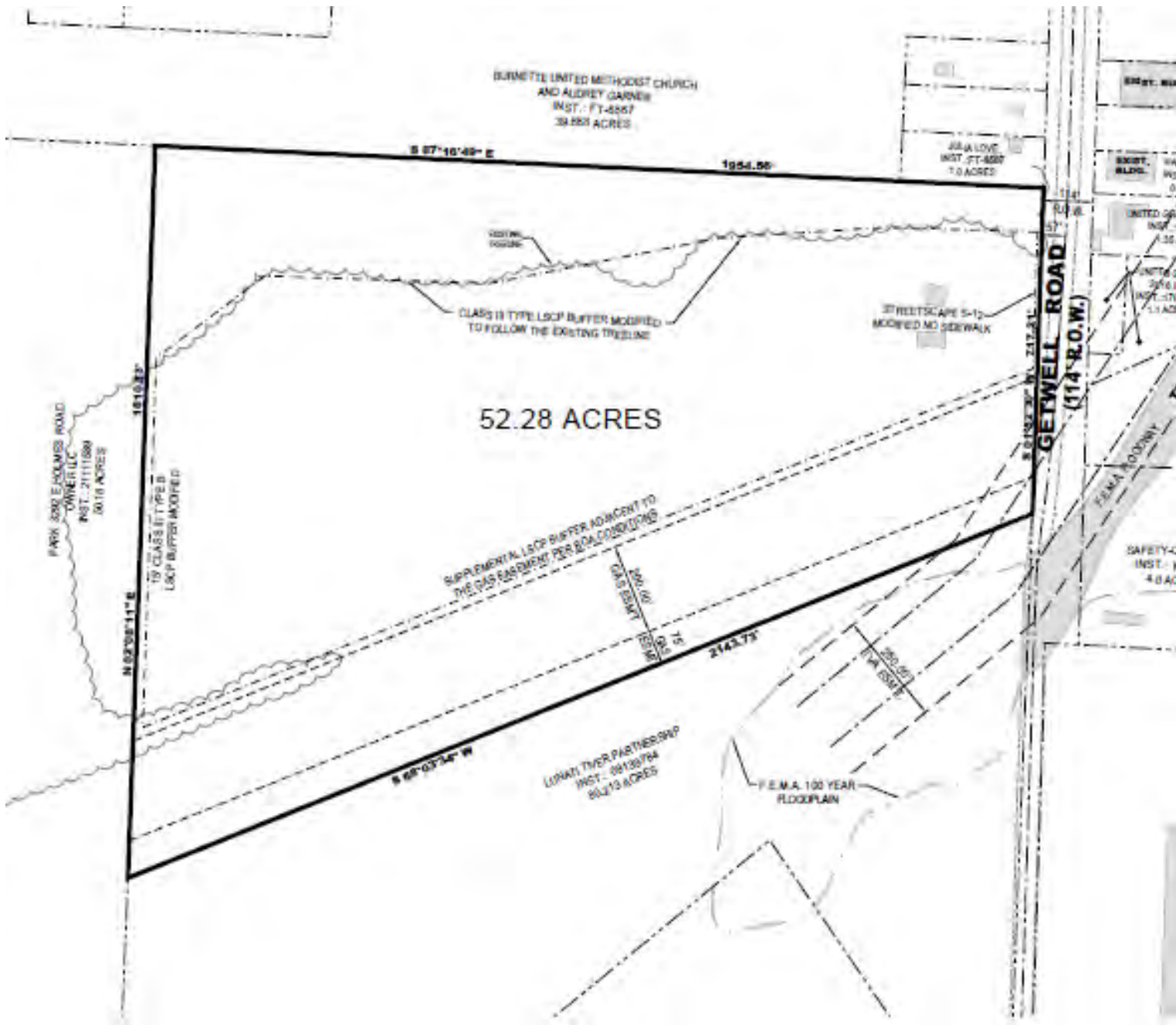


View of the subject property from Getwell Road looking west

OUTLINE PLAN



OUTLINE PLAN (ZOOMED)



STAFF ANALYSIS

Request

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

The request is a new planned development to allow light industrial (Employment) uses.

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 about 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 comprised of two parcels, located at 0 Holmes and 4867 Getwell Road which when combined, total to +/-52.28 acres. The surrounding area has many vacant parcels and many existing industrial uses with some residential nearby as well. The site has been used as contractor's storage for several years with the 2019 BOA approval. There is also a large 200-foot wide gas easement on the site, and power lines to the south.

Memphis 3.0 Consistency

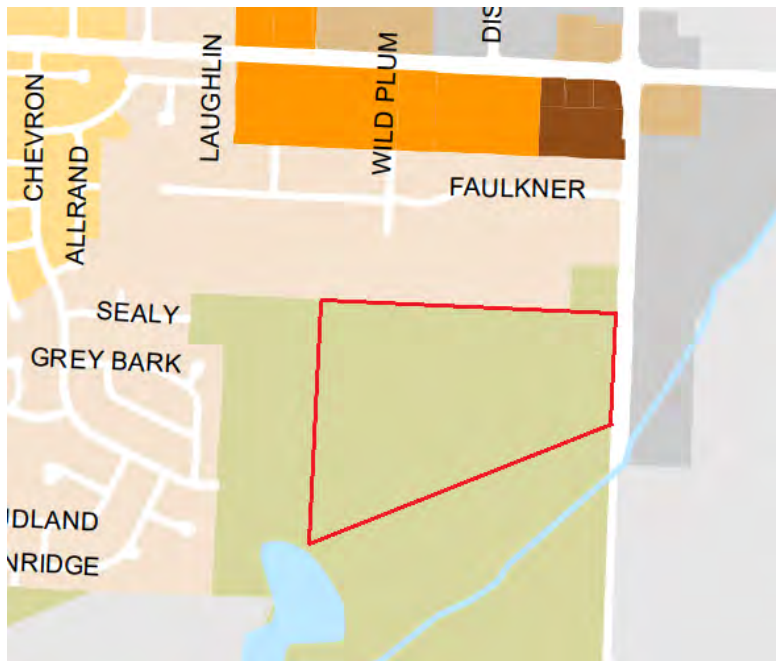
Site Address/location: 4867 Getwell Road (Parcel ID: 094100 00082), 0 Holmes Road (Parcel ID: 094100 00308)

Land Use Designation (see page 106 for details): Open Spaces & Natural Features (OSN)

Based on existing and adjacent land uses and zoning the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 74 – 120:

1. FUTURE LAND USE PLANNING MAP



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

2. Land use description & applicability:

Open Spaces and Natural Features are mainly natural focus on preservation and sometimes allow for recreation, such as wildlands, wetlands, or lands mainly perform environmental functions that wildlife and ecological interactions to occur, necessitating conservation practices when applicable. portrayal to the right.



features with a passive waterways. These allow for natural therefore, See graphic

“OSN” Goals/Objectives:

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

“OSN” Form & Location Characteristics:

Conservation and recreational uses.

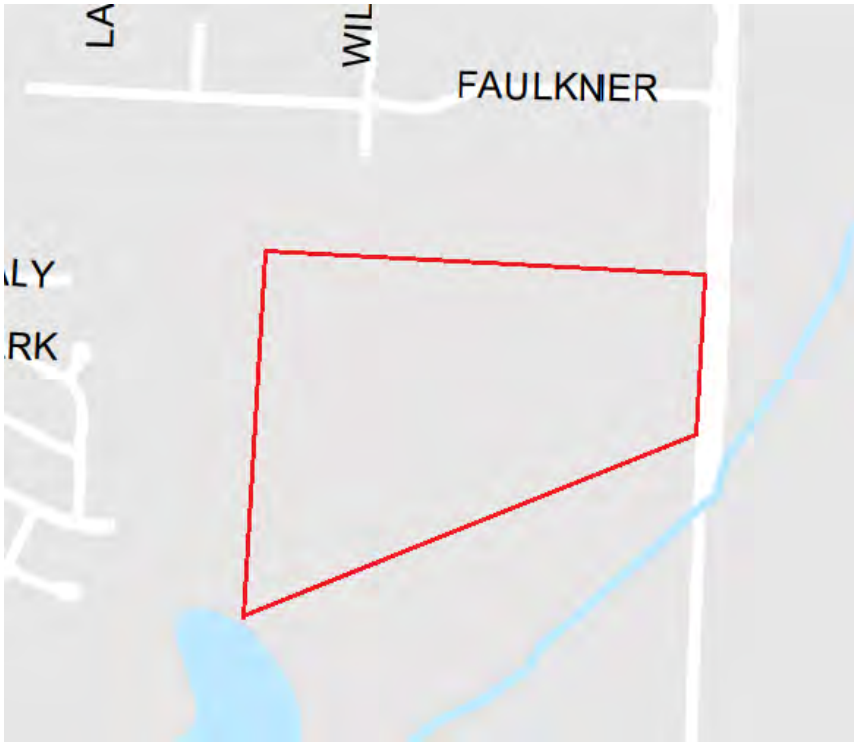
The applicant is seeking approval for a Planned Development to allow light industrial uses at the site.

The request does not align with the OSN land use description, objectives or form and location characteristics as the requested land use is not passive recreation and the continuation of industrial uses is counter to the goal of preserving natural features. However, the site has operated with light industrial use since at least the 1960s, and the approval of the planned development would not change the land use or form of the site.

Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-family residential, commercial, industrial and vacant. The site is zoned CA and surrounded by the following zoning districts: CA, EMP and FW. This requested land use is compatible with the adjacent land use because *existing land uses surrounding the parcels is similar in nature to the requested use.*

3. Degree of Change map



Red polygon denotes the proposed site within no degree of change area.

4. Degree of Change Descriptions

N/A

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

Summary Compiled by: Brian Mykulyn, Comprehensive Planning.

Site Zoning History

In 2019, a BOA case (BOA 2019-75) for a use variance to “allow the continuation of a contractor storage operation consisting primarily of outdoor storage” was approved on July 24, 2019. See Notice of Disposition below:



Memphis and Shelby County
Office of Planning and Development
CITY HALL - 125 N. MAIN STREET, SUITE 468 - MEMPHIS, TENNESSEE 38103

BOARD OF ADJUSTMENT NOTICE OF DISPOSITION

TO: Applicant
Jacqueline Jenkins

DATE: July 24, 2019
DOCKET: BOA 19-75
4867 Getwell Road

Sent via electronic mail to: jjenkins18@comcast.net

On July 24, 2019, the Memphis and Shelby County Board of Adjustment approved your application requesting a use variance from Section 2.5.2 of the Memphis and Shelby County Unified Development Code to allow the continuation of a contractor storage operation consisting primarily of outdoor storage, subject to the following conditions:

1. Any change or deviation from the site plan upon the determination of the Planning Director shall be submitted to the Board of Adjustment for review and approval or administrative review and approval by the Office of Planning and Development.

All appeals and applications granted are expressly conditioned upon the applicant obtaining the permit requested or other order within two years from the date of the decision of the Board of Adjustment, unless the Board explicitly provided a different time frame in its approval.

Respectfully,

Jeffrey Penzes
Municipal Planner
for Josh Whitehead
Secretary

Cc: Rick Meister – Office of Construction Code Enforcement
Burk Renner – Office of Planning and Development
Brenda Solomito Basar – Representative
File

Encl: Approved Site Plan

Conclusions

The applicant is requesting a new planned development to allow light industrial uses located at 0 Holmes and 4867 Getwell Road.

BOA case 2019-075 was approved to allow contractor's storage on the site. Moreover, this planned development would allow for a slightly broader array of uses including vehicle service and repair, warehousing, and container storage.

Staff feels that this planned development approval is warranted as the site has contained light industrial uses for several years now. Also, given the size of the site as well as the substantial natural buffers and easements, the site will not be able to be seen except from Getwell Road.

