

Memphis City Council Summary Sheet

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

A resolution transferring an allocation of Contract Construction in the amount of \$371,250.00 to Architecture and Engineering in Drill Tower Improvement Project FS02033.

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

Fire Services is the initiating party.

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

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

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

Council District 5
Super District 9

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

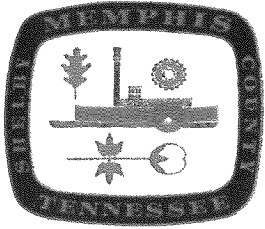
This will require a new Architecture and Engineering contract with Ross Witt PLLC Architecture.

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

This requires an expenditure of funds in Architecture and Engineering in FS02033 Drill Tower Improvement.

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

41% MBE and 8% WBE



Resolution – Fire Services

A resolution transferring an allocation of Contract Construction in the amount of \$371,250.00 to Architecture and Engineering in Drill Tower Improvement Project FS02033.

WHEREAS, the Council of the City of Memphis did include Drill Tower Improvement, Capital Improvement Project Number FS02033, as part of the Fiscal Year 2023 Capital Improvement Program Budget; and

WHEREAS, a negotiated contract has been agreed upon between the City of Memphis Fire Services and Ross Witt, PLLC. in the amount of \$371,250.00 for the design of Drill Tower Improvement Project; and

WHEREAS, it is necessary to transfer an allocation of \$371,250.00 funded by G.O. Bonds from Contract Construction; and

WHEREAS, it is necessary to appropriate \$371,250.00 for Architecture and Engineering Capital Improvement Project Number FS02033, funded by G.O. Bonds General for the Drill Tower Improvement Project as follows:

Contract Amount:	\$ 351,250.00
Reimbursable Expenses:	\$ 20,000.00
Total:	\$ 371,250.00

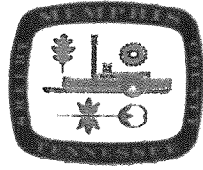
NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the Fiscal Year 2023 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$371,250.00 from Contract Construction, funded by G.O. Bonds from project number FS02033 to Architecture and Engineering in Drill Tower Improvement, CIP project number FS02033.

BE IT FURTHER RESOLVED, by the Council of the City of Memphis there be and is hereby appropriated the amount of \$371,250.00, Capital Improvement Project Number FS02033, Architecture and Engineering funded by G.O. Bonds General for Drill Tower Improvement.

Project Title: Drill Tower Improvement

CIP Project Number: FS02033

Total Design Contract Cost: \$371,250.00



Memphis City Council Summary Sheet

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

This resolution is requesting to appropriate funds in the amount of \$644,000 in G.O. Bonds for Project Number FS04012, Personal Protective Equipment for turnout ensemble.

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

Memphis Fire Services

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

This is the original resolution requesting the appropriation of funding for this project.

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

All council districts/super districts

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

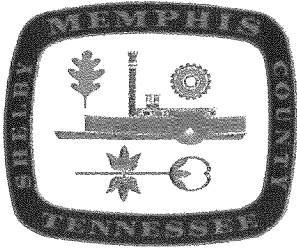
This request required a new contract which was executed on December 13, 2021 for 5 year term with G & W Diesel Service Inc.

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

This project requires a expenditure of funds and a budget amendment in the amount of \$644,000.

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

No MWBE goal was set.



FIRE SERVICES RESOLUTION

A Resolution appropriating \$644,000 in G.O. Bonds for Project Number FS04012, Personal Protective Equipment for turnout ensemble.

WHEREAS, Project Number FS04012, Personal Protective Equipment, for the purchase of Fire Fighting Turnouts/Fire Protective Ensemble designated for the annual procurement of protective clothing, is included in the FY 2023 Capital Improvement budget; and

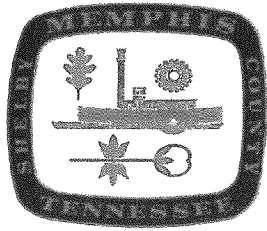
WHEREAS, the original contract was signed on December 13, 2021 in the amount of \$650,000 being executed between the City of Memphis and G & W Diesel Service Inc.; and

WHEREAS, it is necessary to appropriate \$644,000 in General Obligation Bonds for the purchase of Fire Fighting Turnouts/Fire Protective Ensemble designated for the annual procurement of protective clothing; and

WHEREAS, the funding for the purchase of the Fire Fighting Turnouts has been Allocated in Capital Improvement Project Number FS04012, Other Costs;

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Memphis that there be and is hereby appropriated the sum of \$644,000 in General Obligation Bonds chargeable to the FY 2023 Capital Improvement Budget and credited as follows:

Project Title	Personal Protective Equipment
Project Number	FS04012
Amount	\$644,000
General Obligation Bonds	



Resolution – Fire Services

A resolution to transfer a contract construction allocation and appropriate funds to Architecture and Engineering costs for Fire Station #34 and #46 Renovations, Fire Station Canopy and Patio Project, Project Numbers FS23101 and FS23102.

WHEREAS, the Council of the City of Memphis did include Fire Station Improvement Coverline, CIP Project Number FS23100, as part of the Fiscal Year 2023 Capital Improvement Program Budget; and

WHEREAS, negotiated contracts have been agreed upon between the City of Memphis Fire Services and Renaissance Group, INC. in the amount of \$132,000.00 and \$44,000.00 for the design for Fire Station Renovations #34 and #46 and Fire Station Canopy and Patio Project, respectively and

WHEREAS, there is currently an allocation of only \$160,000.00 for Architecture and Engineering in FS23100-Fire Stations Improvement Coverline; and

WHEREAS, it is necessary to amend the Fiscal Year 2023 Capital Improvement Budget by transferring an allocation of \$16,000.00 from Contract Construction to Architecture and Engineering; and

WHEREAS, it is necessary to appropriate \$176,000.00 funded by G.O. Bonds for said Architecture and Engineering costs in FS23101-Fire Station Renovation #34 and #46 and FS23102-Fire Station Canopy and Patio Project;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the Fiscal Year 2023 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$16,000.00 funded by G.O. Bonds, from Contract Construction to Architecture and Engineering, from Fire Station Improvements Coverline, project number FS23100.

BE IT FURTHER RESOLVED that a total allocation of \$176,000.00 in Architecture and Engineering, funded by G.O. Bonds, be transferred from FS23100- Fire Station Improvements Coverline to FS23101-Fire Station Renovation #34 and #46 and FS23102-Fire Station Canopy and Patio Project and appropriated therein.

Project Title: Fire Station Renovation #34 and #46

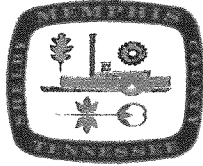
Project Number: FS23101

Total Amount: \$132,000.00

Project Title: Fire Station Canopy and Patio Project

Project Number: FS23102

Total Amount: \$44,000.00



Memphis City Council Summary Sheet

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

A resolution to transfer a contract construction allocation and appropriate funds to Architecture and Engineering costs for Fire Station #34 and #46 Renovations, Fire Station Canopy and Patio, Project # FS23101 and FS23102

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

Fire Services is the initiating party.

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

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

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

This will impact all council and super districts.

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

This will require a new contract with Renaissance Group, INC.

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

This requires a budget amendment to transfer an allocation and/or appropriation to Architecture and Engineering.

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

N/A



**FIRST
EIGHT
MEMPHIS**



**Pre-Kindergarten
Quarter 4 2021-2022**

**City of Memphis
October 18, 2022**

Brief Organizational Updates

- October 18th - Dr. Kandace Thomas to co-present with Maycomb at the SOCAP Global Conference
- November 3rd - First 8 Years Speaker Series
- November 10th - Leadership Council
- November 23rd - 25th - F8M Thanksgiving Holiday
- December 15th - F8M Board of Directors Meeting
- December 23rd - January 2nd - F8M Winter Holiday



Building Our City's Future From the Start: Universal Needs-Based Pre-K

Universal Needs-Based Pre-K is a primary equity strategy for ensuring underserved (< 185% FPL) students have an equal footing. High-quality Pre-K provides children with the tools to be Kindergarten ready and establishes the foundation of academic and social emotional success.

School Year 2019-2020:
7,800 Pre-K seats

School Year 2020-2021 Projected:
8,000 Pre-K seats

Goal for 2021-2022 School Year:
8,500 Pre-K seats



High-quality services to meet families where they are



Focus on **holistic family engagement** through wraparound service providers; meet immediate needs during COVID



Imbue services and metrics with **flexibility** to support both virtual and in-person students



Use assessments to **identify curricular needs** and implement **continuous quality improvement** practices



Hold all **stakeholders accountable** to delivering high quality services

Ensuring Quality in Pre-K



Attendance & Enrollment



Accommodate **attendance and enrollment** given **COVID-19 impact on communities**

Holistic Wraparound Services



Two-generation supports provided through ongoing family engagement, resources and referrals to support a families individual needs

Assessments



Use Brigance assessments to **identify DAP instructional processes** for individual learners, and implement **continuous quality improvement** practices












Instructional Coaching



Provide **job-embedded supports** to classroom teachers

Performance Measures



	Year One	2020-2021 & 2021-2022			
Engagement	 CONSISTENT ATTENDANCE	 TEACHER SYNCHRONOUS INSTRUCTION	 STUDENT ENGAGEMENT	 FAMILY OUTCOME ASSESSMENT	 FAMILY FOLLOW-UP SERVICES
Pre-K Skills	 PRE-LITERACY ASSESSMENT (PRE/POST GROWTH)	 PRE-K SKILLS ASSESSMENT	 PRE-LITERACY ADMINISTRATION & ASSESSMENT (POINT-IN-TIME)	 CONTINUOUS IMPROVEMENT	
Kindergarten Readiness	 K-READINESS ASSESSMENT	 K-READINESS ADMINISTRATION & ASSESSMENT			

2021-2022 SY

Quarter 4 Outcomes

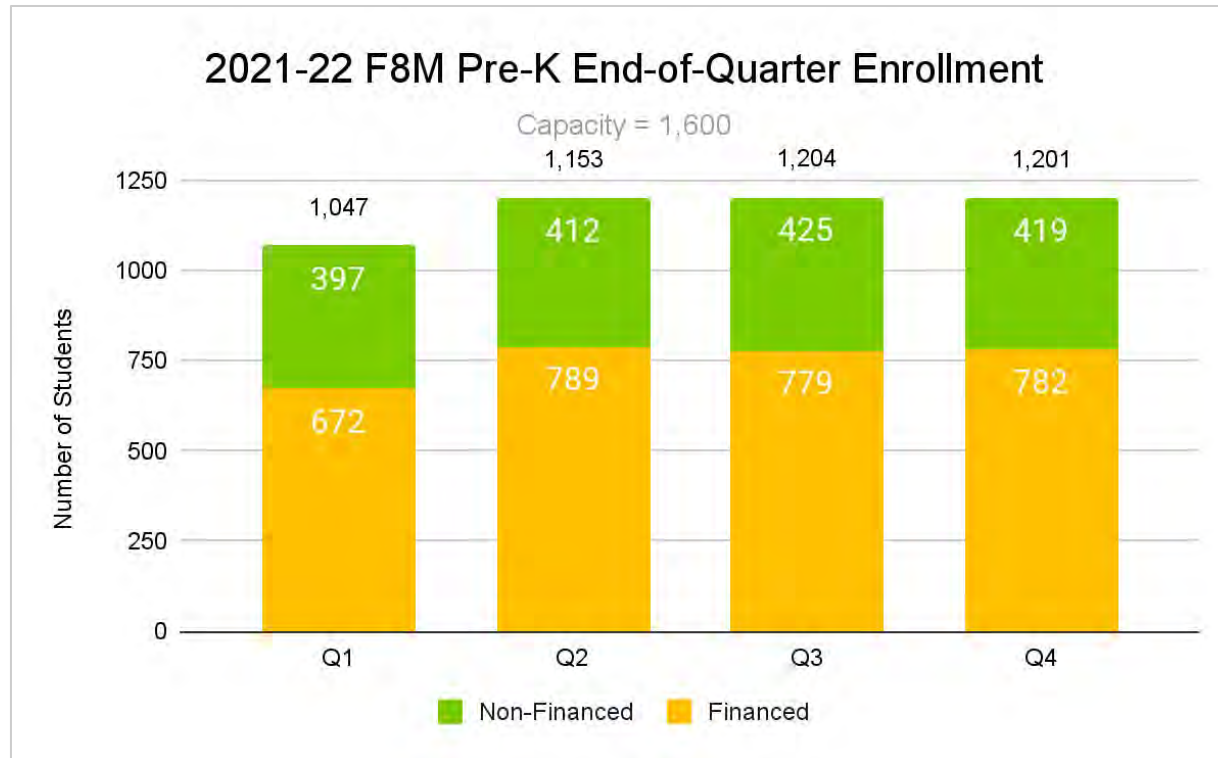
March 14 to May 27, 2022



Q4 2021-2022 Enrollment



In Q4, **1,201 students** were enrolled at the end of the quarter - a decrease of 3 students from Q3 (75% full portfolio capacity filled). **2021-2022 cumulative enrollment** was 1,344.



75%
Full Portfolio
Capacity Filled

70%
Non-Financed
Capacity
Filled

78%
Financed
Capacity
Filled

Full Portfolio refers to Financed and Non-Financed classrooms combined.

8 *Cumulative enrollment includes students who enrolled at the beginning of the year through the end of Q4 and students who have withdrawn. The 2021-2022 withdrawal rate was 11%, or 143 students, and consists of the percentage of students withdrawn throughout the year.*



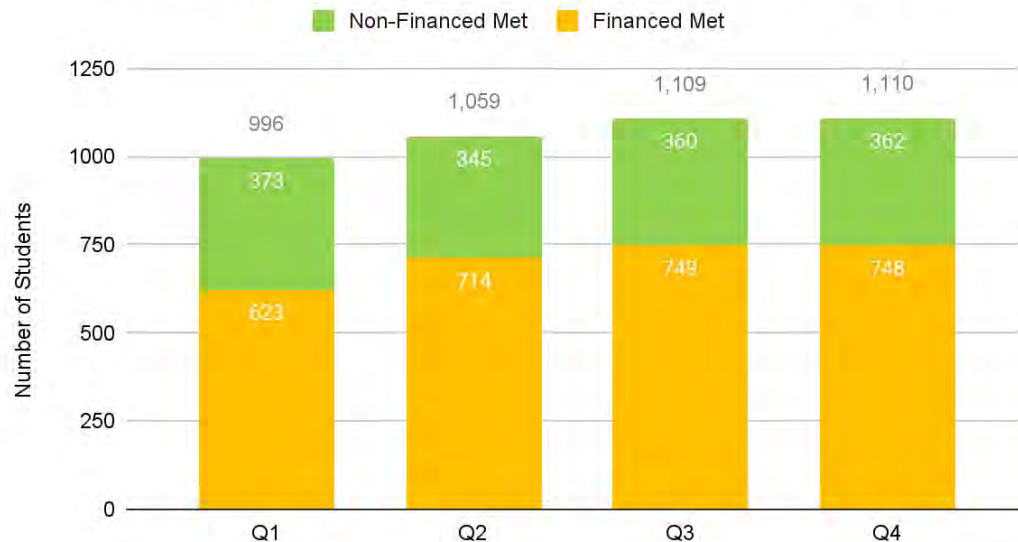
Q4 2021-2022 Attendance



Attendance Goal = 80% or More Daily Attendance

In Q4, **83% (1,110)** of cumulatively enrolled students **met the attendance goal** of attending 80% of total schools days for which a student is enrolled. This is a **decrease of 1 percentage point from Q3** (84% of students met attendance goal).

2021-2022 Total Students Who Met Attendance Goal



83%
Full Portfolio
Met Attendance
Goal

75%
Non-Financed
Met
Attendance
Goal

87%
Financed
Met
Attendance
Goal

The denominator for attendance calculations is cumulative enrollment - 1,344 in Q4.

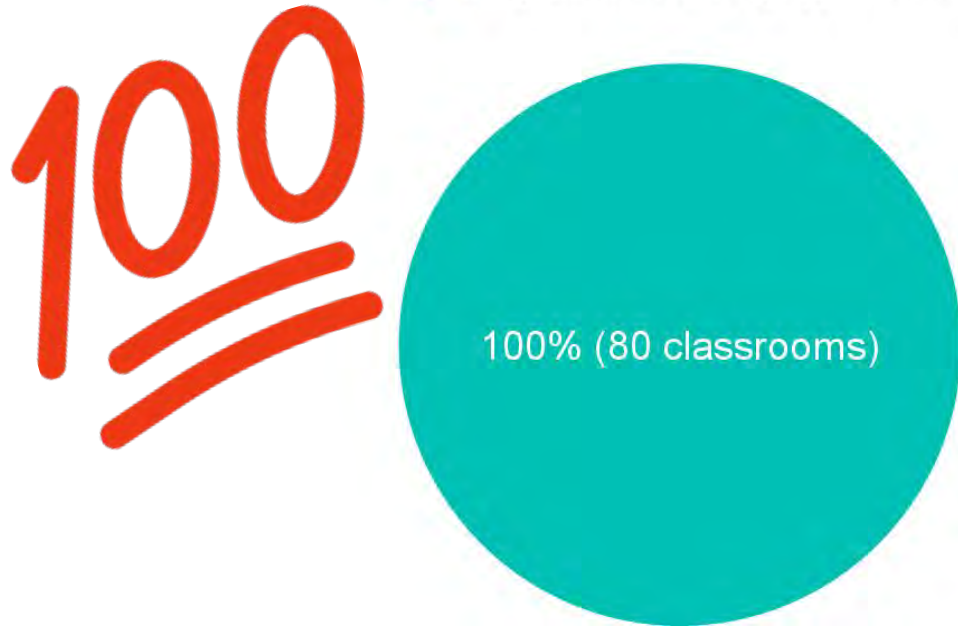
Q4 2021-2022 Synchronous Learning



Percent of Classrooms That Met Synchronous Learning Goal

n = 80 classrooms

● 3+ Synchronous Learning Opportunities



Synchronous Learning:
face to face, real time
instruction; in-person or virtual

**Synchronous Learning
Goal:**

3 synchronous learning
opportunities per week

Q4 2021-2022 Continuous Performance Improvement Reviews



Instructional Goals

- 1 Positive Environment**
Staff provide a positive and inviting learning environment that fosters high student engagement.
- 2 Flexibility to Meet Student Needs**
Teachers showcased flexibility to meet individual student needs and incorporated small group instruction.
- 3 Routines and Procedures**
Students exhibited knowledge and ownership of classroom routines and procedures.

Exemplary Practices



- 1 Advanced Vocabulary**
Teacher modeling and use of advanced vocabulary throughout conversation to encourage student use.
- 2 Planning and Organization**
Learning sequence and corresponding ability to organize those materials in a classroom setting.
- 3 Appropriate Content**
Developmentally appropriate content that meets the needs of all learners, including higher-order thinking skills.

2021-2022 Family Supports



Family Outcomes Assessment (FOA) Conducted 3X Per Year

Quarter	Assessments Conducted	Families Enrolled at the End of Quarter with FOA
Beginning of Year	851	76%
Mid-Year	785	63%
End of Year	967	77%

Family Partnership Agreement (FPA) 2 Goals Set at Beginning of Year

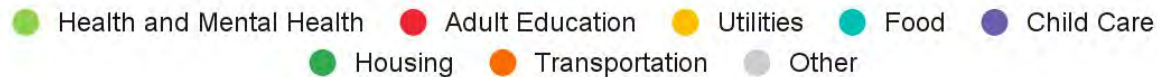
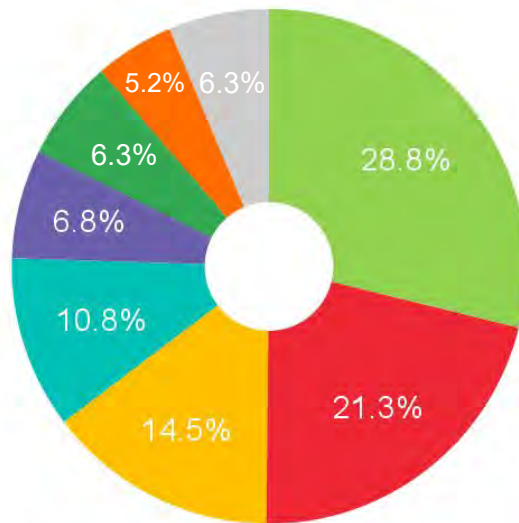
Families Cumulatively Enrolled with FPA in 21-22	Families Who Met Goals in FPA
80%	73%
1,081	788

Q4 2021-2022 Family Needs



Most Common Referrals by Category

n = 600



Greatest Needs & Supports Offered

FEP connect families to resources and services to support their needs.

- **Health and Mental Health** - connection to local physician and mental health services
- **Adult Education** - connection to local programs and job training; support in financial aid application
- **Utility Assistance** - connection to utility assistance programs
- **Childcare** - workshops and connection to local programs
- **Housing*** - emergency housing and financial assistance
- **Food*** - food pantries and WIC program
- **Transportation*** - financial assistance and public transportation support

*Consistent areas of greatest needs across all quarters.

Wraparound Partners



Wraparound Providers for F8M Pre-K Classrooms

Wraparound Provider	# of Classrooms
Porter-Leath	49
Memphis-Shelby County Schools	25
Libertas	5
Lipman Early Learning & Research, Univ. of Memphis	1

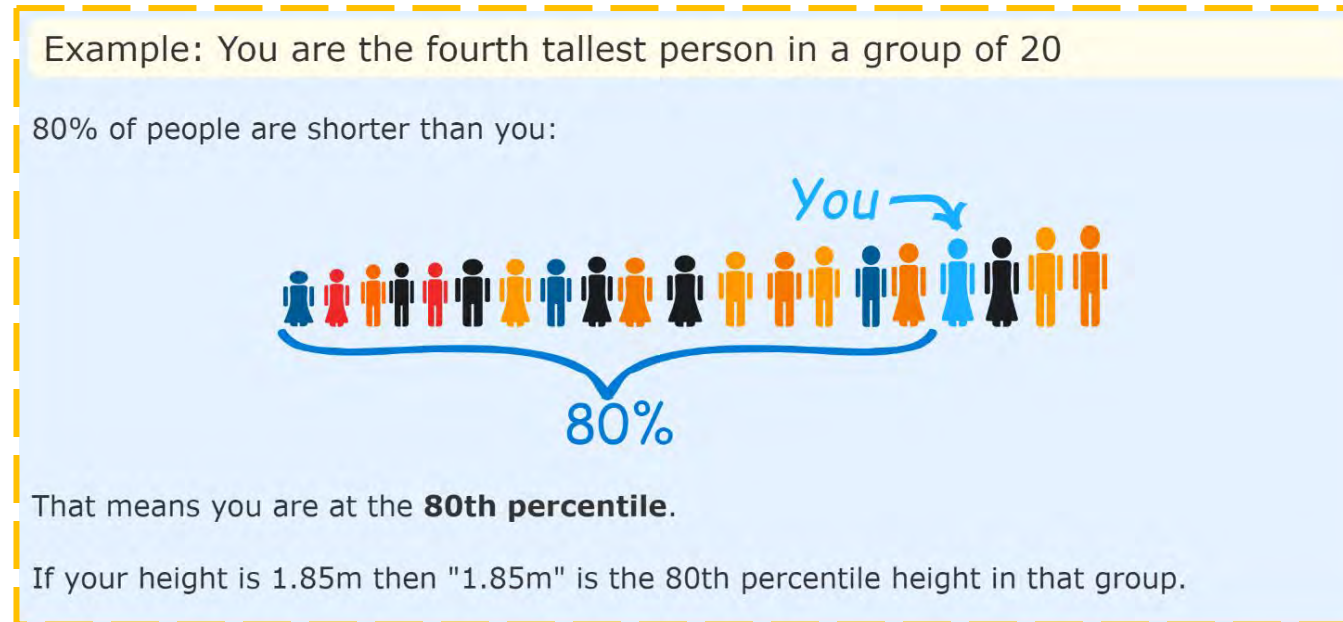
Organizations that partner with our operators include, but are not limited to:

Driving the Dream (United Way), the University of Memphis, Christ Community Health center, and Colonial Speech and Hearing center

Q4 2021-2022 Brigance IED III Assessment



Brigance IED III scores are reported using **norm-referenced percentiles**. Student performance is ranked against a sample of nation-wide peers. Student growth can be seen in their movement between percentile rankings.



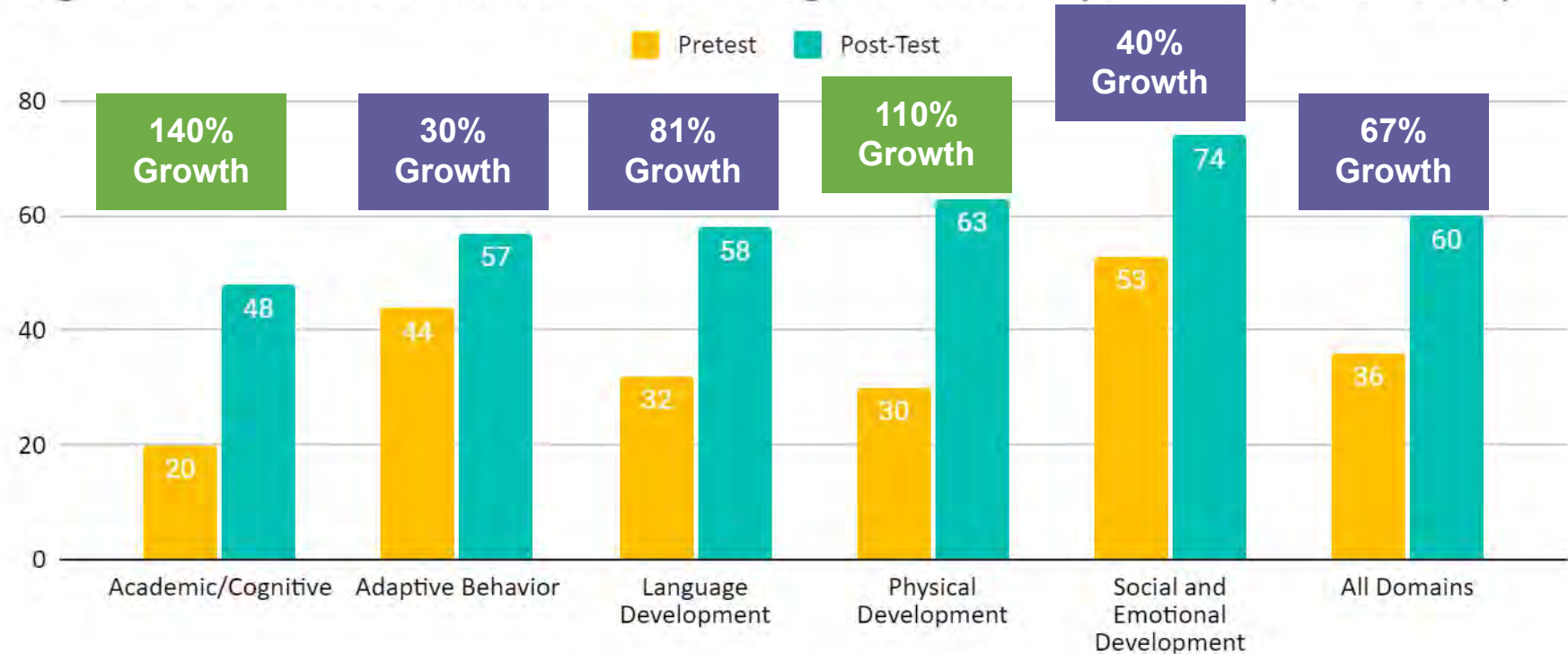
2021-2022 F8M Pre-K Program Brigance IED III



The Brigance IED III assesses student performance across **5 domains**. F8M students showed growth across all 5, with the **most significant growth in the academic/cognitive and physical development domains**.

Of the **847** FSY students, **758 (89%)** showed a **positive change** in percentile rank from the pretest to the posttest.

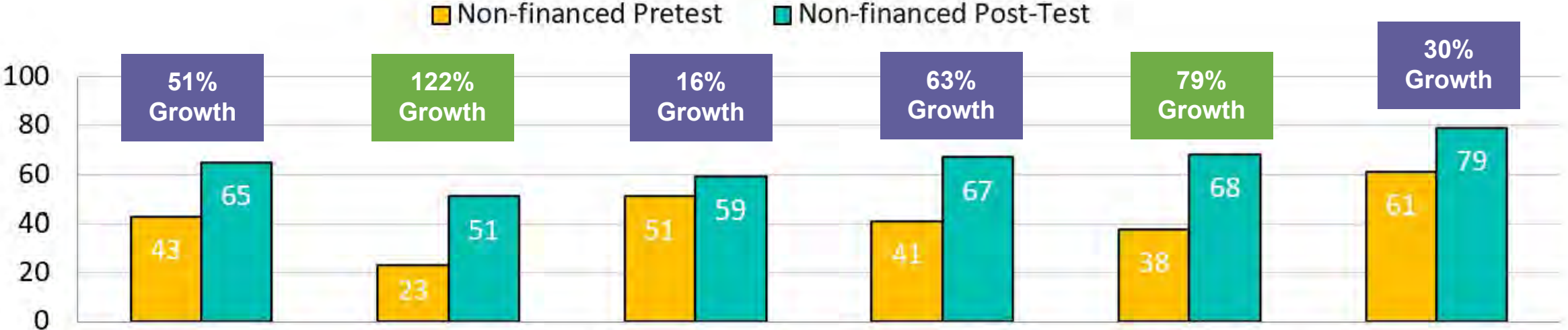
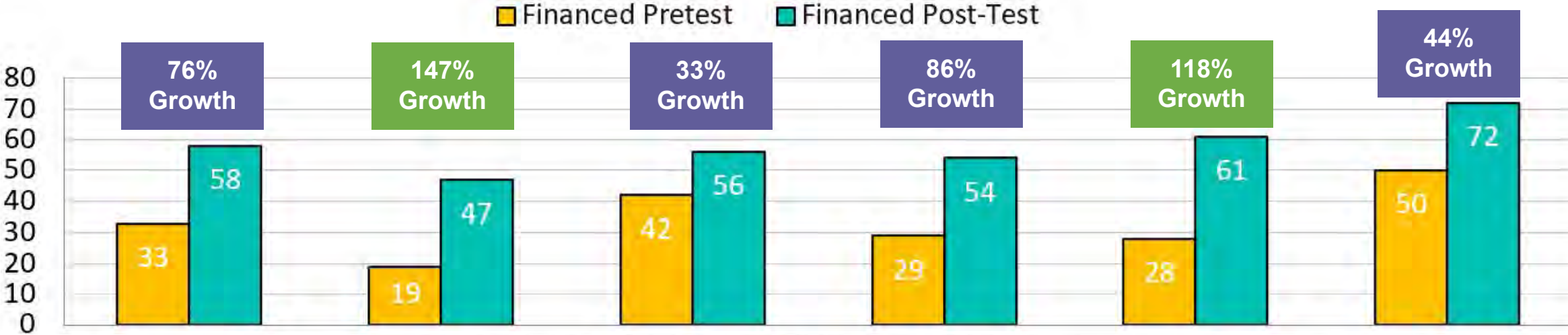
Brigance IED III Pretest and Post-Test Average Percentile by Domain (2021 - 2022)



*Growth percentage was calculated by subtracting the pretest percentile from the posttest percentile and dividing the difference by the pretest.

Brigance scores are evaluated annually for Full Service Year (FSY) students, those who attend at least 66% of school days. In 2021-2022, 1,034 FSY students were assessed, 847 (79%) of whom receive both a pre and post test.