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

Jenkins Planned Development
PD 2022-013
Outline Plan Conditions

- I. Uses Permitted
 - A. ANY USE PERMITTED BY RIGHT IN THE EMPLOYMENT (EMP) DISTRICT INCLUDING THE FOLLOWING SPECIFICALLY PERMITTED USES.
 - 1. Vehicle service and repair
 - 2. Contractors' outdoor storage
 - 3. Warehousing and Distribution
 - 4. Container storage

B. THE FOLLOWING USES ARE STRICTLY PROHIBITED.

1. Payday loans, title loans and flexible loan plan establishments
2. Pawn shop
3. Tattoo, Palmist, Psychic or Medium
4. Vapor shop
5. Heliport
6. Drive-in theater
7. Campground
8. Undertaking establishment
9. Garbage/refuse collection
10. Adult entertainment
11. Landfill
12. Off-premise advertising sign
13. Manufacture of chemical, cosmetic, drug, soap, paints, fertilizer, abrasive products, fabricated metal products/machinery or other products which create noxious fumes
boat rental, sales, or storage.
14. Tavern, cocktail lounge or night club

II. Bulk Regulations

- A. The development shall comply with the bulk requirements of the Employment (EMP) District.

III. Access, Parking and Circulation

- A. Two curb cuts are permitted on Getwell Road.
- B. The design and location of the curb cut shall be approved by the City Engineer.
- C. Internal circulation between adjacent phases, lots, sections shall be provided.
- D. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- E. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.
- F. Adequate queuing spaces in accordance with the Unified Development Code shall be provided between any gate/guardhouse/card reader for vehicles to exit by forward motion.
- G. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

IV. Drainage

- A. Drainage improvements, including possible on-site detention, to be provided under contract in accordance with the City of Memphis Drainage Design Manual.
- B. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq).
- C. All drainage plans shall be subject to the City/County Engineer's Office review and approval.
- D. All drainage emanating on-site shall be private in nature and no easements will be accepted.
- E. All commons, open areas, private streets, private sewers and private drainage shall be owned and maintained by a property owner's association. A statement to this effect shall appear on the final plat.
- F. 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.

V. Landscaping

- A. Landscaping shall be provided as illustrated on the Outline Plan.
- B. Dumpsters shall be enclosed on all four sides with wood, brick, or other solid materials as approved by the Office of Planning and Development.
- C. As illustrated on the Outline Plan, existing trees shall be preserved where indicated and included in landscape treatments wherever possible.
- D. Lighting shall be directed so as to not glare onto residential property or onto traffic on Clarke Road.

VI. Signs

- A. Signage shall be in conformance with the EMP District regulations.

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 appropriate Governing Bodies.

VIII. A final plan shall be filed within five (5) years of approval of the outline plan. 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 height of all building or buildable areas, parking areas, drives, loading spaces and facilities, required landscaping, trash receptacles and signs.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a property owners association, or other entity, for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

DEPARTMENTAL COMMENTS

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

City/County Engineer:

CASE: PD-22-013 NAME: Jenkins PD

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

Sewers:

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

3. If sewer services are approved for this development, 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.
11. Curb cut openings must comply with the Highway System Access Manual (HSAM), including deceleration lane warrants.

Drainage:

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

- | | |
|---------------------------------------|-----------------------|
| City/County Fire Division: | No comments received. |
| City Real Estate: | No comments received. |
| City/County Health Department: | No comments received. |
| Shelby County Schools: | No comments received. |
| Construction Code Enforcement: | No comments received. |

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 4, 2022

Record Number: PD 2022-013

Expiration Date:

Record Name: Jenkins Planned Development

Description of Work: Application for Planned Development to permit EMP uses with exclusions.

Parent Record Number:

Address: 4867 GETWELL RD, MEMPHIS 38118
38118

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	JENKINS JACQUELINE	5318 CHEROKEE ROSE, MEMPHIS, TN 38125	
	JENKINS JACQUELINE	5318 CHEROKEE ROSE, MEMPHIS, TN 38125	

Parcel Information

Parcel No:
094100 00082

Contact Information

Name	Organization Name	Contact Type	Phone
Jacqueline Jenkins	MJ Contracting	Applicant	(901) 503-3830

Suffix:

Address

5318 CHEROKEE ROSE, MEMPHIS, TN, MEMPHIS, TN 38125
 5318 CHEROKEE ROSE, MEMPHIS, TN, MEMPHIS, TN 38125
 5318 CHEROKEE ROSE, MEMPHIS, TN, MEMPHIS, TN 38125
 5318 CHEROKEE ROSE, MEMPHIS, TN, MEMPHIS, TN 38125
 5318 CHEROKEE ROSE, MEMPHIS, TN, MEMPHIS, TN 38125
 5318 CHEROKEE ROSE, MEMPHIS, TN, MEMPHIS, TN 38125

Solomito Land Planning DBA.	Representative	(901)
Solomito Land Planning		569-0310

Address

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1380573	Planned Development - each additional or fractional acres above 5	48	4,800.00	INVOICED	0.00	05/05/2022	Acres	PLNGPUD02
1380573	Credit Card Use Fee (.026 x fee)	1	163.80	INVOICED	0.00	05/05/2022		PLNGPUD08
1380573	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	05/05/2022	Acres	PLNGPUD01
			Total Fee Invoiced: \$6,463.80			Total Balance: \$0.00		

Payment Information

Payment Amount	Method of Payment
\$6,463.80	Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey Penzes
Date of Meeting	04/27/2022

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	BOA 19-75
Medical Overlay / Uptown	No

If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)	N/A
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	See Attached
UDC Sub-Section 9.6.9B	See Attached
UDC Sub-Section 9.6.9C	See Attached
UDC Sub-Section 9.6.9D	See Attached
UDC Sub-Section 9.6.9E	See Attached
UDC Sub-Section 9.6.9F	See Attached

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	See Attached
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	See Attached
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	See Attached
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	See Attached
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common	See Attached

elements

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

GIS INFORMATION

Central Business Improvement District	No
Case Layer	BOA1960-031-CO, null, PD99-327cc
Class	F
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CA
State Route	1
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	-

Data Tables

AREA INFORMATION

Name:	All Areas
Size (Acres):	52.28
Existing Use of Property:	EMP
Requested Use of Property:	EMP uses with exclusions

LETTER OF INTENT

May 5, 2022

Brett Ragsdale, AIA
Zoning Administrator
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, TN 38103

Re: Application for Planned Development
4867 Getwell Road

Dear Brett:

We are pleased to submit an application for a Planned Development on behalf of the owner Ms. Jacquelin Jenkins. The property is located on the west side of Getwell Road approximately 1,635' +/- south of the centerline line of East Shelby Drive. The property is zoned Conservation Agricultural (CA) but has been used for Light Industrial/Employment District uses since the 1960's.

A Use Variance was approved by the Board of Adjustment permitting the continuation of a contractor's yard and storage operation in 2019, BOA 19-75. The purpose of this application is to gain additional entitlements consistent with the EMP District with a few additional restrictions

Consistency with Memphis 3.0

In 2019 staff agreed that this proposal was consistent with the Memphis 3.0 General Plan.

... per the land use decision criteria that considers existing adjacent land uses and zoning. The existing site itself has been used for non-agricultural uses since at least 1962 and the adjacent land uses to east are commercial and industrial in nature, furthermore, kitty corner to the southwest of the subject property is and industrial use as well.

In accordance with the Approval Criteria (UDC Section 9.6.9)

- 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:

The property maintained EMP type uses for many years This application is to obtain approval for other similar EMP uses. Future development of the site will be compatible with the surrounding uses. All services and public facilities are in place. It was determined in 2019 that 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:

Future development of the site will be compatible with the immediate vicinity as approved by the BOA in 2019. Provisions for buffers and increased setbacks as originally approved have been included in the proposed outline plan conditions.

May 5, 2022
Page 2

- 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.
All public facilities and services are in place.
- 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:
The original Variance approval provided for tree preservation.
- E) The project complies with all additional standards imposed on it by any particular provisions authorizing such use:
The project complies with all applicable regulations.
- 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:
The project complies with all applicable plans to be considered.

General Provisions (UDC Section 4.10.3)

- 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:
During the course of the BOA approval, it was determined that the project would 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 wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development:
All utilities are available and adequate to serve this site.

Thank you for your time and consideration in this matter. Please do not hesitate to call with any questions and/or comments.

Sincerely,

SOLOMITO LAND PLANNING



Brenda Solomito Basar
Land Planner

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I Shawnae, being duly sworn deposes and says that at 9 am, pm on the 30th day of May 2022 he/she posted a Public Notice Sign(s) pertaining to case number PD2022-013 at (address) _____, providing notice of a Public Hearing before the Land Use Control Board , Memphis City Council , Shelby County Board of Commissioners for consideration of a proposed land use action (Planned Development , Use Variance _____, Zoning District map Amendment _____, a photograph of said sign(s) being attached hereon and a copy of the signs purchase receipt or rental contract attaches hereto.

Shawnae _____ Date May 31, 22
Owner, Applicant or Representative

Subscribed and sworn to before me this 31st day of May 2022.

Notary Public
My Commission Expires 5/17/2025




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

June 13, 2022

Brenda Solomito Basar
Solomito Land Planning

Sent via electronic mail to: brenda@solomitolandplanning.com

Jenkins Planned Development
Case Number: PD 2022-013
LUCB Recommendation: Approval with outline plan conditions

Dear applicant,

On Thursday, June 9, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development application for the Jenkins Planned Development, subject to the attached outline plan 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.

Respectfully,



Lucas Skinner
Municipal Planner
Land Use and Development Services

Letter to Applicant
PD 2022-013

Division of Planning and Development

Cc: Jacqueline Jenkins
File

Letter to Applicant

PD 2022-013

Outline Plan Conditions

Jenkins Planned Development

PD 2022-013

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10. Adult entertainment
11. Landfill
12. Off-premise advertising sign
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- A. The development shall comply with the bulk requirements of the Employment (EMP) District.

III. Access, Parking and Circulation

- A. Two curb cuts are permitted on Getwell Road.
- B. The design and location of the curb cut shall be approved by the City Engineer.

Letter to Applicant
PD 2022-013

- C. Internal circulation between adjacent phases, lots, sections shall be provided.
- D. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- E. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.
- F. Adequate queuing spaces in accordance with the Unified Development Code shall be provided between any gate/guardhouse/card reader for vehicles to exit by forward motion.
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- A. Drainage improvements, including possible on-site detention, to be provided under contract in accordance with the City of Memphis Drainage Design Manual.
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Letter to Applicant
PD 2022-013

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- D. Lighting shall be directed so as to not glare onto residential property or onto traffic on Clarke Road.

VI. Signs

- A. Signage shall be in conformance with the EMP District regulations.

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 appropriate Governing Bodies.