2021-22 F8M Pre-K Program Brigrance IED III Assessment by Funding Source



All Domains

Academic/
Cognitive

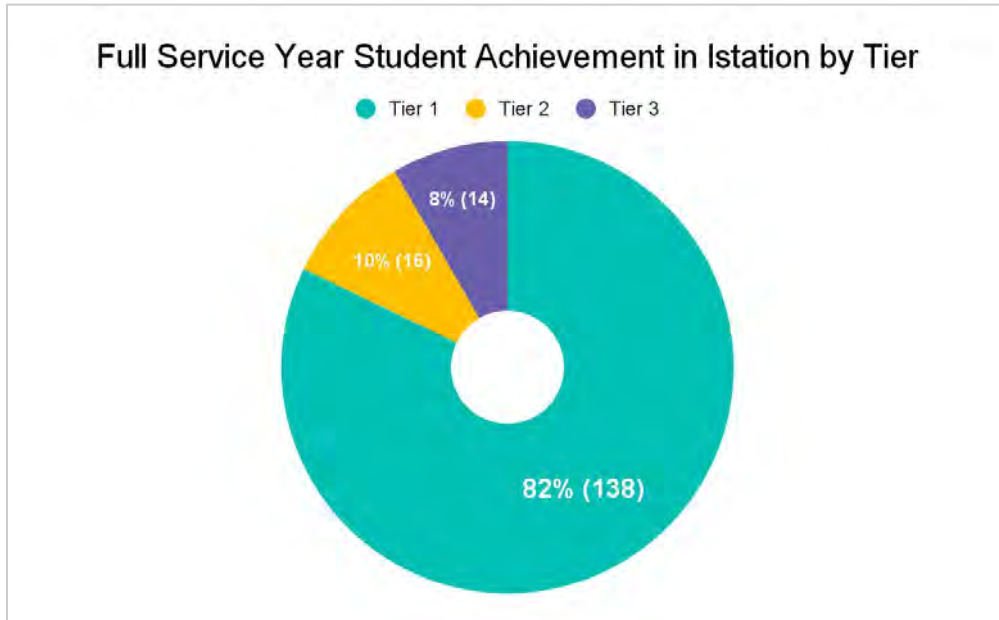
Adaptive Behavior

Language
Development

Physical
Development

Social and
Emotional
Development

Q4 2021-2022 Istation Assessment



Istation scores are evaluated annually for Full Service Year (FSY) students, those who attend at least 66% of school days. **In 2021-2022, 168 FSY students were assessed.** In 2020-2021, more Operators utilized Istation, with 798 FSY students assessed.

The Istation early literacy assessment is administered at the Operators' discretion.

2021-2022 FSY Results

Tier 1 - 82% (138) in 21-22; 69% (463) in 20-21

On Grade Level

Tier 2 - 10% (16) in 21-22; 16% (110) in 20-21

Some Risk

Tier 3 - 8% (14) in 21-22; 15% (98) in 20-21

May Need Intervention

2022-2023 Performance Goals

Metric	F8M Program Goal	2019-20 (67 classrooms)	2020-21 (74 classrooms)	2021-22 (80 classrooms)
Enrollment 22-23: Subsequent Years: <small>*using median daily enrollment</small>	75% capacity filled (1,200) 3 percentage point increase from previous year	92% capacity filled	70% capacity filled	72% capacity filled
Attendance 22-23: Subsequent Years:	85% of students meet 80% satisfactory attendance 2 percentage point increase from previous year	91% met 80% satisfactory attendance	88% met 80% satisfactory attendance	83% met 80% satisfactory attendance
K-Readiness 22-23: Subsequent Years:	45% of Full Service Year students are Kindergarten ready 2 percentage point increase from previous year	N/A	45% K-ready	TBD

F8M Pre-K Actuals & Projected Budget



	Actual Year 1 (School Year 2019-2020)	Actual Year 2 (School Year 2020-2021)	Projected Year 3 (School Year 2021-2022)
Public Funding			
City of Memphis	\$3,000,000	\$4,500,000	\$6,000,000
Shelby County	\$8,000,000	\$8,000,000	\$8,000,000
Unspent Funds (School Year 2019-2020)		\$927,630	
Total Public Funding	\$11,000,000	\$13,427,630	\$14,000,000
Program Expenses			
Financed Classrooms	\$7,500,000	\$7,434,608	\$8,202,500
Non-Financed Classrooms	\$2,940,000	\$3,281,189	\$4,831,500
Program Expenses		\$927,630	
Total Classroom Subtotal	\$10,440,000	\$11,458,426	\$13,304,000
F8M Admin Fee (7%)	\$770,000	\$875,000	\$980,000
Total Classroom and Administrative Fee	\$11,210,000	\$12,333,426	\$14,014,000

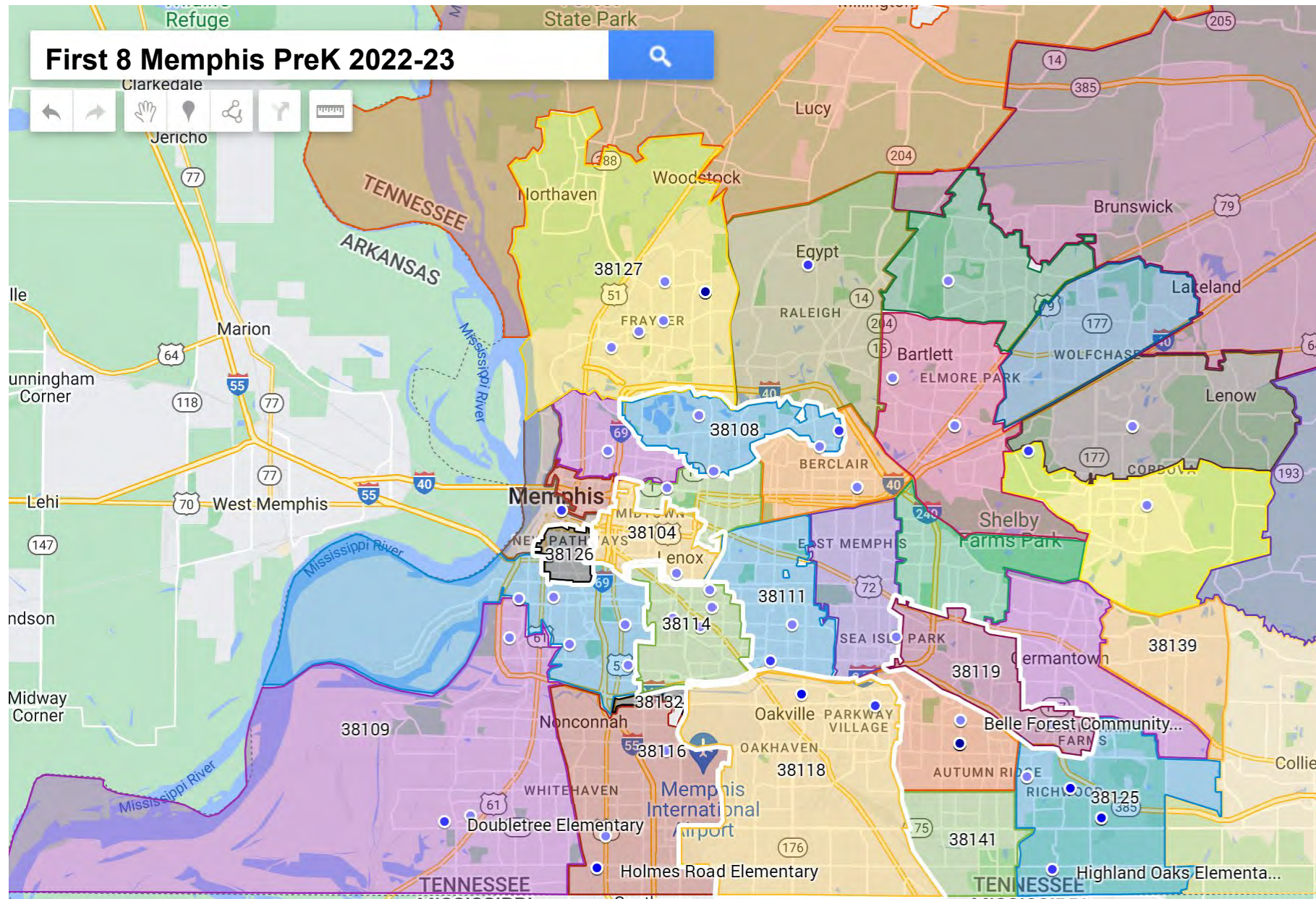
Preliminary Proposed Budget FY23-FY25



	Projected FY23 School Year 2022-23	Projected FY24 School Year 2023-24	Projected FY25 School Year 2024-25
Revenue: Public Funding			
City of Memphis	\$6,400,000*	\$7,000,000*	\$7,000,000*
Shelby County	\$8,400,000*	\$9,000,000*	\$9,500,000*
Total Public Funding	\$14,800,000	\$16,000,000	\$16,500,000
Expenses: Program Expenses			
	\$8.150 per pupil/\$163,000 per class**	\$8,750 per pupil/\$175,000 per class**	\$9,062.50 per pupil/\$181,250 per class
Classroom Expenses (includes classroom, wraparound, and coaching)	\$ 13,100,000	\$ 14,060,000	\$ 14,560,000
Other Pre-K Program Expenses (Operator setup, data reporting & validation, & other Pre-K operations)	\$ 664,000	\$ 820,000	\$ 785,000
Total Classroom Subtotal	\$13,764,000	\$14,880,000	\$15,345,000
F8M Admin Fee (7%)	\$1,036,000	\$1,120,000	\$1,155,000
Total Classroom and Administrative Fee	\$14,800,000	\$16,000,000	\$16,500,000

*Subject to budget increases in line with providing high-quality Pre-K. **Includes classroom, wraparound, and coaching.

Zip Code	Capacity Filled *based on 9/15 self-reported enrollment	# of Classrooms
38053	100%	2
38103	100%	2
38107	100%	2
38112	100%	1
38135	100%	1
38117	99%	3
38122	99%	2
38134	95%	5
38127	92%	9
38125	91%	8
38116	88%	6
38106	86%	6
38109	86%	4
38128	83%	2
38115	78%	6
38108	72%	3
38111	68%	3
38114	58%	6
38118	56%	2
38104	55%	2
38126	55%	1
38108	53%	2
38119	50%	2



83% Capacity filled - 1,328 as of 9/15/2022. Zip codes with a white outline have enrollment below 60% capacity as of 9/15/2022 (also noted in the table to the left). PAGE 22

Kindergarten Feeder Patterns for F8M Programs without a Kindergarten Program

Classroom	Zip Code	Kindergarten Feeder Schools for Pre-K Programs
Southwest TN Community College, Macon	38134	Brownsville Road Elementary - 38134 Dexter Elementary - 38016 Raleigh Bartlett Meadows - 38134 Shelby Oaks Elementary - 38134
Global Children Services, Walnut Grove	38111	Bruce - 38104 Lester - 38112 Grahamwood - 38122 Binghamton Christian Academy - 38111
University of Memphis, Barbara K Lipman Early Learning & Research Center	38111	Campus Elementary School - 38111
Knowledge Quest	38126	Cummings K-8 - 38106 Memphis Delta Prep - 38106 Ida B. Wells - 38126 Larose - 38126 Circle of Success - 38106
Porter Leath, Academy III	38114	Magnolia Elementary School - 38114 Rozelle Elementary School - 38114 Dunbar Elementary School - 38114 Cherokee Elementary School - 38114
Porter Leath, Frayser	38127	Memphis STEM Academy - 38127 Whitney Achievement Elementary School - 38127 Frayser-Corning Achievement Elementary School - 38127 Georgian Hills Achievement Elementary School - 38127 Westside Elementary School - 38127
Red Robin	38114	Rozelle Elementary - 38114 Richland Elementary - 38120 Sea Isle Elementary - 38117 Cherokee Elementary - 38114

Information as reported in the F8M 2022-23 Request for Proposals submitted in November 2021.

Thank You!



First 8 Memphis Office:
901-563-5921

Info@first8memphis.org



Contact Us

Kandace Thomas, MPP, PhD - Executive Director
kandace@first8memphis.org | Cell: 901-500-7871

Gwendy Williams, MEd - Director of Strategic Operations
gwendy@first8memphis.org | Cell: 901-506-3228

LaDora Watkins, CAP - Executive Assistant
ladora@first8memphis.org | Cell: 901-500-8070

Ginny Renfro, MS Ed - Operations Manager
ginny@first8memphis.org | Cell: 901-500-7610

LeAmber Hill, MS - Compliance Manager
LeAmber@first8memphis.org | Cell: 901-500-7686

Johanna Harrison, MEd - Pre-K Operator Liaison
johanna@first8memphis.org | Cell: 901-506-3250



Highlighted Pre-K Enrollment Efforts to Date

English and Spanish Pre-K Benefits and Enrollment information one-pager, social media campaign, digital ads, and billboards



Locations/Address (Most August 2022)

2612 Poplar - 38112
 5167 Poplar - 38117 (digital)
 2582 I-240 SS Near Perkins (digital)
 1661 Getwell Road - 38111
 392 Cleveland - 38104 (near Crosstown)
 2851 I-240 SS

Pre-K Enrollment Radio Advertisements



English



160 total spots (5 - 6 daily)
 May 16th - June 17th &
 July 15 - August 15th



Spanish

168 total spots (6 daily)
 May 2nd - May 29th and
 July 15 - August 15



PREKMEMPHIS.COM



Memphis City Council FY23 Budget Request Presentation

Bevo Boys Fitness Academy
Reginald Bernard, President

Mission Statement

The mission of Bevo Boys Fitness Academy is to teach basic boxing fundamentals to keep at-risk youth off the streets.

Bevo Boys Fitness Academy teaches fundamental boxing skills as a means to strengthen the physical, social, and analytical skills of at-risk youth. Through fitness, mentoring, and boxing skills, Bevo Boys Fitness Academy minimizes at-risk behavior, youth violence and juvenile delinquency through structured hands-on programming that promotes youth empowerment through physical fitness, wellness, and critical thinking.

Organization Information

- Organization Founded in 2006
- 501 c (3) organization since 2016
- All years of prior City of Memphis Funding - None
- Representative Name - Reginald Bernard
- Representative Email - reginaldbernard@bellsouth.net
Phone Number (901) 412-5229
- Organization Email - bevoboys9@gmail.com
Phone Number (901) 610-1410
- Organization Mailing Address - 2653 Morning Grove Drive, 38016
- Physical Address: 4955 Cottonwood Road, 38118
- Located in District 4 and Super District 8
- Number of Citizens served - 40 youth + parents

Funding Amount Requested \$15,000

BUDGET		ANNUAL EXPENSES	CITY OF MEMPHIS
Facility			
Lease/Rent		19,400	15,000
Utilities		6,000	
Insurance		850	
Other (Certificates)		1000	
Maintenance		1500	
Equipment Installation		3500	
Safety Supplies		1500	
	Subtotal	\$33,750	\$15,000
Instruction			
Program Curriculum		500	
Office Supplies		500	
Materials & Supplies		1,250	
Training Equipment		10,000	
Technology		2,500	
	Subtotal	\$14,750	\$0
Marketing			
Website/Promotion		1,000	
	Subtotal	\$1,000	\$0
Contingency			
Expenses		500	
	Subtotal	\$500	\$0
Total EXPENSES		\$50,000	\$15,000

The Problem

Studies have shown that at-risk youth in poverty are prone to such negative outcomes as poor academic achievement, school dropout, abuse and neglect, behavioral, physical, and socioemotional health problems, and developmental delays.

Bevo Boys Fitness Academy addresses inactivity and idleness among at-risk youth, helping to alleviate crime activity and youth gravitation to gangs, violence, drug use and school drop-out.

Bevo Boys addresses the public need of providing structural youth activities to empower at-risk youth to stay focused. The program is designed to develop youth to become more responsible at school and at home. Participants learn life-long values of leadership, sportsmanship, teamwork, and integrity to become better citizens in the community with confidence that empowers them to make better choices.

Kenneth Cole, the founder of Bevo Boys Fitness Academy, has been a viable supporter of youth empowerment within the Memphis community for more than two decades providing voluntary service at several youth programs within the City of Memphis. His history of community involvement includes mentoring youth in the neighborhood, providing personal training to amateur athletes and volunteering as a boxing coach, referee, judge and timer through the United States Amateur Boxing, Inc. Bevo Boys Fitness Academy has assisted other non-profit and community based organizations, including the Memphis Police Department Boxing, by providing guidance in the basic fundamentals of boxing, assisting as a boxing coach, and preparing children for amateur boxing competition.

The Solution

The founder, Kenneth Cole has a history of community involvement. Before implementing Bevo Boys Fitness Academy, he was a former volunteer auxiliary probation officer through Juvenile Court and volunteered with Big Brothers and Big Sisters of the Mid-South. Mr. Cole's personal passion to empower youth led to the creation of Bevo Boys Fitness Academy which is designed to reach school age at-risk youth ages 8-17 to make an impact in their lives using positive mentoring.

Bevo Boys Fitness Academy programming will positively affect at-risk youth in the City of Memphis by:

- ✓ Providing constructive activities in opposition to gang activity and juvenile delinquency
- ✓ Stimulating positive behaviors and resilience skills through fitness training
- ✓ Providing guidance as youth set personal development goals to help them achieve productive life outcomes
- ✓ Promoting cultivating relationships by learning conflict resolution skills and/or utilizing conflict resolution counseling

The program design allows youth to grow, develop and to be more responsible at home and in the community. Bevo Boys Fitness Academy helps youth develop skills not only in the ring of boxing, but also in the ring of life, by instilling in youth self-discipline and self-confidence that will assist them in making the correct life choices, devoid of peer pressure and other negative influences. Bevo Boys Fitness Academy envisions better outcomes for youth in the City of Memphis.

Quantitative Goals

- Number of volunteer/administrative hours invested: 1000+ each year
- Number of citizens served: 40 youth + parents
- Amount of capital raised: \$20,000
- Number of support resources deployed: 8

Bevo Boys Fitness Academy's skill building boxing program has successfully mentored nearly 150 at-risk youth in the last three years. Prior to establishing the non-profit organization, former mentees mentored by Kenneth Cole have become model citizens that have graduated high school and attended college. Some mentees have become successful amateur and professional boxers. One of the former mentees, Mr. Bernard, is a Board member within the Bevo Boys Fitness Academy organization and a successful business professional and educator.

Since the start up at the McFarland Community Center in the past four years all youth participants have become physically fit and continue to achieve academic and social success in school. The parents have attested that their children have improved behavior and self confidence. These youth are on the trajectory to becoming promising youth in the community.

Memphis City Council FY23 Budget Request Presentation

Black Seeds
Derravia Rich, Founder



Black Seeds





Mission:

Black Seeds mission is to empower and grow communities through sowing seeds of food, health, & wellness.

The Founders are committed to providing local communities with the opportunity to have access to fresh food that was grown within their community.

Putting the "commune" back into community



Family



Community



Organic
Food
Growth

Organization Information:

- Organization Founded in 2019
- 501 c (3) organization since April 2020
- Please indicate all years of prior City of Memphis Funding: None
- Representative Name: Derravia Rich
- Organization/Representative Email and Phone Number
Email: blackseeds2020@gmail.com Phone: (901)289-5016
- Organization Mailing Address:
1979 E. Person Ave Memphis, TN 38114
- Located in District 7 and Super District 8-1 JB Smiley
- Number of Citizens served: Over 300 people

Funding Amount Requested \$15,000.00

Black Seeds 2023 Budget

Budget	Annual Expenses	City of Memphis
Agricultural Program Development/ Community Outreach & Events/ Marketing & Promotions	\$13,000.00	\$3,500.00
Supplies	\$6,000.00	\$3,000.00
Operating Costs	\$6,000.00	\$5,000.00
Equipment	\$3,300.00	\$1,000
Maintenance	\$3,000.00	\$1,000.00
Construction	\$2,500.00	\$1,500.00
Livestock & Livestock Needs	\$1,200.00	
Salaries	\$15,000.00	
Total*	\$50,000	\$15,000

The Memphis City Council will not accept financial requests that exceed more than thirty percent of total operating budget as reported on the most recently filed and accepted Charitable Organizations filing, including the IRS form 990EZ and 990.

The Problem:

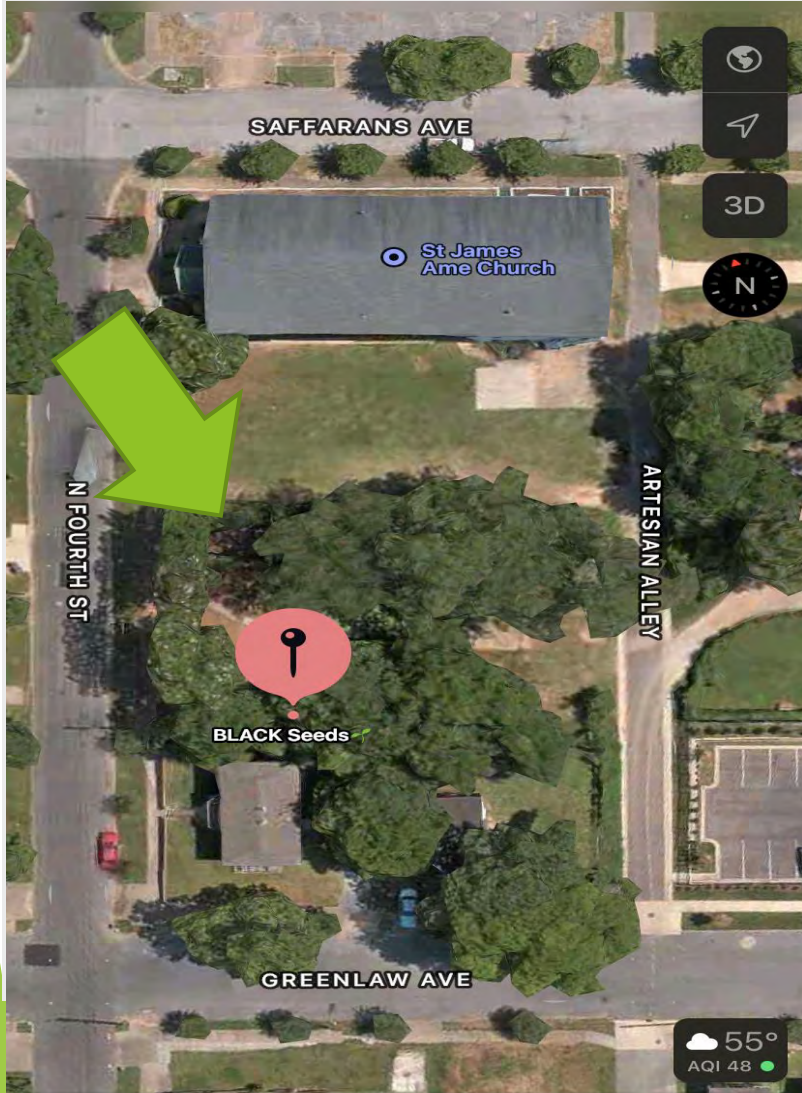
Many researchers have linked disparities in public health to food access and consumption. Food access is a very important component of food security and public health. Food insecurity has been and continues to be an ongoing issue in Memphis. The food insecurity rate in Shelby County is almost over 15%. By understanding populations/communities in need, we must first start on the local level. In order to address the problem of food insecurity, we must first understand it. The overall health of a community is benefited by increasing its capacity to create an environment that truly sustains its residents. Our reliance on industrial foods has resulted in a food supply riddled with hidden environmental, economic, and health care costs and beset by rising food costs. Changes in the food system have ripple effects through everything because food is a central part of human activity. The rise of regenerative agriculture will have a significant effect on our environment and economy as it is on our health. I have experienced personally the effects of not having fresh foods or a grocery store in the proximity of where I live. There are several areas in Memphis that suffer from food droughts and unfortunately fresh food scarcity has affected many areas throughout the City of Memphis. Because of the lack of fresh foods access, there has been a very high demand for organic food options. A demand that Black Seeds is preparing for as well as educating people on why self-sustainability is imperative. The City of Memphis is filled with blighted areas that can be reimaged in a more purposeful way. Food access is an important component of food security, which is having a consistent access flow of nutritious foods that will contribute to healthier people and environments. There is no secret that there is a shortage of grocery stores in certain neighborhoods. If we don't create/sustain food growing systems on a local level to feed ourselves then ask yourself, whose hands are we putting our food in? That's the problem.



Empty Grocery Store shelves= No food access



- Blight in Memphis prior to Black Seeds Garden cultivation project.



- Black Seeds after excavation process.
(Click to view Video)



The Solution:

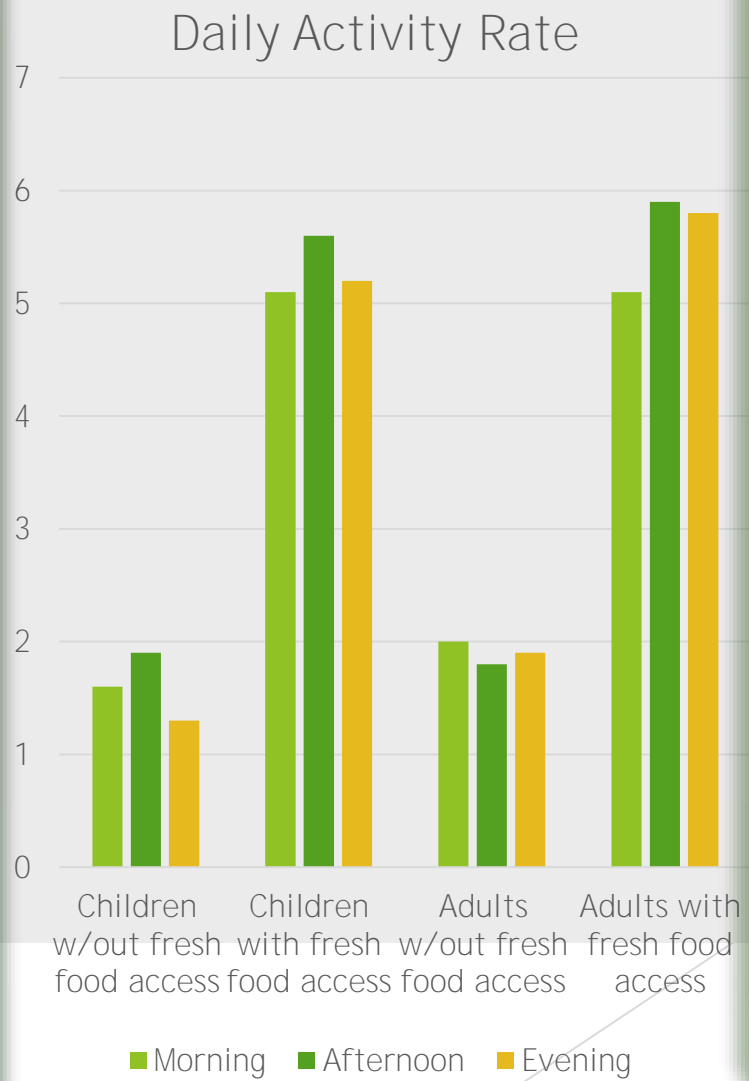


Fresh harvest, beautiful scenery and enjoyable outdoor exposure is the exact remedy any distressed area needs. The growth and expansion of our new, unconventional garden is the revitalization & stimulation that local communities/people need in Memphis. Since the start of my non-profit organization, my goal has been to eradicate blight by cultivating Gardens that grow nutritionally valued foods. Eliminating blight to create food growing operations in underinvested communities is an essential way for local Memphians to engage in sustainable agriculture. The rise of regenerative agriculture will have a significant effect on our environment and economy as it is on our health. There are many areas in the City of Memphis that suffer from food droughts that cause many Memphians to be undernourished. That reason is why I am applying for grant funds. Receiving local grant funds will help me continue the work in a community that I have grown to love dearly. Since the start of Black Seeds, it has been amazing to witness people not only want to eat more nutritional foods but want to be educated on how to grow their own foods. Black Seeds overarching goal is to be an example of how local Memphians can be self-sufficient. It is very exciting when my neighbors anticipate the growth of tomatoes, okra, cucumbers, peppers & many other items that I grow in my Garden. I have received an enormous outpour of support from community members, local Memphians, and City Leaders. Now more than ever, people realize the importance of eating fresh foods as well as having access to it within the proximity of one's home. Black Seeds is a local food movement that has its roots in a desire to grow honest, non-toxic, nutritious foods for Memphians who have little or no access to sustainable foods. The plan is to be a fresh food resource on a larger scale while creating initiatives and programs that promote environmental and economic change. Black Seeds contributes the growth of urban communities in Memphis by being a fresh food resource that promotes urban agriculture, healthy diets, and environments.

The growth of sustainable foods, on-site garden sessions, non-profit programs, and community engagement events are our efforts in providing resources locally that will contribute to the evolution into a healthier, NEW Memphis! Black Seeds will not only help bridge the gap of social interaction and neighborhood/community development it also will provide an environment that is conducive to the overall look and growth of Memphis.

Let's reclaim our right to great food through urban agriculture! We are all human, we all have one common interest--- food. People need fresh food and we just want to grow it! As we make our mark in the Agriculture industry, we believe we have an equal responsibility to the people in Memphis, underserved communities, and to the planet that we live on. The Founders of Black Seeds are on a mission to plant seeds figuratively and literally!!! Being a recipient of this grant will enhance the community I serve and contribute to our list of resources that will aid in local families thriving.

✓ Healthy people create healthy environments. You feel better, when you eat better!



Quantitative Goals:

- Number of volunteer/administrative hours invested:
100 Volunteers/ 3 years of Administrative hours invested
- Number of citizens served: 250+
- Amount of capital raised: \$42,150.00 Grants, \$3,200 Fundraiser Event, \$500 in hand donations
- Number of support resources deployed:
 - Vegetable Food Resource
 - Fruits Resource
 - Herb Resource
 - Youth Garden Class
 - Adult Garden Class
 - Community Clean Up Event
 - Community Volunteer Events
 - Community Planting Day Event
 - St. James AME Church Garden Day
 - Food 4 Science Kids Event
 - Watercolor Community Painting Class
 - Community Yoga Class
 - Back 2 School Bash/ Backpack & Supplies Giveaway-- Greenlaw Community
 - Community Halloween Party
 - Community Coat Drive
 - Thanksgiving Turkey Drive-Thru
 - Leadership Development Workshops
 - Christmas Mystery Box Giveaway

- Please include any other statistics about programming:

Access to foods that support healthy eating and patterns contributes to an individuals health throughout his or her life. According to the 2015—2020 Dietary Guidelines for Americans, healthy eating patterns include a variety of vegetables, fruits, foods with oats, high protein foods etc. There are barriers to, and disparities in, the accessibility & availability of foods that support healthy eating patterns. Many researchers have linked disparities in public health to food access and consumption. Food access is a very important component of food security and public health. Food insecurity is an ongoing issue in Memphis. The food insecurity rate in Shelby County is almost over 15%. Black Seeds will not only help bridge the gap of social interaction and neighborhood/community development it also will provide an environment that is conducive to the overall look and growth of Memphis. Receiving grants funds from the Memphis City Council grant will contribute in our efforts in making the Greenlaw community, hence Memphis, a more healthier environment.



In association with



Budget Request Presentation

A Society In Crisis : A Family in Divide" project

Novick Cardiac - Alliance
In association with MVP3 Entertainment Group

Mission Statement

The Novick Cardiac Alliance is committed to bringing sustainable health care solutions to children with cardiac disease in the Low-and Middle-Income areas.

The children we serve have limited access to quality care and the families lack the financial resources to seek care elsewhere. This collaboration will enable local health-care authorities to build Pediatric Cardiac care services in country and in time eliminate the need to send these children abroad for surgery.

We work with each site individually to find the best template for education and development of clinical judgement. We provide clinical bedside teaching, didactic lectures and ad hoc teaching sessions on site: and encourage the use of internet based resources and access to international academic journals. We are currently in the process of building a virtual learning environment using "Moodle"™ as the platform.