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

IX. Any final plan shall include the following:

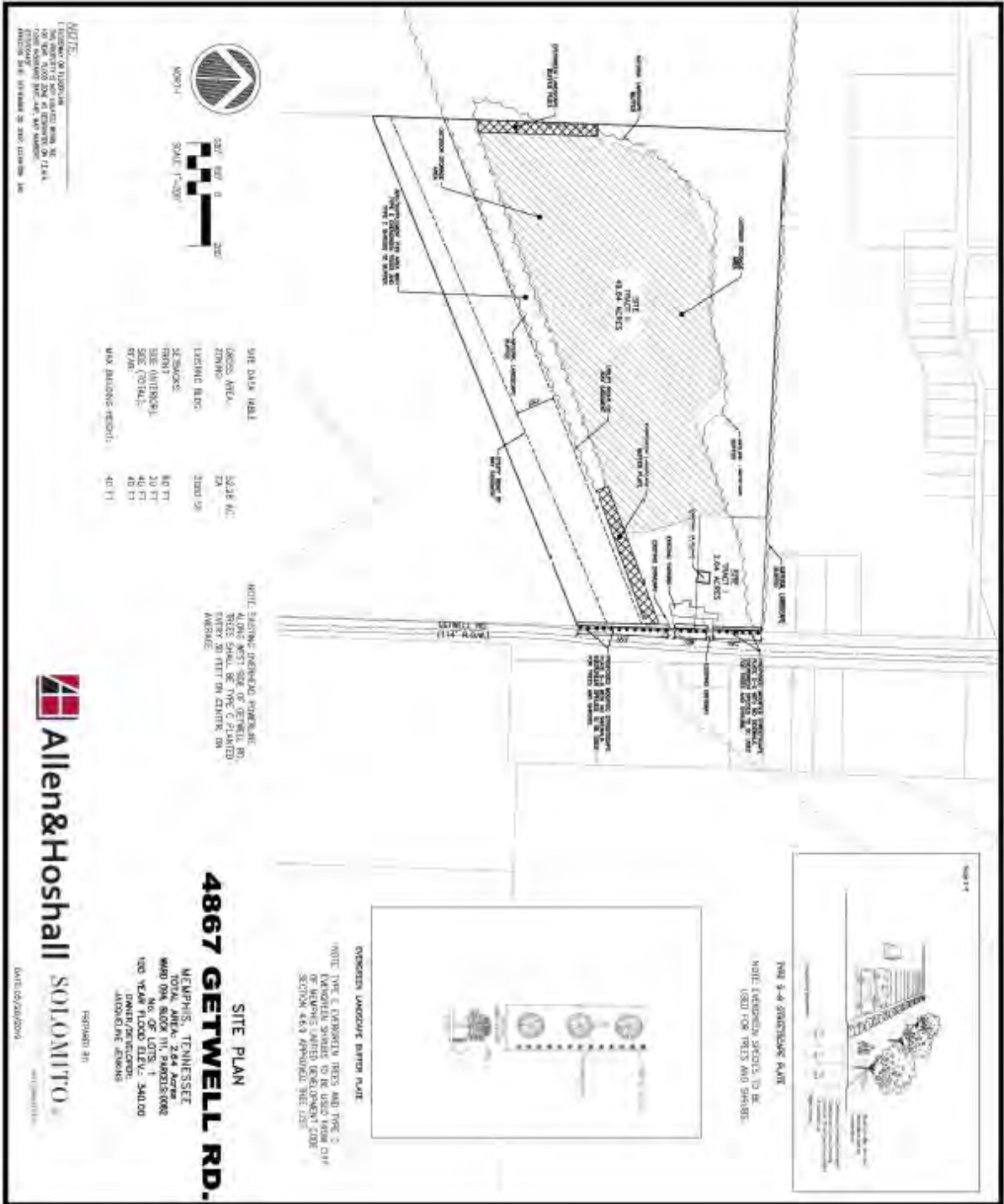
- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including height of all building or buildable areas, parking areas, drives, loading spaces and facilities, required landscaping, trash receptacles and signs.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a property owners association, or other entity, for ownership and maintenance purposes.

Letter to Applicant
PD 2022-013

G. The 100-year flood elevation.

H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

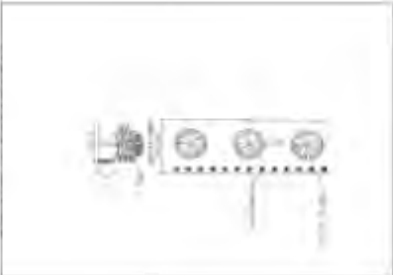
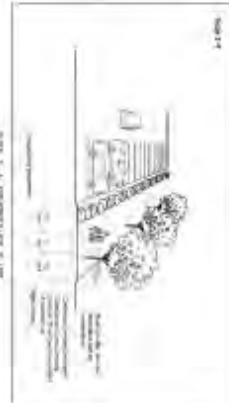
SITE PLAN



Allen&Hoshall SOLOMITO

4867 GETWELL RD. SITE PLAN

MEMPHIS, TENNESSEE
TOTAL AREA: 2.64 ACRES
4867 GETWELL RD. MEMPHIS, TN 38117
100 YEAR FLOOD ELEV.: 340.00
OWNER/DEVELOPER:
ADDRESS: DENKINS



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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 07/26/2022

DATE

PUBLIC SESSION: 07/26/2022

DATE

ITEM (CHECK ONE)

 ORDINANCE X RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 4429 and 4439 Clarke Road, known as case number PD 2022-014

CASE NUMBER: PD 2022-014

DEVELOPMENT: Shelby-Clarke Planned Development

LOCATION: 4429 and 4439 Clarke Road

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

OWNER/APPLICANT: Carolyn Hardy – Hardy Investment Trust

REPRESENTATIVE: Brenda Solomito Basar – Solomito Land Planning

REQUEST: New planned development to allow light industrial uses (Employment)

AREA: +/-11.27 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
06/09/2022 _____	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>
<u>Lucas Skinner</u>	<u>07/19/2022</u>	MUNICIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2022-014

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4429 AND 4439 CLARKE ROAD, KNOWN AS CASE NUMBER PD 2022-014

- This item is a resolution with conditions to allow a new light industrial planned development; 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 PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4429 AND 4439 CLARKE ROAD, KNOWN AS CASE NUMBER PD 2022-014

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, Carolyn Hardy filed an application with the Memphis and Shelby County Division of Planning and Development to allow a new light industrial planned development; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives and standards for planned developments as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and 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 June 9, 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

Shelby-Clarke Planned Development

PD 2022-014

Outline Plan Conditions

I. Uses Permitted

A. ANY USE PERMITTED BY RIGHT IN THE EMPLOYMENT (EMP) DISTRICT INCLUDING THE FOLLOWING SPECIFICALLY PERMITTED USES.

1. Vehicle service and repair
2. Contractors' outdoor storage
3. Warehousing and Distribution
4. Container storage

B. THE FOLLOWING USES ARE STRICTLY PROHIBITED.

1. Payday loans, title loans and flexible loan plan establishments
2. Pawn shop
3. Tattoo, Palmist, Psychic or Medium
4. Vapor shop
5. Heliport
6. Drive-in theater
7. Campground
8. Undertaking establishment
9. Garbage/refuse collection
10. Adult entertainment
11. Landfill
12. Off-premise advertising sign
13. Manufacture of chemical, cosmetic, drug, soap, paints, fertilizer, abrasive products, fabricated metal products/machinery or other products which create noxious fumes
boat rental, sales, or storage.
14. Tavern, cocktail lounge or night club

II. Bulk Regulations

A. The development shall comply with the bulk requirements of the Employment (EMP) District except for the following:

1. Height: 35 feet in the area 200 feet west of east side of the R.O.W. of Clarke Road and 45 feet in the area 654 feet to 854 feet west of the R.O.W. of Clarke Road.
2. Minimum Building Setbacks:

75 feet from Clarke Road
25 feet from side property line
15 feet from interior roadways/drives

III. Access, Parking and Circulation

- A. One (1) curb cut shall be permitted on Clarke Road
- B. The design and location of the curb cut shall be approved by the City Engineer.
- C. Dedicate and improve Clarke Road thirty-four (34) feet from the centerline in accordance with the Subdivision Regulations.
- D. All private drives to be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of thirty feet (30') exclusive of curb and gutter.
- E. Private drive cul-de-sac turn-arounds shall have a minimum paved diameter of 66 feet. If the cul-de-sac exceeds 300 feet in length, the turn-around shall have a minimum paved diameter of 80 feet or shall be posted as a "Fire Lane" (Reference Section 602.6.7 of City Fire Code).
- F. Internal circulation between adjacent phases, lots, sections shall be provided.
- G. Sidewalks shall be provided on Clarke Road.
- H. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- I. A 5-foot utility easement shall be provided along property lines.

IV. Drainage

- A. Drainage improvements, including possible on-site detention, to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq).
- C. All drainage plans shall be subject to the City/County Engineer's Office review and approval.
- D. All drainage leaving the development shall require a letter from affected property owner granting permission to allow discharge of concentrated flow onto property and to provide temporary erosion control measures.
- E. All drainage emanating on-site shall be private in nature and no easements will be accepted.
- F. All commons, open areas, private streets, private sewers and private drainage shall be owned and maintained by a property owner's association. A statement to this effect shall appear on the final plat.
- G. 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.

V. Landscaping

Landscaping shall conform to the requirements of the zoning ordinance for Employment (EMP) District except for the following:

- A. A landscape buffer shall be provided a minimum of 75 feet in width along the full length of Clarke Road. The landscaping shall consist of deciduous and evergreen trees and evergreens shrubs subject to the approval of the Office of Planning and Development. This landscape buffer shall not include parking, loading areas or service drives.
- B. Internal parking lots shall be landscaped at a ratio of 300 square feet of landscaped area with a minimum of one shade tree per every 20 parking spaces. All landscape plans are subject to the approval of the Office of Planning and Development.
- C. Dumpsters shall be enclosed on all four sides with wood, brick, or other solid materials as approved by the Office of Planning and Development.
- D. Existing trees shall be preserved and included in landscape treatments wherever possible.
- E. Lighting shall be directed so as to not glare onto residential property or onto traffic on Clarke Road.
- F. Buildings located along Clarke Road shall not utilize overhead doors and loading areas which face Clarke Road.
- G. Outdoor storage shall be appropriately screened on the east and the north side of the site by fences, buildings, landscape, or combinations thereof as approved by the Office of Planning and Development.

VI. Signs

- A. One monument style, integrated center sign, a maximum of 70 square feet in area and 15 feet in height shall be permitted along Clarke Road.
- B. Attached signs shall be limited to a maximum of 100 square feet per building and shall be non-illuminated.
- C. The minimum sign setback shall be 15 feet.

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 appropriate Governing Bodies.

VIII. A final plan shall be filed within five (5) years of approval of the outline plan. 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 height of all building or buildable areas, parking areas, drives, loading spaces and facilities, required landscaping, trash receptacles and signs.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a property owner's association, or other entity, for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, June 9, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	PD 2022-014
DEVELOPMENT:	Shelby-Clarke Planned Development
LOCATION:	4429 and 4439 Clarke Road
COUNCIL DISTRICT(S):	District 3 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Carolyn Hardy – Hardy Investment Trust
REPRESENTATIVE:	Brenda Solomito Basar – Solomito Land Planning
REQUEST:	New light industrial planned development
EXISTING ZONING:	Conservation Agriculture (CA)
AREA:	+/-11.27 acres