We facilitate practical and affordable solutions to a variety of clinical, technical and patient problems, which are unique to the sites we work in. First world approaches are often unaffordable or inappropriate to the needs of our partner sites. Surgical, Interventional Catheter and ICU techniques are tailored and modified to address the needs of the population we serve. Many of the children we see are much older than would typically be seen in developed countries and consequently the medical and surgical options for these children are very different. Many of these innovations emerge from professionals at our partner sites themselves, and we encourage presentation and publication of such in conferences and journals.

We monitor the quality and effect of our assistance, and tailor our teams size and skill set accordingly. We commit to maintaining professional relationships with those hospitals and personnel well into the future and focus on areas such as academic work, conference attendance and occasional short visits. We have seen that a significant proportion of volunteers and core staff on our teams enthusiastically emerge from previously assisted sites.

Organization Information

- Organization Founded in Memphis, TN
- 501 c (3) organization since 2014
- Dr. William Novick
- 1750 Madison Avenue, Suite 500, Memphis, TN 38120
- Located in District 7
- Number of Citizens served Locally to Globally yearly = over 2,500 saved.

In association with MVP3 Entertainment Group -
Project representative Marie Pizano
mvpmarie@icloud (901) 634-1724

Funding Amount Requested

Budget	Annual Expenses	City of Memphis Request
Core Programming	\$350,000.00	\$50,000.00
Planning & Administration	\$50,000.00	\$25,000.00
Overhead & Logistics	\$62,000.00	\$0
Technical Support/Video/Photography	\$15,000.00	\$10,000.00
Events & Community Engagement	\$2,500.00	\$0
Food & Beverage	\$1,000.00	\$0
MVP3 Entertainment Group (Design, Marketing, etc)	\$25,000.00	\$15,000.00
Recruitment of Resources & Partnerships	\$17,500.00	\$0
Co-working Space & Facilities	\$1,500.00	-
Grants/Incentives	\$150,000.00	\$50,000.00
Internships	\$2,500.00	\$0
Adhoc Speakers & Programs	\$5,000.00	\$0
Curriculum Development/Packaging	\$10,000.00	\$0
TOTAL	\$692,000.00	\$150,000.00

The Problem

There are many children and families who are barely surviving and children are being traumatized that is creating the cycle of unhealthy children becoming unhealthy adults – We are joining together with MVP3 Entertainment Group and other non-profits to create change, solutions, education and programs to help our community and society overall.

- We will educate and bring awareness to create change with new legalization, assist with the programs we are hosting to bring education, awareness and solutions to many of the aspects children and families face with crime and drug addictions, the effects on our economic development, youth empowerment and poverty. We will address and create the solutions from the partnerships with other non-profits that are associated with this film “A Society In Crisis: A Family In Divide” – our overall mission to join forces to educate public and with our new legalization that we are working on with attorneys, judges and city leaders to create a new way divorce is handled, while we are championing the movement to add ACES education into the CLE for the legal system— With the powerful impact through film, to produce with the above, a documentary that will be shown locally, nationally and globally. We have started and want to continue the Free Classes to the public on how to recognize and heal ACEs with a call of action with experts in the field of helping children and families.
- “A Society In Crisis: A Family In Divide”, will be a documentary about how our society is in crisis focusing on current events and an emphasis on how children are traumatized. Sharing the stories of others and how it affected their families and their children. Taking a glimpse of the families becoming separated by the system. Testimonies and Data. Taking a look into the Family Court system breakdown and how cities differ. Looking at the issues police, schools and community face with family issues. The ripple effects of traumatized children having adverse childhood experiences. We will interview those creating change in the system. We will take a deeper look into the community and discover what is *Adverse Childhood Experiences (ACEs)* and why does society have the mindset that the destruction of families is the normal? We will take a deep look at how poverty and mental health results from ACEs. Interviews with therapists, community leaders and more. What can we all do to break the cycle and create the change to build stronger brains for children and to be part of the solution to solve the crisis? We will interview doctors and experts in mental illness and in the healthcare system to understand why it is important for children to have both parents and how all types of traumas effects children and families overall and what solutions there are provided and how do we start creating bonds to help children and families thrive.
- Focus on Children – Education, Healthcare and creating legal change to help children and families thrive.

The Solution

- Novick Cardiac - Alliance is a team of surgeons/ doctors that save children's hearts from Memphis to around the World.
- In partnership with MVP3 and Rotary Family Youth Initiative, hosting monthly ACEs (Adverse Childhood Experiences) Classes Free to public while educating, bringing awareness on the issues children and families face with interviewing experts who can demonstrate solutions through film but creating the solutions to make a significant impact with the new legal change with this mission to help children and families thrive.

Quantitative Goals

- Number of volunteer/administrative hours invested: 125 –
- Number of citizens served: over 2,500 year children saved yearly to date 7 million.
- Amount of capital raised: \$442, 776.00
- Number of support resources deployed: Total of 144 Trips Globally.
- Please include any other statistics about programming: Humanitarian supplies-dispersed to over 16 countries and 21 cities since 2014 for a estimated value of 3mil US Dollars.

The DOCUMENTARY

A Society In Crisis : A Family In Divide” documentary
www.aSocietyInCrisis.com - please visit website for more info on film and charitable organization partnerships.

JOHN AMOS

Narrator

John Allen Amos Jr.^[1] (born December 27, 1939) is an American actor known for his role as James Evans, Sr., on the CBS television series *Good Times* ^[2] Amos's other television work includes *The Mary Tyler Moore Show*, a recurring role as Admiral Percy Fitzwallace on *The West Wing*, and the role of Washington, D.C., Mayor Ethan Baker in the series *The District*. Amos has appeared on Broadway and in numerous films in his five-decade career. He has been nominated for a Primetime Emmy Award and an NAACP Image Award. On film, he has played numerous supporting roles in movies such as *The Beastmaster* (1982), *Coming to America* (1988), *Die Hard 2* (1990) and *Coming 2 America* (2021)



Producer and Partnership with MVP3

In 2010, Pizano founded MVP3 Entertainment Group based in Memphis, which celebrates her passion of bringing together film, music and community. MVP3 now includes a record label and a film company along with a talent management agency. She has established a slate of films that are in development for production and has built a catalog of music. Pizano is best known as executive producer of the multi award-winning documentary called, *“Momo: The Sam Giancana Story”* (Bel-Air Film Fest, Monaco Film Fest and Hollywood Reel) and the full feature film *“Shattered”*, starring Ray Wise, Ari Zucker and Molly Burnett released Dec 2017.

She is also producer of *“Finding My Yes with Mind, body and Soul”* released with Jack Canfield (Chicken Soup for the Soul Series) and the award winning documentary *“Shannon Street: Echoes Under A Blood Red Moon”*.

Pizano has been on many charitable boards that help women and children, including St Jude Children’s Research Hospital, Commission on Missing & Exploited Children, International Children’s Hear Foundation and has served a chair for the Go Red For Women American Heart Association. She has been honored as one of the Distinguished Women for St. Jude and honorees of The Invincible Women Award and recipient of Women in Business Award. She is a dedicated loving mom first but her passion is films, music and community.



MONTHLY ACES CLASSES

Started the partnership with MVP3 and Rotary-FYI to create Free ACES Classes in March 2022 and hosting monthly at business and church locations.



ACES CLASS

Changing the life trajectory of Struggling children, youth, and families by Reducing Adverse Childhood Experiences (ACES)

Why does the state of Tennessee expend over 5-Billion dollars annually due to ACES?

Exploring why ACES are:

- Health Problem: *Many people with four or more ACEs live 20-25-year shorter lives.*
- Workforce Development Problem: *"We are Hiring" signs are everywhere.*
- National Security Problem: *Not enough skill sets to man the growing technological needs of war.*

Monday, March 28th, 2022
6 to 8 PM
Bank 1905 - Community Conference Rm
3454 S Houston Laurel Road, Gallsville, TN 39017

Parents, Pastors, Principals, Police, Proprietors, Politicians, and other community Partners are welcome to join us!

Presented BY:

Rotary District 6800 | FYI

Dinner will be provided/Door prices

REGISTER NOW @DonnaMVP3@gmail.com

New Legislation

- ▶ On June 2022, the bill HB2588 was signed from the unanimous votes confirmed by all parties on all sides to now include ACEs classes in the mandated parenting class that parents must take before divorce is allowed. <http://thewileyreport.blogspot.com/2020/06/amended-law-mandates-parenting-class.html>
- ▶ With the film, “A Society In Crisis: A Family in Divide” and the Free ACES classes we are able to educate community on the issues ACEs creates. We hope through education and change we will empower, inspire and motivate change!
- ▶ Other Solutions with the above include working with the Board of Professional Responsibility to issue the ACEs education as part of the continuing education for all in the family court system to receive ACEs class as part of their CLE and with new legislation we are working to craft to present to State pass new way divorce is handled to help children and families survive instead of barley surviving.

A resolution to amend the Council FY23 grant allocations

WHEREAS, the FY 23 Operating Budget included \$3.25 million in funding for the Council’s Grants Program with an equal apportionment to the 13 members in the amount of \$250,000; and

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

WHEREAS, members of the Council were afforded the opportunity to designate their full FY 23 \$250,000 allotment during the passage of the budget or to hold a portion of their allotment in abeyance with further consideration and distribution of their remaining funds to be decided by resolution at a later date.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL that the following request for disbursement(s) of remaining funds be approved as follows:

ORGANIZATION NAME	AMOUNT
Thistle Bee	\$5,000
TOTAL	\$5,000

Sponsor:
Michalyn Easter-Thomas

A RESOLUTION TO AMEND THE MEMPHIS CITY COUNCIL COMMUNITY GRANT PROGRAM FOR FY23

WHEREAS, the Memphis City Council desires to promote community programming and improve neighborhoods; and

WHEREAS, Tenn. Code Annotated § 6-64-111, empowers the Memphis City Council to appropriate funds for the financial aid of nonprofit organizations working to promote the general welfare of Memphis residents; and

WHEREAS, nonprofit organizations and citizens work together to meet the needs of Memphians in need by extending the reach of City of Memphis Services; and

WHEREAS, The Memphis City Council recognizes nonprofit agencies as valued partners in the continuing efforts to improve the lives of Memphians; and

WHEREAS, it is important to the members of the Memphis City Council to prioritize funding specialized programs congruent with the needs of the City; the Memphis City Council will not allocate funding that exceeds more than thirty percent of any nonprofit organization's total operating budget; and

WHEREAS, the Memphis City Council seeks to create a transparent process for the publication, application, and selection process for deserving nonprofit organizations within our City; and

WHEREAS, the Council recognizes that extenuating circumstances may exist such that additional nonprofit organizations possess a demonstrated need for funding that arose outside of the application period; and

WHEREAS, Council Members may, in their discretion, present additional organizations to the Council to request that they be allowed to submit an application for the Memphis City Council Community Grant Program for FY23 provided that the nonprofit meets all other qualifications provided in the original resolution and outlined below; and

WHEREAS, all applicants must be a tax exempt 501(c)(3) organization with an official address within the City of Memphis and have been in operation under its tax-exempt status for at least 2 years at the time of submission of an application; the applicant's name must match the organization identified on the Charitable Organizations filing in order for the application to be considered; the staff will continue to evaluate applications and presentations to ensure all applications are complete, address a public need, and show proof of current nonprofit status; applicants must submit all required application materials and documents before a resolution appropriating funds can be approved; and

WEHREAS, upon completion of the funding agreement, all nonprofit organizations who are awarded \$25,000 or less will receive one hundred percent (100%) of their disbursement; all nonprofit organizations that are awarded allocations in excess of \$25,000 will receive fifty percent (50%) of the grant award upon completion of the funding agreement, and the remaining fifty percent (50%) upon favorable review of the mid-year report by the City of Memphis Finance Division; and

WHEREAS, nonprofit organizations that fail to submit all required documents, including submission of a mid-year and final report, will be ineligible to receive their remaining allocation for FY23,

if applicable, and ineligible to receive funding through the Memphis City Council Community Grant Program for FY24.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council does hereby amend the Memphis City Council Community Grant Program for Fiscal Year 2023 (July 1, 2022 – June 30, 2023) to allow the organization listed below to submit a complete application, subject to the following requirements provided in the original resolution:

- a. Submission of a complete budget presentation, which applicants may have to present before the Budget Committee of the Memphis City Council at the request of Council Members;
- b. Submission of the most recently filed IRS Form 990, 990EZ, or 990-N;
- c. Submission of a current Certificate of Liability from the organization’s insurance carrier;
- d. Submission of a signed W-9; and
- e. Submission of documentation of non-profit, charitable, or civic organizational status. Examples of acceptable documentation include a 501(c)(3) determination letter issued by the federal government or documentation of registration with the Tennessee Secretary of State as a non-profit organization.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the following organization be allowed to submit an application, and all other required documentation, to be considered for a Memphis City Council Community Grant award for FY23:

Organization Name	Amount
Making a Difference Ministries, Inc.	\$10,000
Total	\$10,000

Sponsor:
Edmund Ford, Sr.

WHEREAS, from time to time, the Memphis City Council has seen fit to name certain public roads to honor individuals worthy of recognition – **Demetria Dortch and James Wilson, Jr.** representing one of these worthy occasions; and

WHEREAS, the Memphis community tragically lost two valued citizens and leaders in October of 2021, with the passing of **Demetria Dortch and James Wilson, Jr.**; and

WHEREAS, **Demetria Dortch**, affectionately known as “Dee Dee,” touched the lives of many with her glowing smile and contagious personality; **Dortch** dedicated her life to service serving over fifteen years with the United States Postal Service; and

WHEREAS, the people who know and love **Demetria Dortch**, describe her as committed and faithful, one who always challenged herself to be a better woman, a caring and compassionate mother, and as a woman who confessed her love and gave her life to Christ at an early age; and

WHEREAS, **James Wilson, Jr.**, a man of God, husband and father, spent over twenty years with the United States Postal Service; **Wilson** was an active member of the Memphis Local Chapter of Masons serving as Treasury for his lodge; and

WHEREAS, the people who know and love **James Wilson, Jr.** describe him one who always inspired others, compassionate and good to all, and as one who lived by and shared the motto, "hard work develops character and takes you far in life"; and

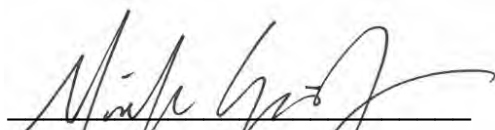
NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council offers its sincere condolences to the family and echoes the desire of the citizens of Memphis in recognizing the loss of two devoted Memphians, **Demetria Dortch and James Wilson, Jr.**

BE IT FURTHER RESOLVED that Pendleton Street from Park Avenue to Douglass Avenue be declared

D. Dortch and J. Wilson Street

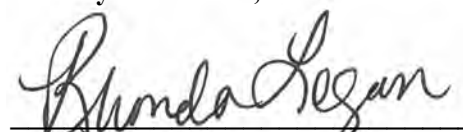
in honor of **Demetria Dortch and James Wilson, Jr.**

BE IT FURTHER RESOLVED that the City Engineer is requested to affix suitable signs designating this public road, effective October 11, 2022.

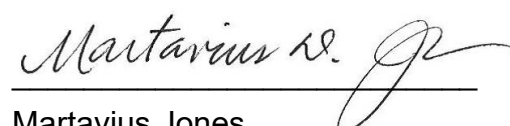


Michalyn Easter-Thomas
Memphis City Council Member
District 7

Given by my hand and under the
great seal of the City of Memphis
this 11 day of October, 2022.