The following spoke in support of the application: None

The following spoke in opposition the application: None

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

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

Respectfully,



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

Cc: Committee Members
File

PD 2022-014
CONDITIONS

Outline Plan Conditions

Shelby-Clarke Planned Development
PD 2022-014
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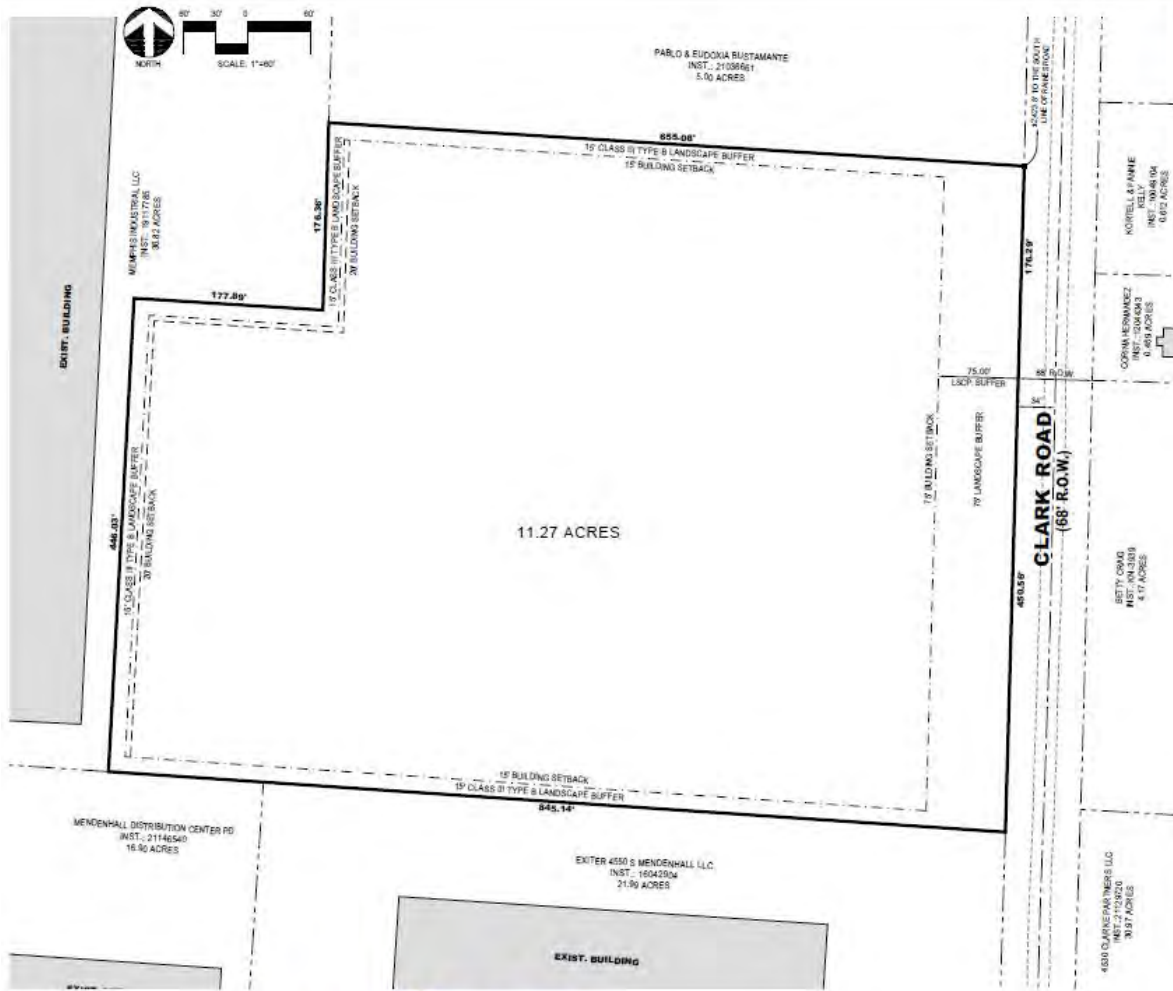
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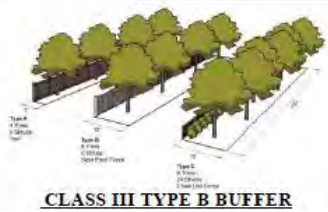
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- F. A statement conveying all common facilities and areas to a property owner's association, or other entity, for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

CONCEPT/OUTLINE PLAN



NOTES:

1. EXISTING ZONING: CA
2. FLOODWAY OR FLOODPLAIN
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C (SAFE), EFFECTIVE DATE: SEPTEMBER 28, 2007. ELEVATION: 300



CLASS III TYPE B BUFFER

CASE:
OUTLINE PLAN
Shelby-Clarke
Centre P.D.
MEMPHIS, TENNESSEE
 TOTAL AREA: 11.27 Acres
 WARD 093, BLOCK 400, PARCELS 320, 364
 No. OF LOTS: 1
 100 YEAR FLOOD ELEV.: 300
 OWNERS/DEVELOPER:
 CAROLYN HARDY
 HARDY BEVERAGES
 5515 E. Shelby Drive
 Memphis, TN 38141
 PREPARED BY:
SOLOMITO
 179 N 9th Pkwy, #1323 Memphis TN 38103 (901) 524-1295
 DATE: 5-4-2022 JOB: 22047 SHEET 1 OF 2

AGENDA ITEM: 23

CASE NUMBER: PD 2022-014 **L.U.C.B. MEETING:** June 9, 2022

DEVELOPMENT: Shelby-Clarke Centre Planned Development

LOCATION: 4429 and 4439 Clarke Road

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

OWNER/APPLICANT: Carolyn Hardy – Hardy Investment Trust

REPRESENTATIVE: Brenda Solomito Basar – Solomito Land Planning

REQUEST: Planned development to allow light industrial uses (Employment)

AREA: +/-11.27 acres

EXISTING ZONING: Conservation Agriculture (CA)

CONCLUSIONS

1. The applicant is requesting a new planned development to allow light industrial uses located at 4429 and 4439 Clarke Road.
2. As shown above, PD 90-366 CC was approved for essentially the same planned development in early 1991. Thought it expired, this applicant is requesting to revive the same PD.
3. In fact, many of the same outline plan conditions that were previously approved are being incorporated, including building setbacks, landscaping, height, etc.
4. Though the site is currently undeveloped, the site has many industrial uses to the west and south of this site. In addition, the applicant is requesting to keep the 75-foot building setback from Clarke Road to keep a large distance from any residential uses across Clarke Road.
5. Staff feels this planned development warrants approval as the site is surrounded by similar uses on two sides, and is providing many landscape buffers and other conditions (previously approved) to minimize any disturbance to nearby residential uses. Also, with the site being currently undeveloped, this planned development could provide a more aesthetically pleasing location with fencing, buffers, and existing landscaping.

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 13-14 of this report.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

Street Frontage: Clarke Road +/-626.85 linear feet
Zoning Atlas Page: 2445
Parcel ID: 093400 00320 and 093400 00364
Existing Zoning: Conservation Agriculture (CA)

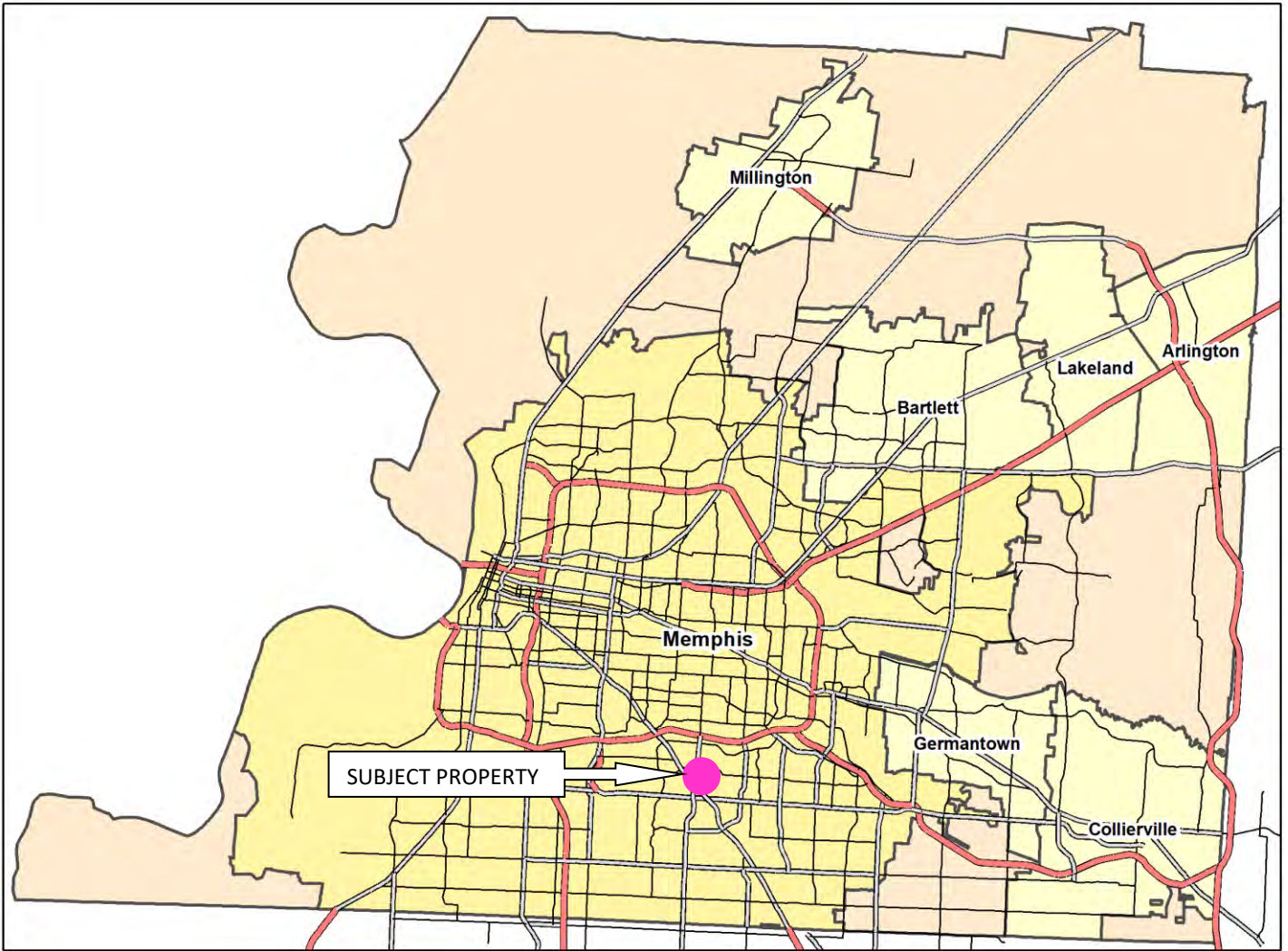
NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Tuesday, May 24, 2022, over Zoom.

PUBLIC NOTICE

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 32 notices were mailed on Wednesday May 25, 2022, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