Rhonda Logan
Memphis City Council Member
District 4



Martavius Jones
Chairman
Memphis City Council Member

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 10/18/2022

DATE

PUBLIC SESSION: 10/18/2022

DATE

ITEM (CHECK ONE)

ORDINANCE _____ RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM CAPTION:

Zoning ordinance amending Ordinance No. 5367 of Code of Ordinance, City of Memphis, Tennessee, adopted on August 10, 2010, as amended, known as the Memphis and Shelby County Unified Development code, to authorize a zoning use district reclassification for land located at the northwest corner of North Second Street and Hickory Avenue. By taking the land out of the Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) Use District and including it in the Residential Urban – 3 (RU-3) Use District, known as case number Z 22-007

CASE NUMBER:

Z 22-007

LOCATION:

Northwest corner of North Second Street and Hickory Avenue

COUNCIL DISTRICTS:

District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT:

Memphis and Shelby County Community Redevelopment Agency

REPRESENTATIVES:

Cindy Reaves on behalf of SR Consulting, LLC

REQUEST:

Rezoning of +/-1.26 acres from Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) to Residential Urban – 3 (RU-3)

RECOMMENDATION:

The Division of Planning and Development recommended *Approval*
The Land Use Control Board recommended *Approval*

RECOMMENDED COUNCIL ACTION:

Public Hearing Required
Set date for first reading – October 18, 2022
Second reading – November 1, 2022
Third reading – November 15, 2022

PRIOR ACTION ON ITEM:

(1) _____
09/08/2022
(1) Land Use Control Board

APPROVAL - (1) APPROVED (2) DENIED
DATE
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:

Kandora Cobb
Burt Rye

<u>DATE</u>	<u>POSITION</u>
<u>10/11/22</u>	PRINCIPAL PLANNER
	DEPUTY ADMINISTRATOR
<u>10/11/22</u>	ADMINISTRATOR
	DIRECTOR (JOINT APPROVAL)
	COMPTROLLER
	FINANCE DIRECTOR
	CITY ATTORNEY
	CHIEF ADMINISTRATIVE OFFICER
	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

Z 22-007

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED AT THE NORTHWEST CORNER OF NORTH SECOND STREET AND HICKORY AVENUE. BY TAKING THE LAND OUT OF THE COMMERCIAL MIXED USE – 3 (CMU-3) AND EMPLOYMENT (EMP) USE DISTRICTS AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT, KNOWN AS CASE NUMBER Z 22-007

- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby County Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, September 8, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: Z 22-007

LOCATION: Northwest corner of North Second Street and Hickory Avenue

COUNCIL DISTRICT(S): District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Memphis and Shelby County Community Redevelopment Agency

REPRESENTATIVE: Cindy Reaves on behalf of SR Consulting, LLC

REQUEST: Rezoning of +/-1.26 acres from Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) to Residential Urban – 3 (RU-3)

The following spoke in support of the application: None

The following spoke in opposition of the application: None

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

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

Respectfully,
Kendra Cobbs

Kendra Cobbs, AICP, CNU-A
Principal Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

ORDINANCE NO: _____

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED AT NORTHWEST CORNER OF NORTH SECOND STREET AND HICKORY AVENUE BY TAKING THE LAND OUT OF THE COMMERCIAL MIXED USE – 3 (CMU-3) AND EMPLOYMENT (EMP) USE DISTRICTS AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT, KNOWN AS CASE NUMBER Z 22-007

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 22-007**; and

WHEREAS, the Memphis and Shelby County Land Use Control Board has filed its recommendation and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

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

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

BY TAKING THE FOLLOWING PROPERTY OUT OF THE COMMERCIAL MIXED USE – 3 (CMU-3) AND EMPLOYMENT (EMP) USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT.

The following property located in the City of Memphis, Tennessee being more particularly described as follows:

PARCEL 14

0 NORTH SECOND -PARCEL ID # 022-001-00014

PART OF LOT 93, FREEMAN AND BRINKLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 131, AND BEING MORE PARTICULARLY DESCRIBED IN WARRANTY DEED AT 1988-405, AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY WARRANTY DEED AT BOOK 1988, PAGE 405 DATED JUNE 17, 1948 AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

WITH EXCEPTIONS TO TITLE- EASEMENT OF RECORD AT PLAT BOOK 3, PAGE 113, FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

PARCEL 15

0 N SECOND, MEMPHIS, TN- TAX PARCEL ID: 022-001-00015

PART OF LOTS 90, 91,92 AND 93, OF FREEMAN & BRINKLEY SUBDIVISION, OF PART OF CHEEK AND PATE SUBDIVISION IN COUNTRY LOT 535 AS PER PLAT OF RECORD IN PLAT BOOK 2, PAGE 131, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CHISEL MARK CUT IN THE CONCRETE SIDEWALK IN THE INTERSECTION OF THE WEST LINE OF NORTH SECOND STREET WITH THE NORTH LINE OF HICKORY AVENUE, THENCE NORTHWARDLY WITH SAID WEST LINE OF NORTH SECOND STREET 162.5 FEET TO A CHISEL MARK CUT IN SAID CONCRETE SIDEWALK; THENCE WESTWARDLY PARALLEL WITH HICKORY AVENUE 120 FEET TO THE EAST LINE OF AN ALLEY; THENCE SOUTHWARDLY WITH SAID EAST LINE OF ALLEY 89.3 FEET TO A STAKE; THENCE EASTWARDLY PARALLEL WITH HICKORY AVENUE 30.8 FEET TO A STAKE; THENCE SOUTHWARDLY PARALLEL WITH NORTH SECOND STREET 73.2 FEET TO A STAKE IN THE NORTH LINE OF HICKORY AVENUE; THENCE EASTWARDLY WITH NORTH LINE OF HICKORY AVENUE 89.2 FEET TO THE BEGINNING.

LESS AND EXCEPT THAT PART OF LOT 93 CONVEYED TO THE CITY OF MEMPHIS AND DESCRIBED IN WARRANTY DEED OF RECORD IN BOOK 1988, PAGE 405, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON, BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 0463868 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 16

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00016

PART OF LOTS 90 THROUGH 92, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE NORTH LINE OF HICKORY AVENUE 89.2 FEET WESTWARDLY FROM THE WEST LINE OF NORTH SECOND STREET; THENCE WESTWARDLY WITH SAID NORTH LINE OF HICKORY AVENUE 30.8 FEET TO THE EAST LINE OF AN ALLEY; THENCE NORTHWARDLY WITH THE EAST LINE OF SAID ALLEY 73.2 FEET TO A STAKE; THENCE EASTWARDLY PARALLEL WITH HICKORY AVENUE 30.8 FEET TO A STAKE; THENCE SOUTHWARDLY 73.2 FEET TO THE POINT OF BEGINNING.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005384 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 17

114 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00017

LOTS 94 AND 95, FREEMAN AND BRINKLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 131, IN THE REGISTER'S OFFICE, SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

LESS & EXCEPT THAT PART RETAINED BY THE CITY OF MEMPHIS & THE COUNTY OF SHELBY, AS SHOWN ON TAX MAP AS PARCEL NO. 022-001-00013.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 11036917 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 18

112 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00018

LOT 96 IN FREEMAN'S AND BRINKLEY'S SUBDIVISION, PART OF COUNTRY LOT 535, AS RECORDED MAY 12, 1891, IN PLAT BOOK 2, PAGE 131, HAVING A FRONTAGE OF 30 FEET ON THE NORTH SIDE OF HICKORY (FORMERLY BRINKLEY) STREET, AND

EXTENDING BACK BETWEEN PARALLEL LINES 162½ FEET.

LESS AND EXCEPT: PART SOLD AT 2029-440 PART OF LOT 96, FREEMAN AND BRINKLEY SUBDIVISION, AS OF RECORD IN PLAT BOOK 2, PAGE 131, IN THE OFFICE OF THE REGISTER OF SHELBY COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 96, SAID POINT BEING 100 FEET NORTH OF THE NORTH LINE OF HICKORY AVENUE; RUNNING THENCE NORTHWARDLY 62.5 FEET TO THE NORTH LINE OF LOT 96; THENCE WESTWARDLY 30 FEET TO THE WEST LINE OF LOT 96; THENCE SOUTHWARDLY 62.5 FEET; THENCE EASTWARDLY 30 FEET TO THE POINT OF BEGINNING. BEING A PART OF THAT PROPERTY DESCRIBED IN DEED OF RECORD IN BOOK 1982, PAGE 525, IN THE AFORESAID REGISTER'S OFFICE.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON OR BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 11036918 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 19

0 HICKORY AVENUE- (PARCEL ID# 022-001-00019)

THE SOUTH 100 FEET OF LOT 97, FREEMAN AND BRINKLEY SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 131, AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY TAX SALE #2, TRD 9413-3 DATED AUGUST 3, 1983 AS SHOWN IN THE CHANCERY COURT OF TENNESSEE FOR THE TENTH CHANCERY DIVISION AT MEMPHIS.

PARCEL 20

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00020

THE SOUTH 100 FEET OF LOT 98, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH SIDE OF HICKORY AVENUE 253 FEET WEST OF NORTH SECOND STREET; RUNNING THENCE WESTWARDLY ALONG THE NORTH LINE OF HICKORY STREET 50 FEET TO A POINT; RUNNING THENCE NORTHWARDLY 100 FEET TO A POINT; RUNNING THENCE EASTWARDLY 50 FEET TO A POINT; RUNNING THENCE SOUTHWARDLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALAN HIGDON & BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005383, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; EASEMENT OF RECORD AT BOOK 3178, PAGE 336 AND INSTRUMENT NO. CT 4870; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 21

SAID REPORT IS CONFIRMED IN ALL THINGS AS TO PARENT PARCEL 02200100000210, PARCEL NO(S).

02200100000210, PROPERTY LOCATION: 100 HICKORY.

LOT NO. S PT 99; ACRE(S): 0.0710

LOT SIZE: 31.0 X 1 00

LEGAL DESCRIPTION RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE: W78337

FURTHER DESCRIBED AS:

THE SOUTH 110 FEET OF LOT 99, FREEMAN AND BRINKLEY'S SUBDIVISION OF 17 ACRES OF LOT 535, SAID LOT'S SOUTHEAST CORNER BEING LOCATED AT A POINT 290 FEET, MORE OR LESS, WEST OF SECOND STREET, FRONTING 31 FEET, MORE OR LESS, ON THE NORTH SIDE OF HICKORY AVENUE (FORMERLY KNOWN AS BRINKLEY STREET), AND RUNNING BACK NORTHWARDLY BETWEEN PARALLEL LINES 162 FEET, MORE OR LESS, AND BEING THE SAME PROPERTY AS THAT DESCRIBED IN DEED OF RECORD IN BOOK 4485, PAGE 22 7, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS DESCRIBED IN INSTRUMENT NO. W7-833 7. THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN PRIOR DEED OF RECORD AS A BOUNDARY LINE SURVEY WAS NOT DONE AT THE TIME OF THIS CONVEYANCE.

PARCEL 22

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00022

THE SOUTH 100 FEET OF LOT 100, AND THE SOUTH 100 FEET OF THE EAST 8 FEET OF LOT 101, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 13 I, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF HICKORY STREET 334 FEET WEST OF THE WEST LINE OF NORTH SECOND STREET; SAID POINT BEING THE SOUTHEAST COMER OF LOT 100; RUNNING THENCE WEST ALONG THE NORTH LINE OF HICKORY STREET 39 FEET TO A POINT IN THE SOUTHEAST COMER OF THE PROPERTY CONVEYED BY DEED RECORDED IN BOOK 2781, PAGE 242 IN SAID REGISTER'S

OFFICE; RUNNING THENCE NORTHWARDLY 100 FEET TO A POINT; RUNNING THENCE EASTWARDLY 39 FEET TO A POINT; RUNNING THENCE SOUTHWARDLY 100 FEET TO A POINT IN THE NORTH LINE OF HICKORY STREET TO THE POINT OF BEGINNING.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005429 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

PARCEL 23

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00023

THE EAST 2 FEET OF LOT 102, WEST 23 FEET OF LOT 101, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. AND BEING 25 FEET BY 100 FEET ON HICKORY.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005382 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; AND EASEMENT OF RECORD AT BOOK 2781, PAGE 242; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 24

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00024

THE WEST 29 FEET OF LOT 102, FREEMAN AND BRINKLEY SUBDIVISION, IN COUNTRY LOT 535 AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF HICKORY STREET 385 FEET WEST OF THE WEST LINE OF NORTH SECOND STREET; SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 02; RUNNING THENCE WEST ALONG THE NORTH LINE OF HICKORY STREET 39 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED BY DEED RECORDED IN BOOK 2781, PAGE 242 IN SAID REGISTER'S OFFICE; RUNNING THENCE NORTHWARDLY 100 FEET TO A POINT; RUNNING THENCE EASTWARDLY 39 FEET TO A POINT; RUNNING THENCE SOUTHWARDLY 100 FEET TO A POINT IN THE NORTH LINE OF HICKORY STREET TO THE POINT OF BEGINNING.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY

HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005381 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 25

0 HICKORY AVENUE- (PARCEL ID# 022-001-00025)

THE EAST 22 1/2 FEET OF THE SOUTH 100 FEET OF LOT 103, FREEMAN AND BRINKLEY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 131, AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY TAX SALE #2, TRD 9413-3 DATED AUGUST 3, 1983 AS SHOWN IN THE CHANCERY COURT OF TENNESSEE FOR THE TENTH CHANCERY DIVISION AT MEMPHIS.

DESCRIPTION OF 23.743 ACRES, BEING PART OF THE LAWRENCE SYDNEY PEEK PROPERTY RECORDED IN INSTRUMENT NUMBER 05071347 IN THE SHELBY COUNTY REGISTER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SWINNEA ROAD (40.00 FOOT RIGHT-OF- WAY) , SAID POINT BEING 3418.23' SOUTH OF THE CENTERLINE OF HOLMES ROAD; THENCE S 02°20'01" W A DISTANCE OF 50.00' TO THE POINT AT THE NORTHEAST CORNER OF THE MARSHA PEEK MONCRIEF PROPERTY (INSTRUMENT NO. 13125225); THENCE N 86°40'58" W ALONG THE NORTH LINE OF SAID MARSHA PEEK MONCRIEF PROPERTY A DISTANCE OF 2381.95' TO A POINT ON THE EAST LINE OF THE WILLIAM H. THOMAS, JR. PROPERTY (INSTRUMENT NO. 07072351); THENCE N 02°33'23" E ALONG THE EAST LINE OF SAID WILLIAM H. THOMAS, JR. PROPERTY A DISTANCE OF 80.00' TO A POINT ON THE NORTHEAST CORNER OF SAID WILLIAM H. THOMAS, JR. PROPERTY; THENCE N 87°34'35" W ALONG THE NORTH LINE OF SAID WILLIAM H. THOMAS, JR. PROPERTY A DISTANCE OF 255.18' TO A POINT ON THE SOUTHEAST CORNER OF THE ROBERT L. ROOP PROPERTY (INSTRUMENT NO. DF1609); THENCE N 02°24'39" E ALONG THE EAST LINE OF SAID ROBERT L. ROOP PROPERTY A DISTANCE OF 660.46' TO A POINT ON THE SOUTHWEST CORNER OF THE LAKEWOOD/HAMILTON CEMETERY, LLC PROPERTY (INSTUMENT NO. 11100872); THENCE S 87°41'31" W ALONG THE SOUTH LINE OF SAID CEMETERY A DISTANCE OF 1326.73' TO A POINT ON THE SOUTHWEST CORNER OF THE COPART OF TENNESSEE INC. PROPERTY (INSTRUMENT NO. 05053327); THENCE S 03°19'04" W A DISTANCE OF

709.76' TO A POINT; THENCE S 86°40'57" E A DISTANCE OF 1321.24' TO THE POINT OF BEGINNING, CONTAINING 1,034,224 SQUARE FEET OR 23.743 ACRES MORE OR LESS.

BOUNDARY

Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 20126831 and being more particularly described as follows:

Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N80°41'44"W along the said north line a distance of 165.99 feet to a point; Thence S10°12'21"W a distance of 8.43 feet to a point; thence N79°47'39"W a distance of 283.15 feet to a point; thence N9°18'16"E a distance of 103.97 feet to a point; thence S80°41'38"E a distance of 316.52 feet to a point; thence N9°18'22"E a distance of 62.50 feet to a point; thence S80°41'38"E a distance of 13.00 feet to a point; thence S80°42'14"E a distance of 114.63 feet to a point in the said west line; thence along a 968.00 foot radius curve to the right an arc distance of 124.39 feet (chord S06°38'39"W 124.31 feet) to a point; thence S10°19'32"W a distance of 38.33 feet to the point of beginning and containing 1.260 acres of land more or less.