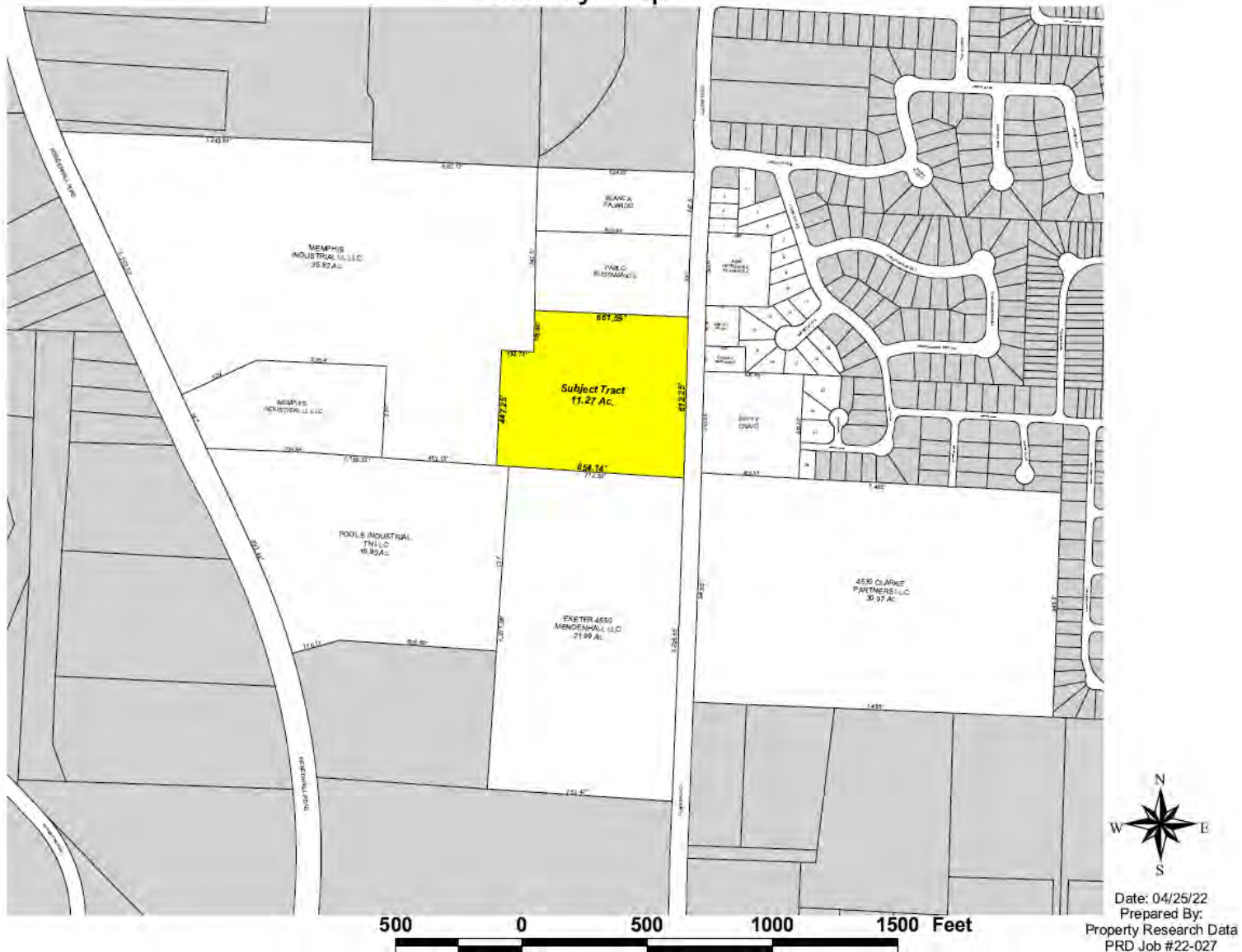
LOCATION MAP



Subject property located within the pink circle, Southeast Memphis neighborhood

VICINITY MAP

Vicinity Map



Subject property highlighted in yellow

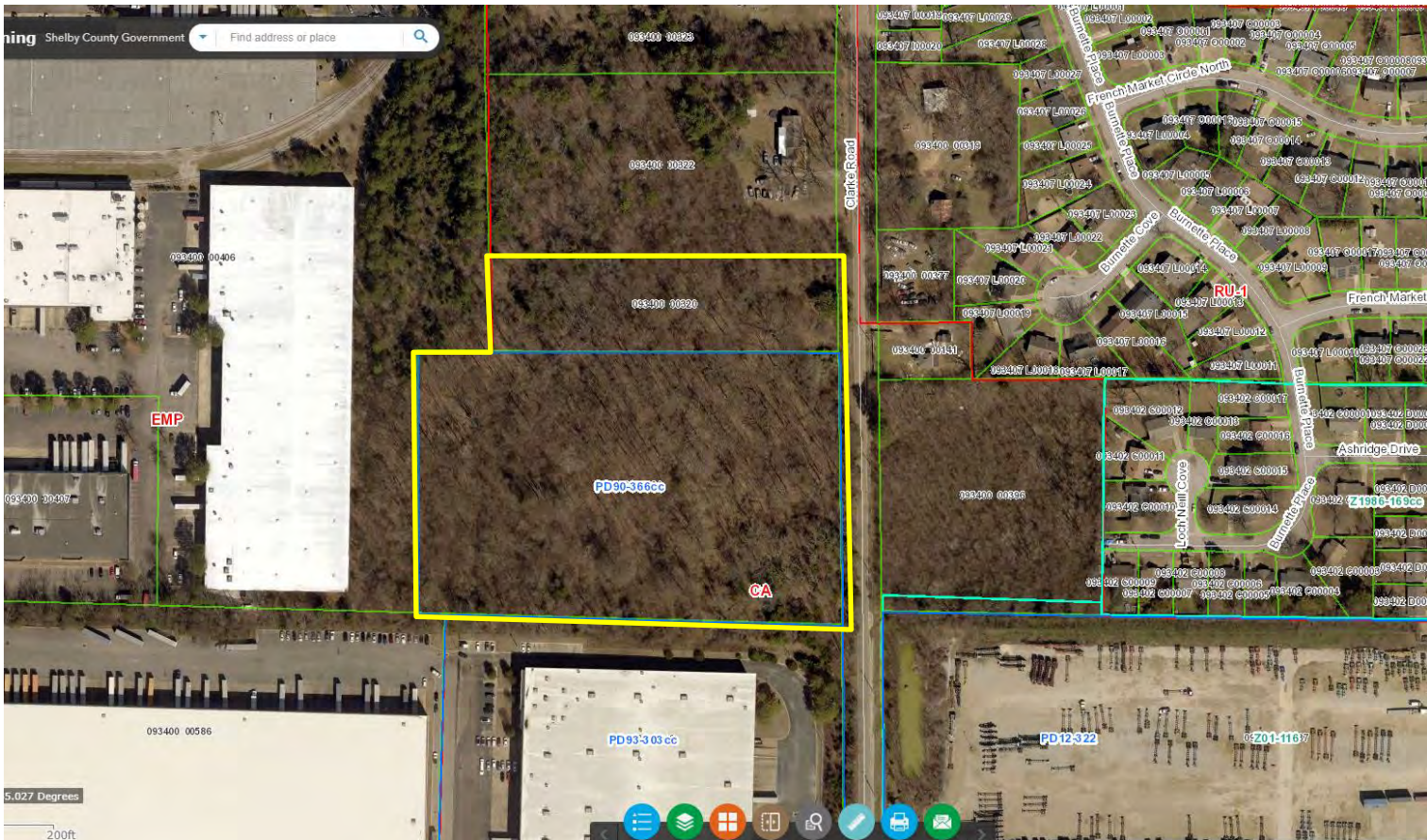
AERIAL



May 3, 2022
Existing Conditions
**Shelby-Clarke
Centre P.D.**
MEMPHIS, TENNESSEE

Subject property outlined in red

ZONING MAP



Subject property highlighted in yellow

Existing Zoning: Conservation Agriculture (CA)

Surrounding Zoning

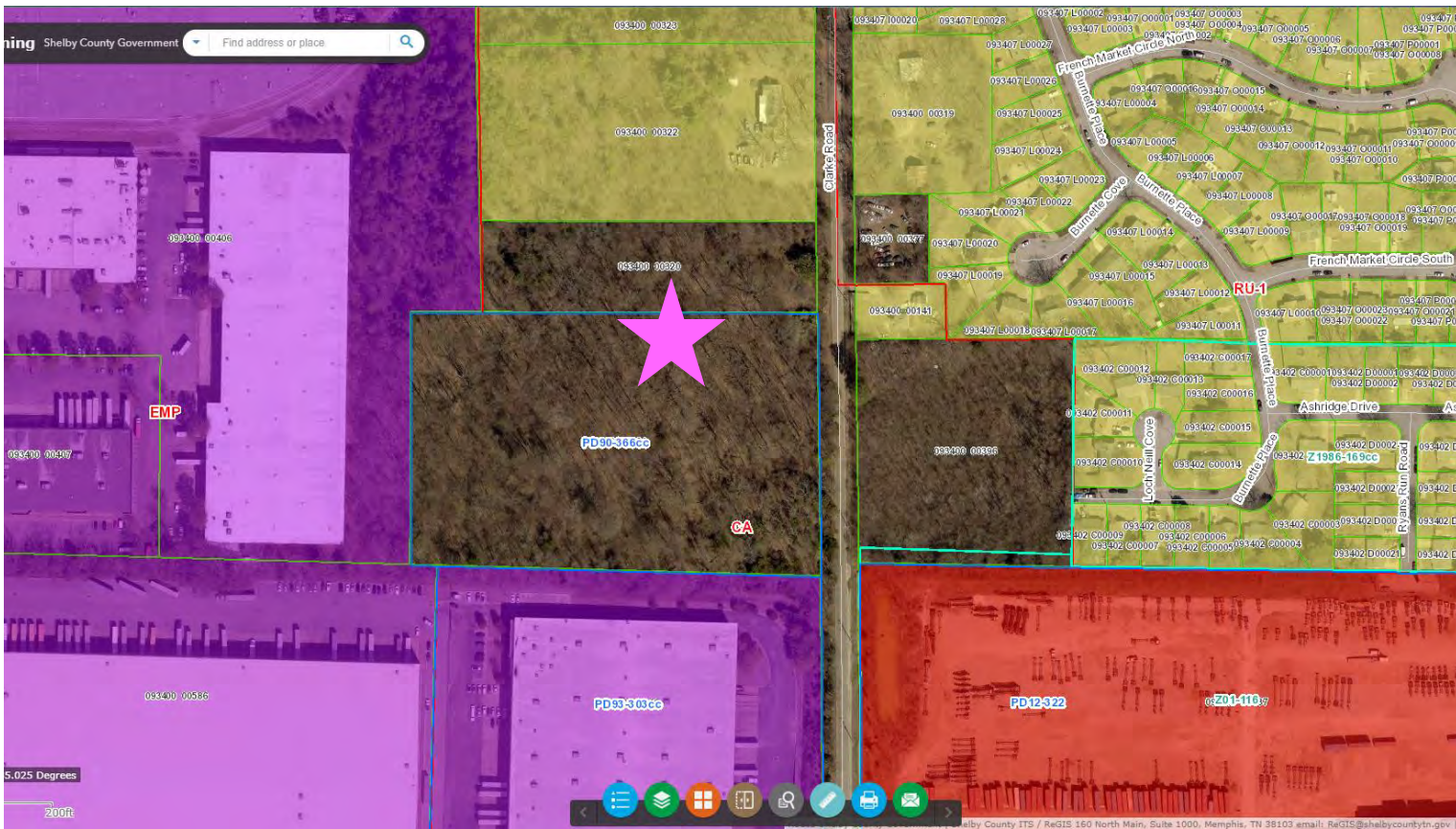
North: CA, EMP

East: CA, RU-1

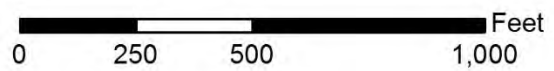
South: PD 93-303 CC










West: EMP

LAND USE MAP



LandUse



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

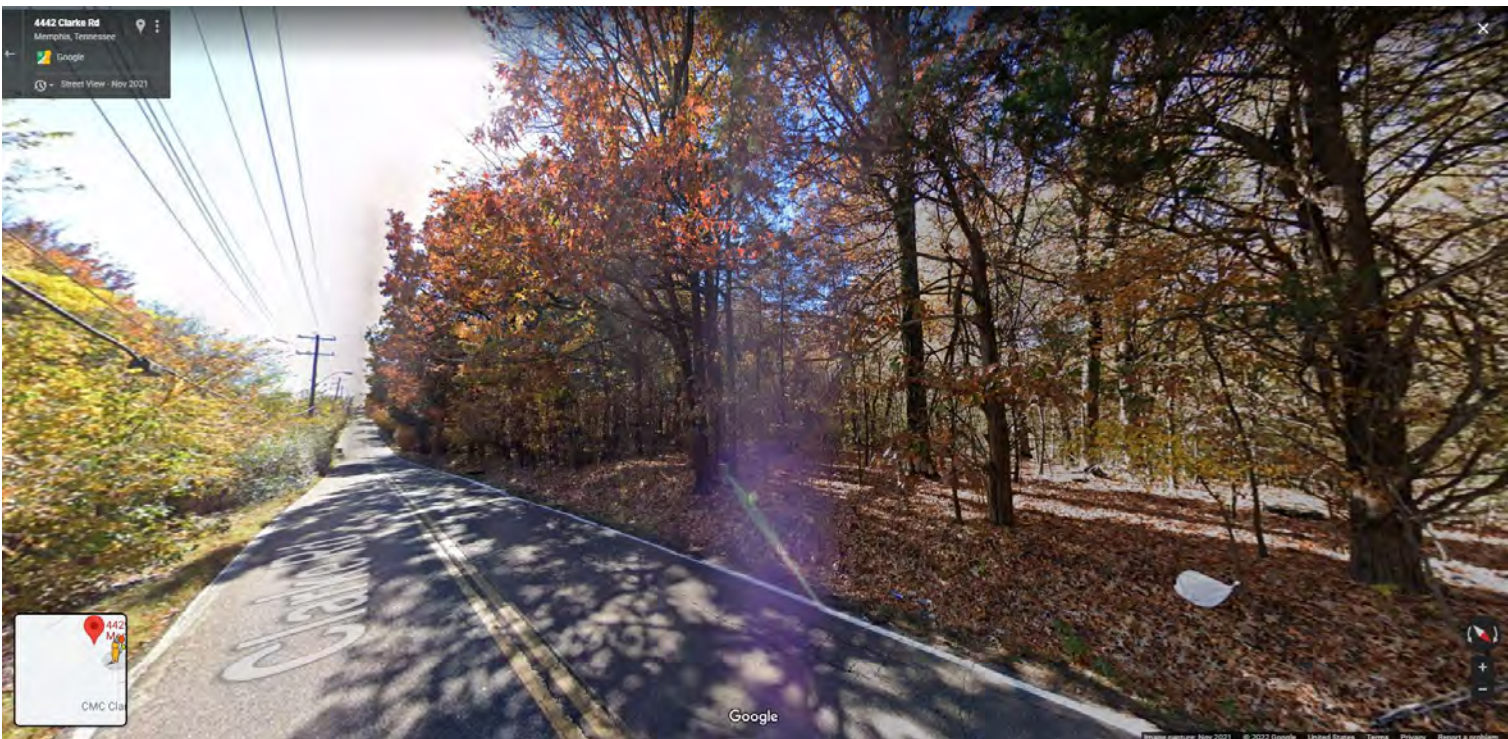


Subject property indicated by a pink star

SITE PHOTOS

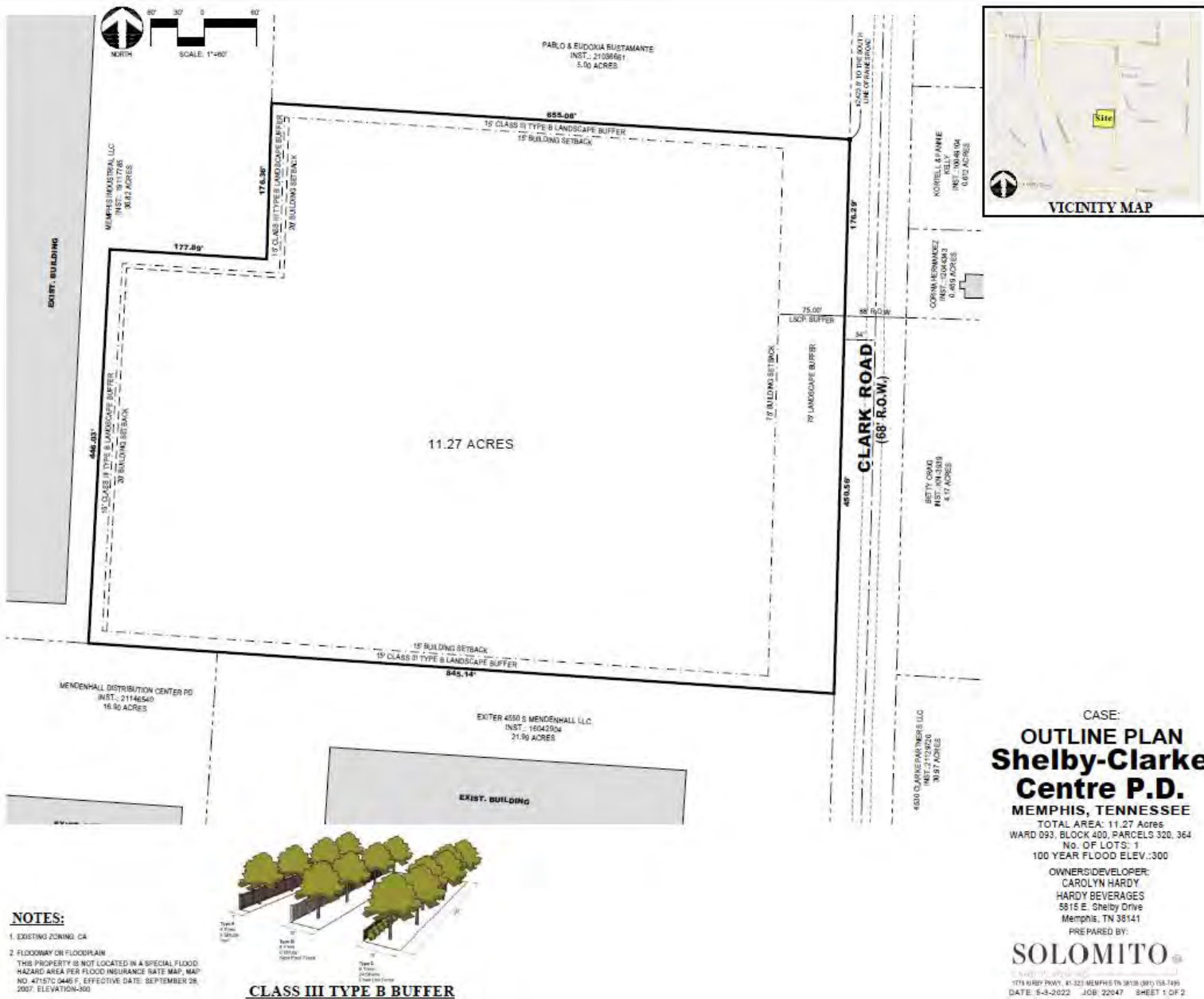


View of the subject property from Clarke Road looking west



View of the subject property from Clarke Road looking west

OUTLINE PLAN



NOTES:

1. EXISTING ZONING: CA
2. FLOODWAY OR FLOODPLAIN
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C-0447-C, EFFECTIVE DATE: SEPTEMBER 08, 2007, ELEVATION-800



CLASS III TYPE B BUFFER

CASE:
OUTLINE PLAN
Shelby-Clarke
Centre P.D.
 MEMPHIS, TENNESSEE

TOTAL AREA: 11.27 Acres
 WARD 093, BLOCK 400, PARCELS 320, 364
 No. OF LOTS: 1
 100 YEAR FLOOD ELEV.:300

OWNERS/DEVELOPER:
 CAROLYN HARDY
 HARDY BEVERAGES
 5815 E. Shelby Drive
 Memphis, TN 38141

PREPARED BY:
SOLOMITO

179 HIGHWAY, #1-322 MEMPHIS TN 38103-3910 USA
 DATE: 5-4-2022 JOB: 22047 SHEET 1 OF 2

STAFF ANALYSIS

Request

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

The request is a new planned development to allow light industrial (Employment) uses.

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 about 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 comprised of two parcels located at 4429 and 4439 Clarke Road. When combined, the two parcels total to +/-11.27 acres. Currently, the site is undeveloped with a heavy number of trees. The site is currently zoned Conservation Agriculture and is surrounded by light industrial and some residential uses.

Memphis 3.0 Consistency

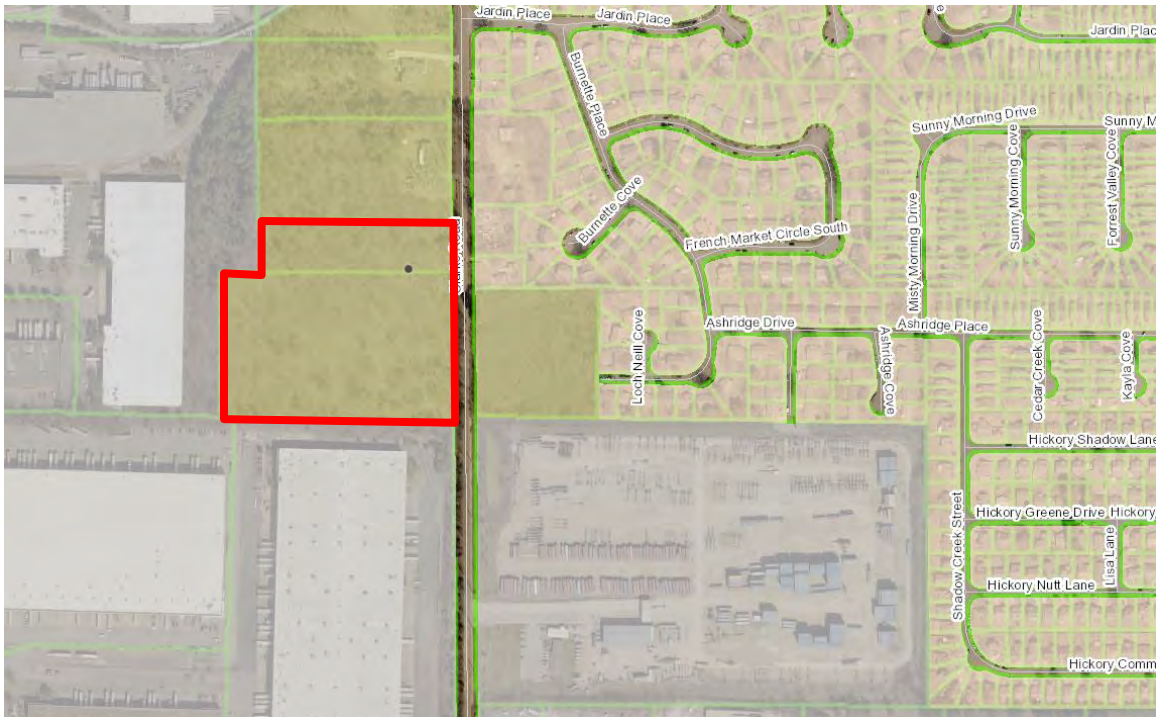
Site Address/location: 4429 Clarke Rd

Land Use Designation (see page 106 for details): Open Spaces & Natural Features (OSN)

Based on existing and adjacent land uses 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:



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

Land Use Description & Applicability:

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

“OSN” Goals/Objectives:

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

“OSN” Form & Location Characteristics:

Conservation and recreational uses.

The applicant is reapplying for a Planned Development permitting light industrial uses.

The request does not meet the criteria of Open Spaces & Natural Features as the proposed use will be Light Industry which is not in conformity to the goals and objectives of OSN. However, the parcel is adjacent to the warehouses and the proposed use will not disrupt the neighborhood characteristics.

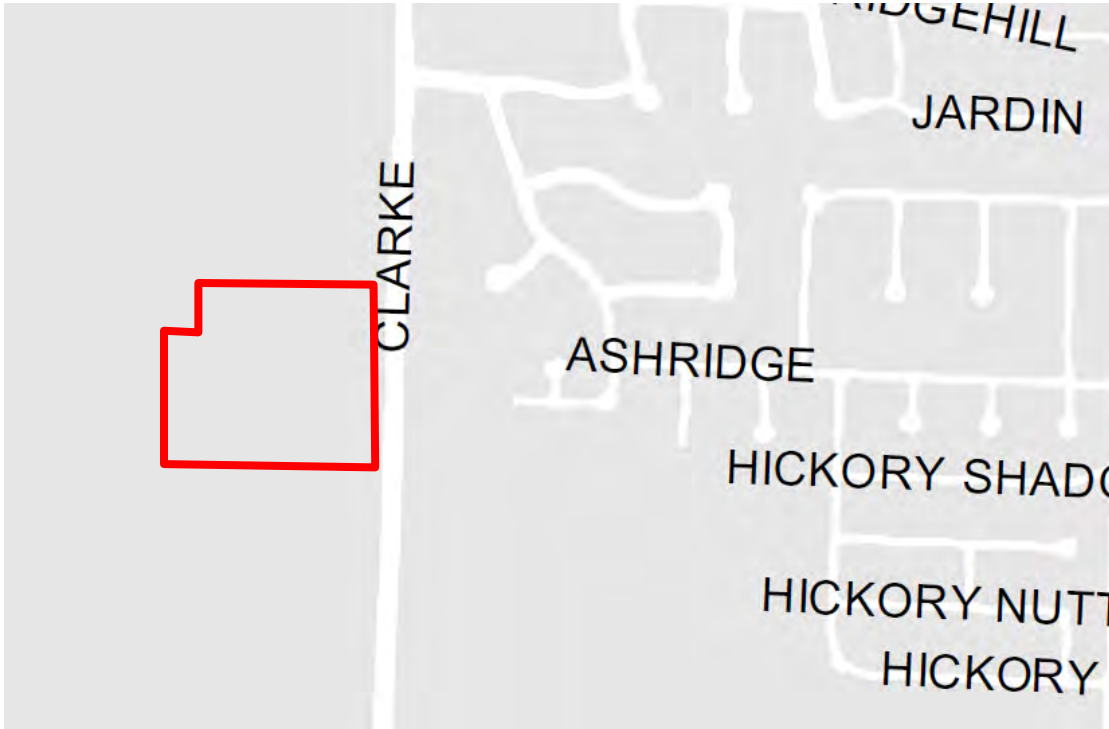


Existing, Adjacent Land Use and Zoning:

The subject site is surrounded by the following land uses: Institutional, Industrial, Single-family Residential uses and Commercial. The subject site is surrounded by the following zoning districts: EMP, RU-1, RU-2, RU-3 and.