SECTION 2:

THAT, the Zoning Administrator of the Division of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

ATTEST:

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

//: ATTACHMENTS

AGENDA ITEM: 14

CASE NUMBER: Z 22-007 **L.U.C.B. MEETING:** September 8, 2022

LOCATION: Northwest Corner of North Second St. and Hickory Ave.

COUNCIL DISTRICT: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Memphis and Shelby County CRA

REPRESENTATIVE: Cindy Reaves on behalf of SR Consulting, LLC

REQUEST: Rezoning of +/-1.26 acres from Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) to Residential Urban – 3 (RU-3)

CONCLUSIONS

1. The request is to rezone +/- 1.26 acres from Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) to Residential Urban – 3 (RU-3).
2. The subject site consists of thirteen parcels and is located at the northwest corner of North Second Street and Hickory Avenue.
3. The purpose of this request is to allow for future residential development.

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 14-19 of this report.

RECOMMENDATION

Approval

GENERAL INFORMATION

Street Frontage: North Second Street +/-38.33 curvilinear feet
Bickford Avenue +/-449.14 linear feet

Zoning Atlas Page: 1930

Parcel ID: 022001 00014 through 022001 00026

Area: +/-1.26 acres

Existing Zoning: Commercial Mixed Use – 3 (CMU-3) and Employment (EMP)

Requested Zoning: Residential Urban – 3 (RU-3)

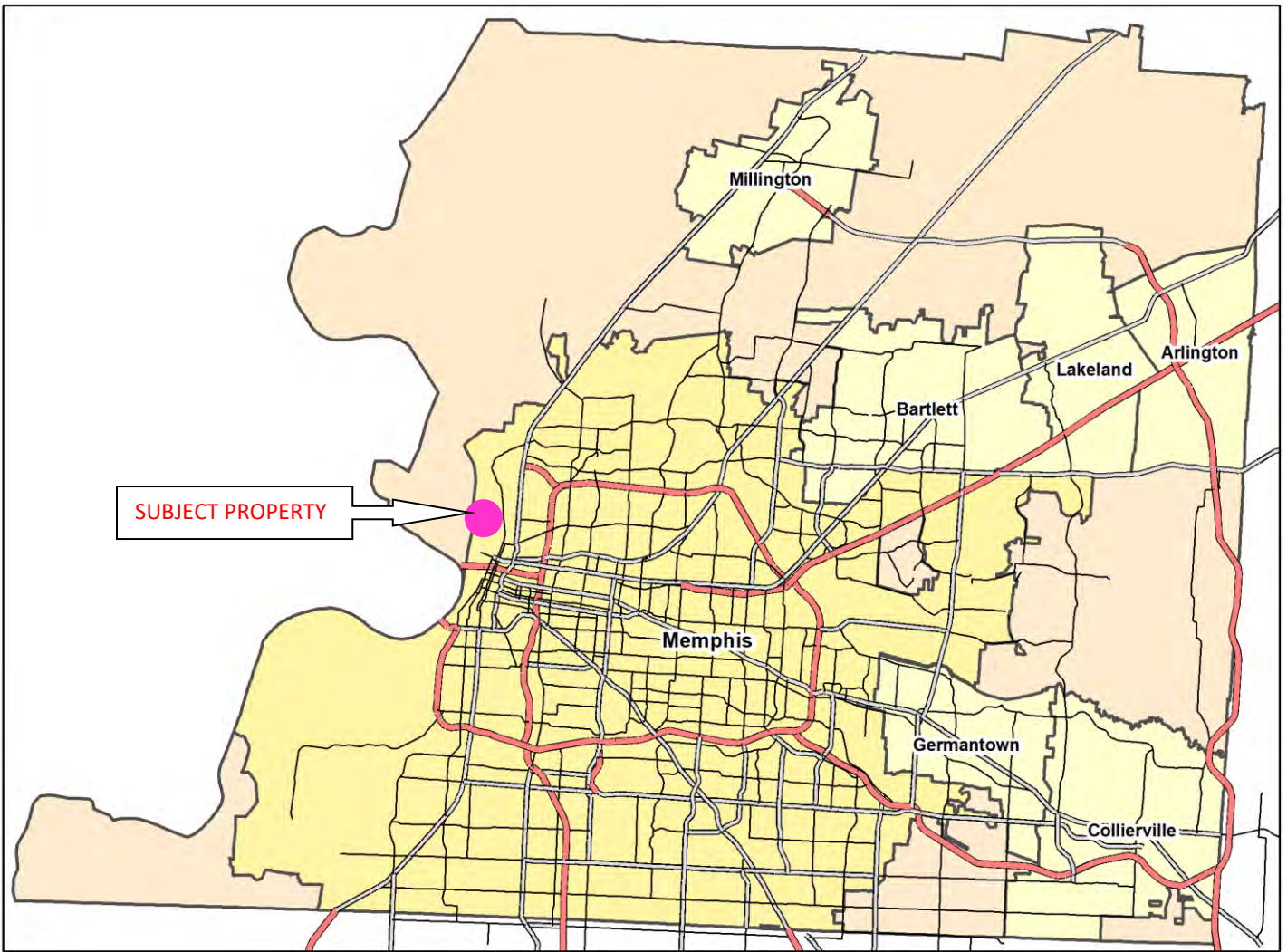
NEIGHBORHOOD MEETING

The meeting was held at 5:30 PM on Monday, August 29, 2022, at 954 North 2nd Street.

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 150 notices were mailed on August 25, 2022, and a total of 2 signs posted at the subject property. The sign affidavit has been added to this report.

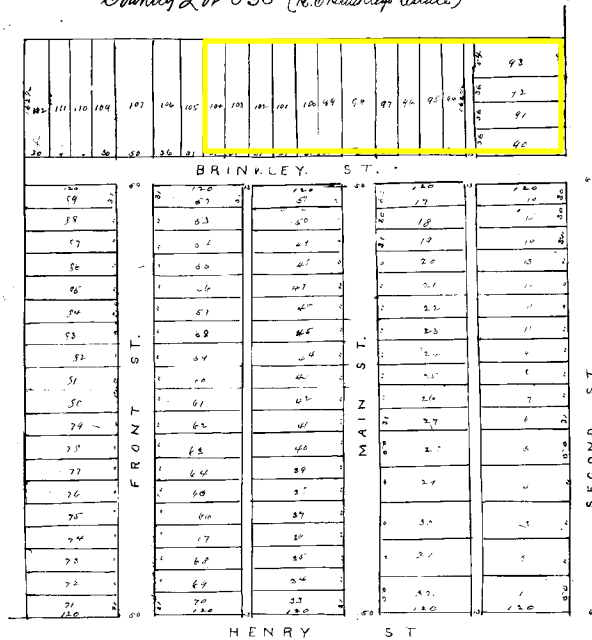
LOCATION MAP



Subject property located within the pink circle, Uptown Redevelopment District

FREEMAN AND BRINKLEY SUBDIVISION (1891)

*Freeman & Brinkley's Subdivision
of
County Lot 535 (R.B. Brinkley Estate)*



*We hereby adopt and confirm
the accompanying Plat as and
Subdivision of County Lot 535
Freeman & Brinkley
Memphis Tenn May 4, 1891.*

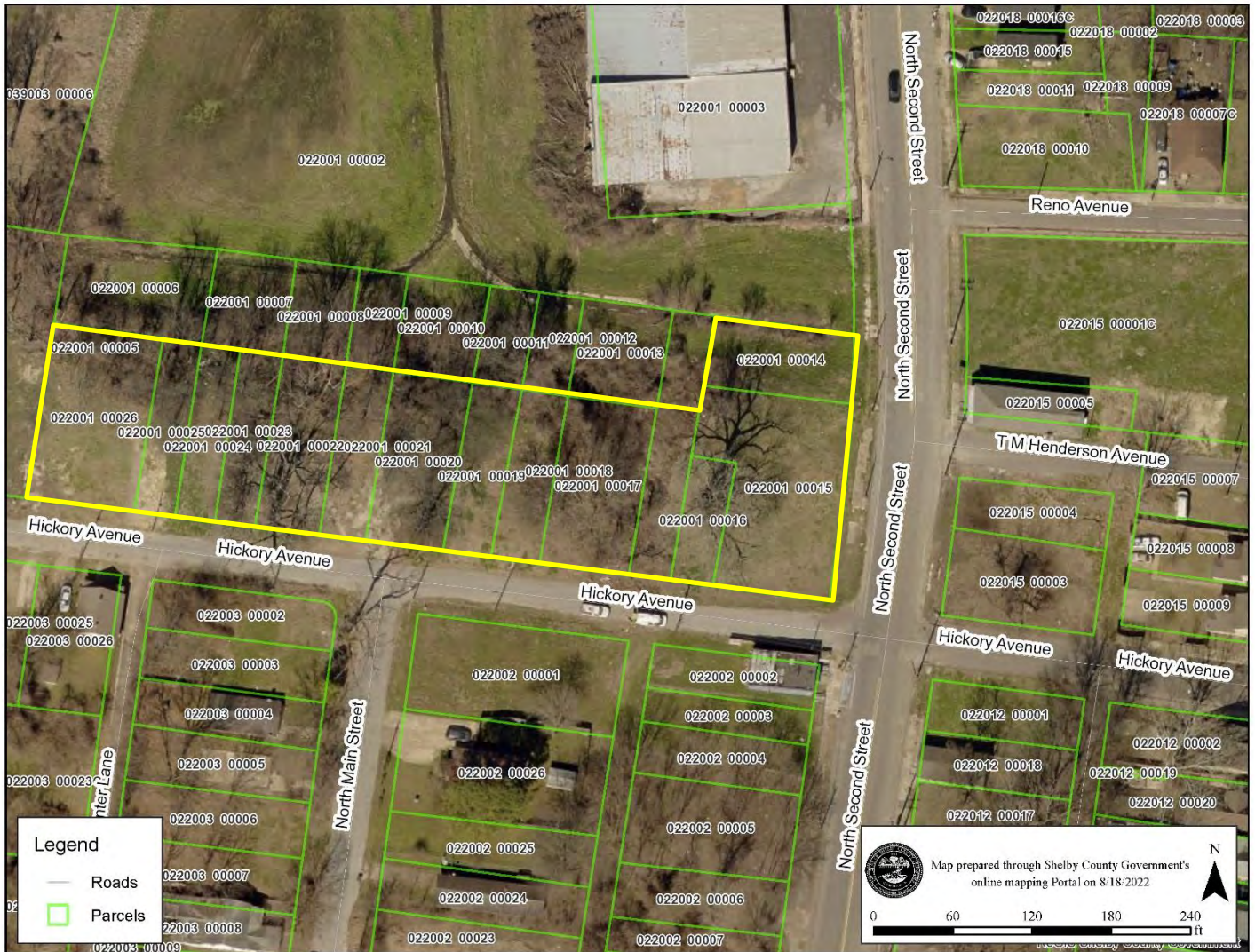
*Surveyed April 1891 for Freeman & Brinkley
by J. W. Humphreys C.E.*

*State of Tennessee }
Shelby County } Personally appeared before me A. G. Booth
a Notary Public in and for said State and County at my office duly commis-
sioned and qualified J. J. Freeman (of the firm of Freeman & Brinkley) the
within named bargainee with whom I am personally acquainted and
who acknowledged that he executed the within instrument for the purpose
therein contained. Witness my hand and notarial seal at Memphis
Tennessee this 12th day of May 1891. (A. G. Booth Notary Public
Seal)*

*State of Tennessee }
Shelby County } Filed for registration May 12, 1891, ad. 1022
wherein was recited in note Book 520 13 page 155
and was recorded May 12, 1891. E. L. Anderson Register
by A. G. Booth & Co.*

Subject property outlined in yellow, Lots 93-104

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property outlined in yellow

Existing Zoning: Commercial Mixed Use – 3 (CMU-3) and Employment (EMP)

Surrounding Zoning

North: Commercial Mixed Use – 3 (CMU-3) and Employment (EMP)

East: Mixed Use (MU)

South: Commercial Mixed Use – 3 (CMU-3), Residential Urban – 1 (RU-1) and Employment (EMP)

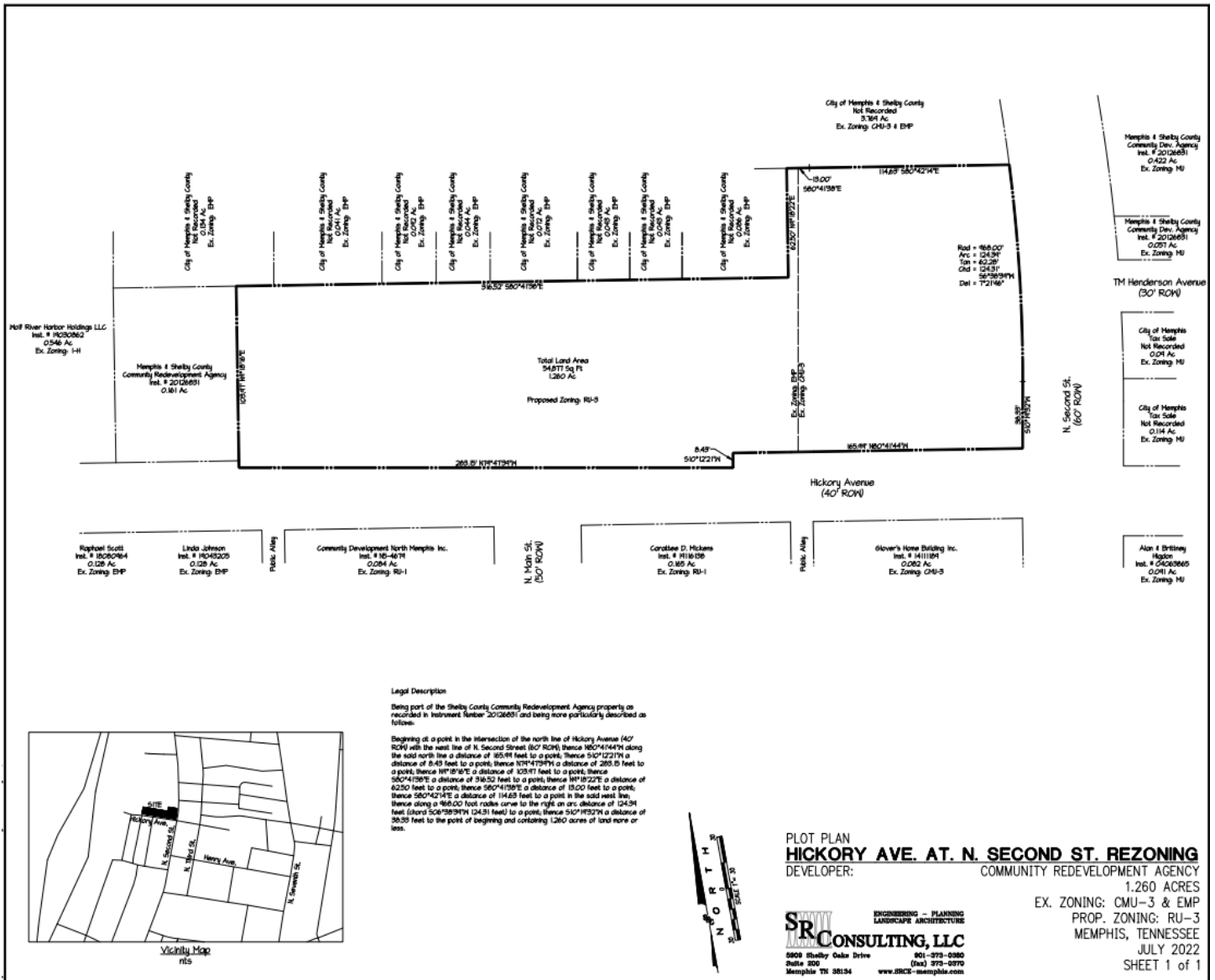
West: Heavy Industrial (IH)