This requested land use is compatible with the adjacent land uses because existing land use around the parcel is similar in nature to the requested use.

Degree of Change Map:



The site does not have a Degree of Change as indicated by the red box above

2. 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: Romana Haque Suravi, Comprehensive Planning

Site Zoning History

On March 4, 1991 the Shelby County Board of Commissioners approved a planned development to allow similar uses, known as case PD 90-366 CC. The PD was never acted upon and therefore, expired. Below is an image of the first page of the outline plan conditions to show the similarities:

COUNTY COMMISSION
OUTLINE PLAN CONDITIONS
P.D. 90-366 CC

I. Uses Permitted

A Any uses permitted in the Light Industrial (I-L)
District except the following:

1. heliport
2. drive-in theater
3. mobile home sales
4. campground
5. travel trailer park
6. undertaking establishment
7. garbage/refuse collection
8. adult entertainment
9. landfill
10. lumberyard
11. Off-premise advertising sign
12. manufacture of chemical, cosmetic, drug, soap,
paints, fertilizer, abrasive products
fabricated metal products/machinery or other
products which create noxious fumes
13. boat rental, sales, or storage
14. Tavern, cocktail lounge, night club
15. motor vehicle sales

II. Bulk Regulations

A. The development shall comply with the bulk requirements
of the Light Industrial (I-L) District except for the
following:

1. Height: 35 feet in the area 200 feet
west of east side of the
R.O.W. of Clarke Road and
45 feet in the area 654 feet to 854 feet west
the R.O.W. of Clarke Road
2. Minimum Building Setbacks:
75 feet from Clarke Road
25 feet from side property line
15 feet from interior roadways/drives

Conclusions

The applicant is requesting a new planned development to allow light industrial uses located at 4429 and 4439 Clarke Road.

As shown above, PD 90-366 CC was approved for essentially the same planned development in early 1991. Thought it expired, this applicant is requesting to revive the same PD.

In fact, many of the same outline plan conditions that were previously approved are being incorporated, including building setbacks, landscaping, height, etc.

Though the site is currently undeveloped, the site has many industrial uses to the west and south of this site. In addition, the applicant is requesting to keep the 75-foot building setback from Clarke Road to keep a large distance from any residential uses across Clarke Road.

Staff feels this planned development warrants approval as the site is surrounded by similar uses on two sides, and is providing many landscape buffers and other conditions (previously approved) to minimize any disturbance to nearby residential uses. Also, with the site being currently undeveloped, this planned development could provide a more aesthetically pleasing location with fencing, buffers, and existing landscaping.

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

Shelby-Clarke Planned Development
PD 2022-014
Outline Plan Conditions

I. Uses Permitted

- A. ANY USE PERMITTED BY RIGHT IN THE EMPLOYMENT (EMP) DISTRICT INCLUDING THE FOLLOWING SPECIFICALLY PERMITTED USES.
 - 1. Vehicle service and repair
 - 2. Contractors' outdoor storage
 - 3. Warehousing and Distribution
 - 4. Container storage

B. THE FOLLOWING USES ARE STRICTLY PROHIBITED.

1. Payday loans, title loans and flexible loan plan establishments
2. Pawn shop
3. Tattoo, Palmist, Psychic or Medium
4. Vapor shop
5. Heliport
6. Drive-in theater
7. Campground
8. Undertaking establishment
9. Garbage/refuse collection
10. Adult entertainment
11. Landfill
12. Off-premise advertising sign
13. Manufacture of chemical, cosmetic, drug, soap, paints, fertilizer, abrasive products, fabricated metal products/machinery or other products which create noxious fumes
boat rental, sales, or storage.
14. Tavern, cocktail lounge or night club

II. Bulk Regulations

A. The development shall comply with the bulk requirements of the Employment (EMP) District except for the following:

1. Height: 35 feet in the area 200 feet west of east side of the R.O.W. of Clarke Road and 45 feet in the area 654 feet to 854 feet west of the R.O.W. of Clarke Road.
2. Minimum Building Setbacks:

75 feet from Clarke Road
25 feet from side property line
15 feet from interior roadways/drives

III. Access, Parking and Circulation

- A. One (1) curb cut shall be permitted on Clarke Road
- B. The design and location of the curb cut shall be approved by the City Engineer.
- C. Dedicate and improve Clarke Road thirty-four (34) feet from the centerline in accordance with the Subdivision Regulations.
- D. All private drives to be constructed to meet the Subdivision Regulations, applicable City Standards,

and provide a minimum width of thirty feet (30') exclusive of curb and gutter.

- E. Private drive cul-de-sac turn-arounds shall have a minimum paved diameter of 66 feet. If the cul-de-sac exceeds 300 feet in length, the turn-around shall have a minimum paved diameter of 80 feet or shall be posted as a "Fire Lane" (Reference Section 602.6.7 of City Fire Code).
- F. Internal circulation between adjacent phases, lots, sections shall be provided.
- G. Sidewalks shall be provided on Clarke Road.
- H. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- I. A 5-foot utility easement shall be provided along property lines.

IV. Drainage

- A. Drainage improvements, including possible on-site detention, to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq).
- C. All drainage plans shall be subject to the City/County Engineer's Office review and approval.
- D. All drainage leaving the development shall require a letter from affected property owner granting permission to allow discharge of concentrated flow onto property and to provide temporary erosion control measures.
- E. All drainage emanating on-site shall be private in nature and no easements will be accepted.
- F. All commons, open areas, private streets, private sewers and private drainage shall be owned and maintained by a property owner's association. A statement to this effect shall appear on the final plat.
- G. 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.

V. Landscaping

Landscaping shall conform to the requirements of the zoning ordinance for Employment (EMP) District except for the following:

- A. A landscape buffer shall be provided a minimum of 75 feet in width along the full length of Clarke Road. The landscaping shall consist of deciduous and evergreen trees and evergreens shrubs subject to the approval of the Office of Planning and Development. This landscape buffer shall not include parking, loading areas or service drives.
- B. Internal parking lots shall be landscaped at a ratio of 300 square feet of landscaped area with a minimum of one shade tree per every 20 parking spaces. All landscape plans are subject to the approval of the Office of Planning and Development.
- C. Dumpsters shall be enclosed on all four sides with wood, brick, or other solid materials as approved by the Office of Planning and Development.
- D. Existing trees shall be preserved and included in landscape treatments wherever possible.
- E. Lighting shall be directed so as to not glare onto residential property or onto traffic on Clarke Road.
- F. Buildings located along Clarke Road shall not utilize overhead doors and loading areas which face Clarke Road.
- G. Outdoor storage shall be appropriately screened on the east and the north side of the site by fences, buildings, landscape, or combinations thereof as approved by the Office of Planning and Development.

VI. Signs

- A. One monument style, integrated center sign, a maximum of 70 square feet in area and 15 feet in height shall be permitted along Clarke Road.
- B. Attached signs shall be limited to a maximum of 100 square feet per building and shall be non-illuminated.
- C. The minimum sign setback shall be 15 feet.

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 appropriate Governing Bodies.

VIII. A final plan shall be filed within five (5) years of approval of the outline plan. 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 height of all building or buildable areas, parking areas, drives, loading spaces and facilities, required landscaping, trash receptacles and signs.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a property owner's association, or other entity, for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

DEPARTMENTAL COMMENTS

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

City/County Engineer:

CASE: PD-22-014 NAME: Shelby Clarke Centre PD

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

Sewers:

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

3. If sewer services are approved for this development, all sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

4. A sewer extension may be required to serve this development.

Roads:

5. 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.

6. 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.

7. Dedicate 34 feet from centerline of Clarke Road and improve in accordance the requirements of the Unified Development Code.

Traffic Control Provisions:

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

9. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

10. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the

proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and 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:

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

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

Drainage:

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

14. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

15. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

16. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

17. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Office of Sustainability and Resilience:	No comments received.
Office of Comprehensive Planning:	No comments received.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 4, 2022

Record Number: PD 2022-014

Expiration Date:

Record Name: Shelby Clarke Centre PD

Description of Work: Application for Planned Development for EMP uses with exclusions

Parent Record Number:

Address: 4429 CLARKE RD, MEMPHIS 38141

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	HARDY INVESTMENT TRUST	71 PEYTON PKWY, COLLIERVILLE, TN 38017	

Parcel Information

Parcel No:
093400 00364

Contact Information

Name	Organization Name	Contact Type	Phone
Carolyn Hardy	HARDY INVESTMENT TRUST	Applicant	(901) 277-5551

Suffix:

Address

71 PEYTON PKWY, COLLIERVILLE, TN, COLLIERVILLE, TN 38017
 71 PEYTON PKWY, COLLIERVILLE, TN, COLLIERVILLE, TN 38017
 71 PEYTON PKWY, COLLIERVILLE, TN, COLLIERVILLE, TN 38017
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 71 PEYTON PKWY, COLLIERVILLE, TN, COLLIERVILLE, TN 38017

Carolyn Hardy	Hardy Investment Trust	Owner	(901) 277-5551
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Address

Solomito Land Planning DBA. Solomito Land Planning	Representative	(901) 569-0310
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Address

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1380576	Planned Development - each additional or fractional acres above 5	7	700.00	INVOICED	0.00	05/05/2022	Acres	PLNGPUD02
1380576	Credit Card Use Fee (.026 x fee)	1	57.20	INVOICED	0.00	05/05/2022		PLNGPUD08
1380576	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	05/05/2022	Acres	PLNGPUD01

Total Fee Invoiced: \$2,257.20 Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$2,257.20	Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey Penzes
Date of Meeting	04/27/2022

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	PD 91-366 CC
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)	N/A
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A	See Attached
UDC Sub-Section 9.6.9B	See Attached
UDC Sub-Section 9.6.9C	See Attached
UDC Sub-Section 9.6.9D	See Attached
UDC Sub-Section 9.6.9E	See Attached
UDC Sub-Section 9.6.9F	See Attached

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A	See Attached
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	See Attached
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	See Attached
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	See Attached

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 See Attached

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

GIS INFORMATION

Central Business Improvement District	No
Case Layer	PD90-366cc, PD93-303cc
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CA
State Route	-
Lot	-
Subdivision	SHELBY CLARKE CENTRE PD OUTLINE PLAN
Planned Development District	-
Wellhead Protection Overlay District	-

Data Tables

AREA INFORMATION

Name:	All Areas
Size (Acres):	11.27
Existing Use of Property:	Vacant
Requested Use of Property:	EMP uses with exclusions

LETTER OF INTENT

May 5, 2022

Brett Ragsdale, AIA
Zoning Administrator
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, TN 38103

Re: Application for Planned Development
Shelby Clarke Centre Planned Development (Formerly PD 90-366 CC)

Dear Brett:

We are pleased to submit an application for a Planned Development on behalf of the owner Ms. Carolyn Hardy, Hardy Investment Trust. The property is located on the west side of Clarke Road approximately 2,150' +/- north of the northern right of way line of East Shelby Drive.

A Planned Development permitting light industrial uses was approved on the property in 1991 and received several subsequent time extensions until the Planned Development eventually expired in 2016.

The purpose of this application is to reapply for similar entitlements with a few additional restrictions. The area on the west side of Clarke Road is predominantly Employment (EMP) and other Industrial uses.

In accordance with the Approval Criteria (UDC Section 9.6.9)

- 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:
The property maintained the EMP entitlements for many years. This application is to reapply for those entitlements. Future development of the site will be compatible with the surrounding uses. All services and public facilities are in place. It was determined in 1991 and during the subsequent time extensions that 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:
Future development of the site will be compatible with the immediate vicinity as originally approved in 1991. Provisions for buffers and increased setbacks as originally approved have been included in the proposed outline plan conditions.

- 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.
All public facilities and services are in place.

May 5, 2022
Page 7

- 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:
The original Planned Development provided for tree preservation and increased setbacks from the street.
- E) The project complies with all additional standards imposed on it by any particular provisions authorizing such use:
The project complies with all applicable regulations.
- 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.
The project complies with all applicable plans to be considered.

GENERAL PROVISIONS (UDC Section 4.10.3)

- 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:
During the course of the original approval and subsequent time extensions, it was determined that the project would 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 wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development:
All utilities are available and adequate to serve this site.

Thank you for your time and consideration in this matter. Please do not hesitate to call with any questions and/or comments.

Sincerely,

SOLOMITO LAND PLANNING



Brenda Solomito Basar
Land Planner

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I Steve Bandy, being duly sworn deposes and says that at 7:20 am, pm on the 30th day of May, 2022 he/she posted a Public Notice Sign(s) pertaining to case number PD 2022-014 at (address) _____, providing notice of a Public Hearing before the Land Use Control Board , Memphis City Council , Shelby County Board of Commissioners for consideration of a proposed land use action (Planned Development , Use Variance , Zoning District map Amendment , a photograph of said sign(s) being attached hereon and a copy of the signs purchase receipt or rental contract attaches hereto.

Steve Bandy _____ Date May 31, 22
Owner, Applicant or Representative

Subscribed and sworn to before me this 31st day of May, 2022

Notary Public
My Commission Expires 5/11/2025
B. Sato
BERNDA P. SOLOMITO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY



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

June 13, 2022

Brenda Solomito Basar
Solomoto Land Planning

Sent via electronic mail to: brenda@solomitolandplanning.com

Shelby-Clarke Centre Planned Development
Case Number: PD 2022-014
LUCB Recommendation: Approval with outline plan conditions

Dear applicant,

On Thursday, June 9, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development application for the Shelby-Clarke Centre Planned Development, subject to the attached outline plan 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.

Respectfully,



Lucas Skinner
Municipal Planner
Land Use and Development Services

Letter to Applicant
PD 2022-014

Division of Planning and Development

Cc: Carolyn Hardy
File

Letter to Applicant

PD 2022-014

Outline Plan Conditions

Shelby-Clarke Planned Development

PD 2022-014

Outline Plan Conditions

I. Uses Permitted

A. ANY USE PERMITTED BY RIGHT IN THE EMPLOYMENT (EMP) DISTRICT INCLUDING THE FOLLOWING SPECIFICALLY PERMITTED USES.

1. Vehicle service and repair
2. Contractors' outdoor storage
3. Warehousing and Distribution
4. Container storage

B. THE FOLLOWING USES ARE STRICTLY PROHIBITED.

1. Payday loans, title loans and flexible loan plan establishments
2. Pawn shop
3. Tattoo, Palmist, Psychic or Medium
4. Vapor shop
5. Heliport
6. Drive-in theater
7. Campground
8. Undertaking establishment
9. Garbage/refuse collection
10. Adult entertainment
11. Landfill
12. Off-premise advertising sign
13. Manufacture of chemical, cosmetic, drug, soap, paints, fertilizer, abrasive products, fabricated metal products/machinery or other products which create noxious fumes
boat rental, sales, or storage.
14. Tavern, cocktail lounge or night club

II. Bulk Regulations

A. The development shall comply with the bulk requirements of the Employment (EMP) District except for the following:

1. Height: 35 feet in the area 200 feet west of east side of the R.O.W. of Clarke Road and 45 feet in the area 654 feet to 854 feet west of the R.O.W. of Clarke Road.
2. Minimum Building Setbacks:

Letter to Applicant
PD 2022-014

75 feet from Clarke Road
25 feet from side property line
15 feet from interior roadways/drives

III. Access, Parking and Circulation

- A. One (1) curb cut shall be permitted on Clarke Road
- B. The design and location of the curb cut shall be approved by the City Engineer.
- C. Dedicate and improve Clarke Road thirty-four (34) feet from the centerline in accordance with the Subdivision Regulations.
- D. All private drives to be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of thirty feet (30') exclusive of curb and gutter.
- E. Private drive cul-de-sac turn-arounds shall have a minimum paved diameter of 66 feet. If the cul-de-sac exceeds 300 feet in length, the turn-around shall have a minimum paved diameter of 80 feet or shall be posted as a "Fire Lane" (Reference Section 602.6.7 of City Fire Code).
- F. Internal circulation between adjacent phases, lots, sections shall be provided.
- G. Sidewalks shall be provided on Clarke Road.
- H. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- I. A 5-foot utility easement shall be provided along property lines.

IV. Drainage

- A. Drainage improvements, including possible on-site detention, to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq).
- C. All drainage plans shall be subject to the City/County Engineer's Office review and approval.

Letter to Applicant
PD 2022-014

- D. All drainage leaving the development shall require a letter from affected property owner granting permission to allow discharge of concentrated flow onto property and to provide temporary erosion control measures.
- E. All drainage emanating on-site shall be private in nature and no easements will be accepted.
- F. All commons, open areas, private streets, private sewers and private drainage shall be owned and maintained by a property owner's association. A statement to this effect shall appear on the final plat.
- G. 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.

V. Landscaping

Landscaping shall conform to the requirements of the zoning ordinance for Employment (EMP) District except for the following:

- A. A landscape buffer shall be provided a minimum of 75 feet in width along the full length of Clarke Road. The landscaping shall consist of deciduous and evergreen trees and evergreens shrubs subject to the approval of the Office of Planning and Development. This landscape buffer shall not include parking, loading areas or service drives.
- B. Internal parking lots shall be landscaped at a ratio of 300 square feet of landscaped area with a minimum of one shade tree per every 20 parking spaces. All landscape plans are subject to the approval of the Office of Planning and Development.
- C. Dumpsters shall be enclosed on all four sides with wood, brick, or other solid materials as approved by the Office of Planning and Development.
- D. Existing trees shall be preserved and included in landscape treatments wherever possible.
- E. Lighting shall be directed so as to not glare onto residential property or onto traffic on

Letter to Applicant
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Clarke Road.

- F. Buildings located along Clarke Road shall not utilize overhead doors and loading areas which face Clarke Road.
- G. Outdoor storage shall be appropriately screened on the east and the north side of the site by fences, buildings, landscape, or combinations thereof as approved by the Office of Planning and Development.

VI. Signs

- A. One monument style, integrated center sign, a maximum of 70 square feet in area and 15 feet in height shall be permitted along Clarke Road.
- B. Attached signs shall be limited to a maximum of 100 square feet per building and shall be non-illuminated.
- C. The minimum sign setback shall be 15 feet.

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 appropriate Governing Bodies.

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

IX. Any final plan shall include the following:

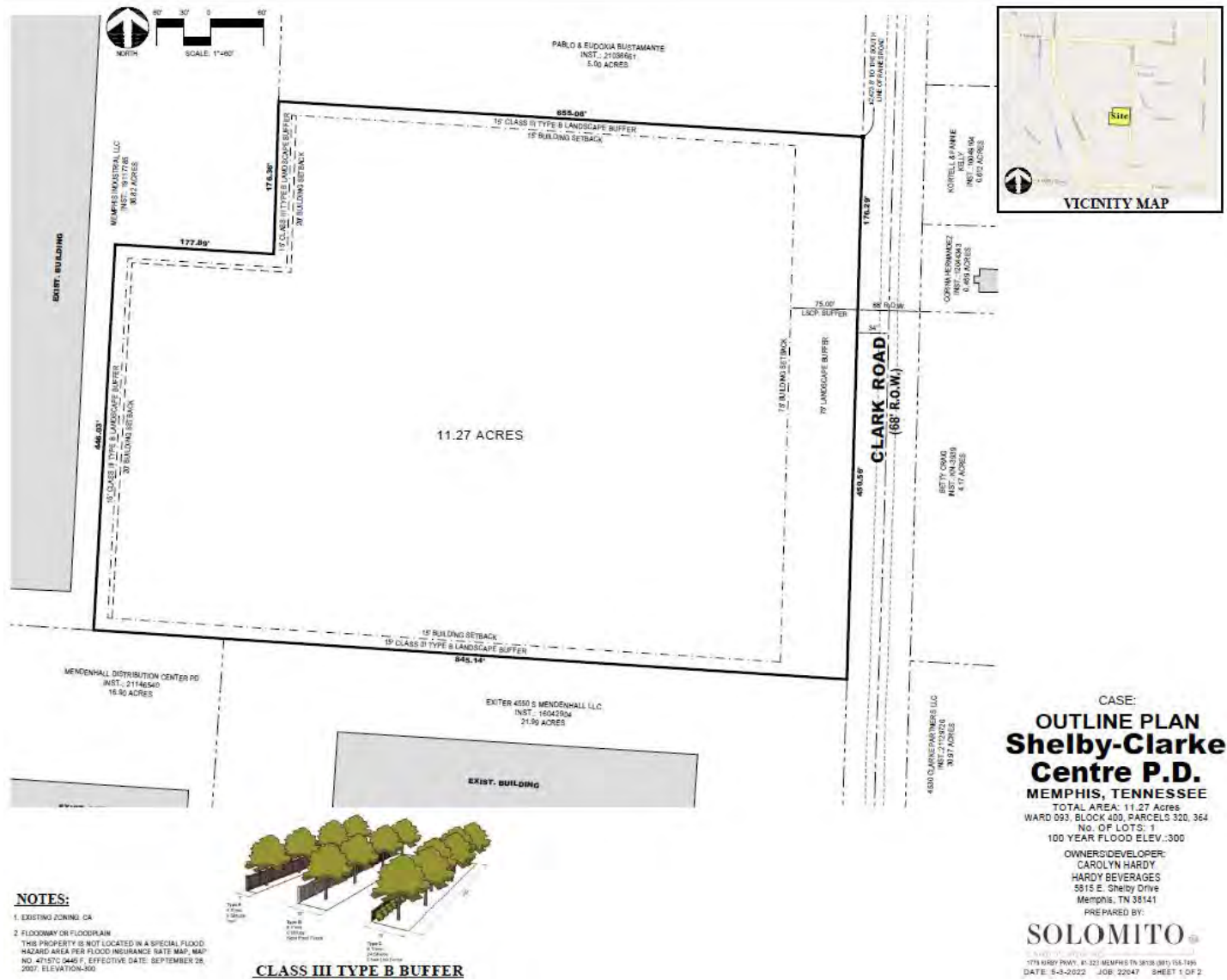
- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including height of all building or buildable areas, parking areas, drives, loading spaces and facilities, required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

Letter to Applicant
PD 2022-014

G. The 100-year flood elevation.

H. Fire hydrants in accordance with the requirements of the Memphis Fire Department.

OUTLINE PLAN



NOTES:
 1. EXISTING ZONING: CA
 2. FLOODWAY OR FLOODPLAIN
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C (448 F, EFFECTIVE DATE: SEPTEMBER 28, 2007, ELEVATION: 300)

CLASS III TYPE B BUFFER

CASE:
OUTLINE PLAN
Shelby-Clarke
Centre P.D.
 MEMPHIS, TENNESSEE
 TOTAL AREA: 11.27 Acres
 WARD 093, BLOCK 460, PARCELS 320, 364
 No. OF LOTS: 1
 100 YEAR FLOOD ELEV.: 300
 OWNERS/DEVELOPER:
 CAROLYN HARDY
 HARDY BEVERAGES
 5815 E. Shelby Drive
 Memphis, TN 38141
 PREPARED BY:
SOLOMITO
 1714 98th Pkwy, #1321 Memphis TN 38138 (901) 554-1499
 DATE: 6-3-2022 JOB: 22047 SHEET 1 OF 2