LAND USE MAP



Subject property outlined in yellow

PLOT PLAN



Legal Description
Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 20126851 and being more particularly described as follows:

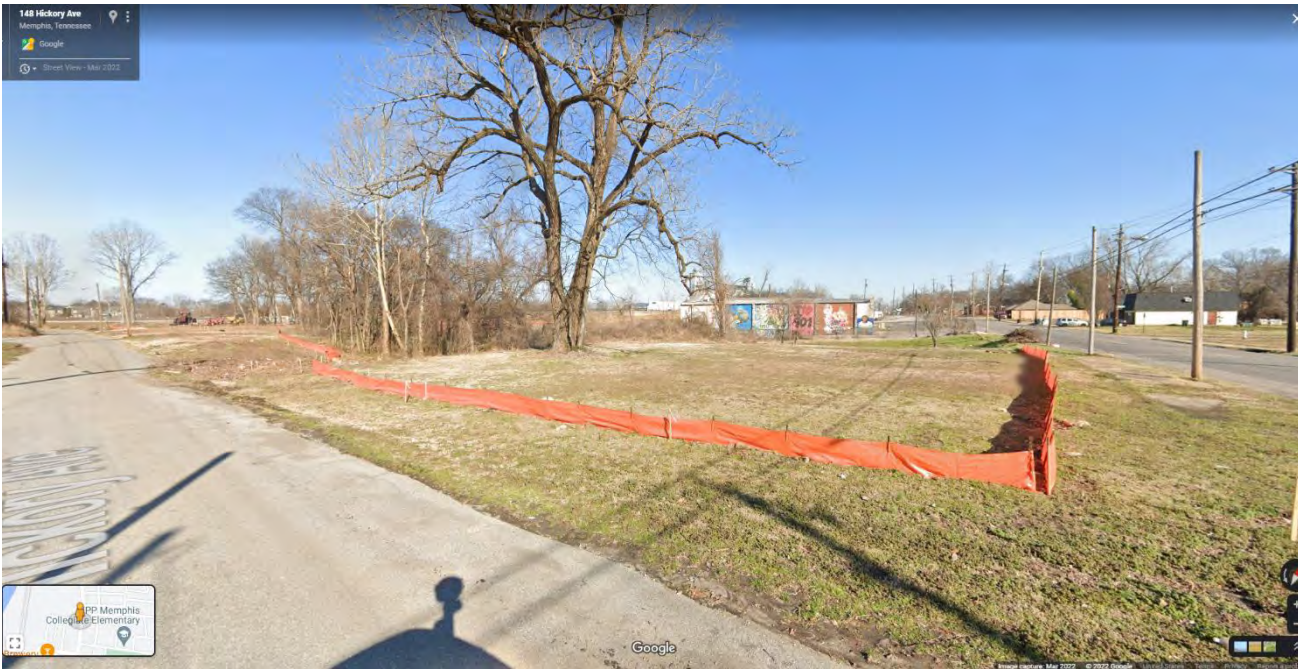
Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N00°14'44" along the said north line a distance of 85.99 feet to a point; thence S07°12'21" a distance of 8.43 feet to a point; thence N74°13'39" a distance of 265.35 feet to a point; thence N1°18'16" a distance of 103.87 feet to a point; thence S07°12'21" a distance of 318.53 feet to a point; thence N1°18'16" a distance of 62.50 feet to a point; thence S07°12'21" a distance of 13.00 feet to a point; thence S07°12'21" a distance of 14.28 feet to a point in the said west line; thence along a 98.00 foot radius curve to the right an arc distance of 124.54 feet (chord S06°38'39" (24.31 feet)) to a point; thence S17°18'32" a distance of 38.33 feet to the point of beginning and containing 1.260 acres of land more or less.



PLOT PLAN
HICKORY AVE. AT. N. SECOND ST. REZONING
DEVELOPER: COMMUNITY REDEVELOPMENT AGENCY
1.260 ACRES
EX. ZONING: CMU-3 & EMP
PROP. ZONING: RU-3
MEMPHIS, TENNESSEE
JULY 2022
SHEET 1 of 1

SR CONSULTING, LLC
ENGINEERING - PLANNING
LANDSCAPE ARCHITECTURE
2808 Shelby Oaks Drive
Memphis TN 38134
401-975-0980
(fax) 975-0970
www.SRCLC-memphis.com

SITE PHOTOS



View of subject property from Hickory Avenue looking northwest



View of subject property from Hickory Avenue looking northeast



View of subject property from North Second Street looking west



View of subject property from North Second Street looking southwest

STAFF ANALYSIS

Request

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

The request is to rezone 1.26 acres from Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) to Residential Urban – 3 (RU-3).

Review Criteria

Staff agrees with the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

9.5.7B Review Criteria

In making recommendations, the Land Use Control Board shall consider the following matters:

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);*
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;*
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;*
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and*
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.*

Site Description

The subject property is +/-1.26 acres and is comprised of thirteen parcels located on the north side of Hickory Avenue and west of North Second Street. From the intersection of North Second Street and Hickory Avenue, the site proposed for rezoning extends west approximately 449 feet along Hickory Avenue. The first 101.63 feet along Hickory Avenue is zoned Commercial Mixed Use – 3 (CMU-3), while the remainder of the 449 feet is zoned Employment (EMP). All parcels are currently vacant land. The site has been mostly cleared except for a few remaining trees and overbrush. Zoning districts in the vicinity include CMU-3 and EMP to the north; EMP, CMU-3 and Residential Urban – 1 (RU-1) to the south; Mixed Use (MU) to the east and Heavy Industrial (IH) to the west.

Properties closest to the site are also mostly vacant, aside from Second Street Grocery at the southwest corner of North Second Street and Hickory Avenue, and a masonry-framed structure at the northeast corner of North Second Street and T.M. Henderson Avenue. Overall, the area is largely undeveloped, notwithstanding nearby manufacturing sites, and residential properties mostly west of North Second Street.

Conclusions

The request is to rezone 1.26 acres from Commercial Mixed Use – 3 (CMU-3) and Employment (EMP) to Residential Urban – 3 (RU-3).

The purpose of this request is to allow for future residential development. Pertaining to intended residential development, RU-3 zoning permits a variety of residential uses, ranging from single-family detached to apartment structures.

Staff finds that while the request is solely for the purpose of rezoning so that residential development may be permitted, further application may be required for re-platting of the lots. Additional review to determine

building regulations will occur at the time the specific housing product and subdivision type are submitted.

The subject property is currently vacant.

RECOMMENDATION

Staff recommends approval.

DEPARTMENTAL COMMENTS

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

City/County Engineer: Comments were as follows:

Sewers:

1. The availability of City sanitary sewer is currently unknown. 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.
2. 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.

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: The proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan. Summary follows:

➤ **Parcel ID:** 022001 00015, 022001 00016

Overlay District/Historic District/Flood Zone: Located in the Central Business Improvement District, but not in any Historic District, or Flood Zone

Future Land Use Designation: High Intensity Commercial & Services (CSH)

Street Type: Parkway (022001 00015), N/A (022001 00016)

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

High Intensity Commercial and Service areas typically not associated with anchors. These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions. Graphic portrayal of CSH is to the right.



“CSH” Form & Location Characteristics

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

“CSH” Zoning Notes

Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezoning, as appropriate, at the time of a small area plan.

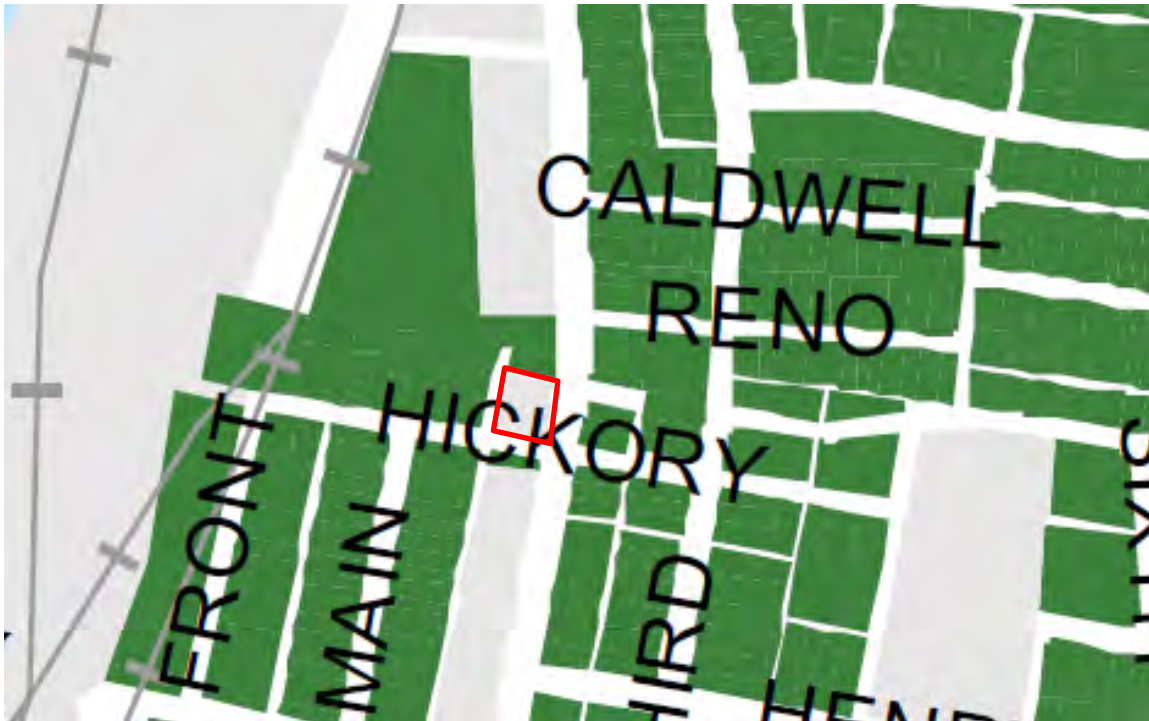
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, CMU-3

Adjacent Land Use and Zoning: Vacant, Commercial, Single-Family, Institutional, Multi-Family; RU-1, EMP and MU

Overall Compatibility: *The requested use is compatible with existing and adjacent land use, but not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing and adjacent zoning as the proposed use will be residential in the CMU-3 zoning district.*

Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

3. Degree of Change Description

N/A

- **Parcel ID:** 022001 00014, 022001 00017, 022001 00018, 022001 00019, 022001 00020, 022001 00021, 022001 00022, 022001 00023, 022001 00024, 022001 00025

Overlay District/Historic District/Flood Zone: Located in the Central Business Improvement District, but not in any Historic District, or Flood Zone

Future Land Use Designation: Anchor Neighborhood - Primarily Single-Unit

Street Type: Parkway (022001 00014), N/A (022001 00016- 022001 00025)

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

4. Future Land Use Planning Map



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

5. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.



“AN-S” Form & Location Characteristics

ACCELERATE

Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. Height: 1-3 stories. Scale: house-scale.

“AN-S” Zoning Notes

Generally compatible with the following zone districts: R-15, R-10, R-8, R-6, R-3, RU-1, MDR in accordance with Form and characteristics listed below.

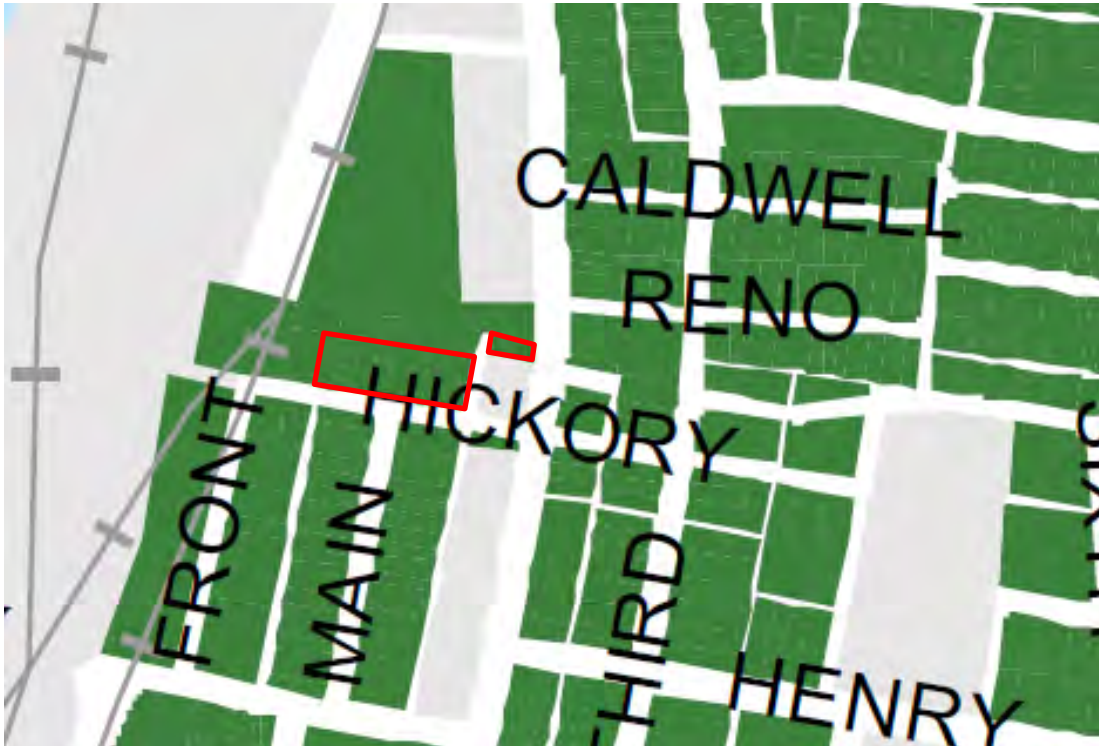
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, CMU-3 (022001 00014) and EMP (022001 00016- 022001 00025)

Adjacent Land Use and Zoning: Vacant, Commercial, Single-Family, Institutional, Multi-Family; RU-1, EMP and MU

Overall Compatibility: *The requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use, but not compatible with existing zoning as the proposed use will be residential in the EMP zoning district.*

Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Accelerate.

6. Degree of Change Description

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

The proposed use is a private investment and promotes infill development within a tax increment district.

7. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.1 – Focus residential infill efforts in anchor neighborhoods to support anchors and neighborhood commercial districts with appropriate population density

8. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

The parcel is located in the Core Planning District and the requested use is consistent with Core Planning District Priority – *Encourage growth and density by improving underutilized land for development.*

Consistency Analysis Summary

The applicant is requesting a rezoning to RU-3 from EMP & CMU-3 for future residential development.

For parcels 022001 00015, 022001 00016, the requested use is compatible with existing and adjacent land use, but not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing and adjacent zoning as the proposed use will be residential in the CMU-3 zoning district.

For Parcels 022001 00014 and 022001 00016 to 022001 00025, the requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use, but not compatible with existing zoning as the proposed use will be residential in the EMP zoning district.

The proposed use is a private investment and promotes infill development within a tax increment financing district.

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.1 – Focus residential infill efforts in anchor neighborhoods to support anchors and neighborhood commercial districts with appropriate population density

The parcel is located in the Core Planning District and the requested use is consistent with Core Planning District Priority – Encourage growth and density by improving underutilized land for development.

Overall, the proposed development is consistent with all aspects.

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

Summary Compiled by Romana Haque Suravi, Comprehensive Planning.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Assignment

Opened Date: August 2, 2022

Record Number: Z 2022-007

Expiration Date:

Record Name: N. Second St. & Hickory Ave. Rezoning

Description of Work: Rezoning from EMP & CMU-3 to RU-3

Parent Record Number:

Address: 935 N SECOND ST, MEMPHIS 38107

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MEMPHIS AND SHELBY COUNTY COMMUNITY	170 N MAIN ST, MEMPHIS, TN 38103	

Parcel Information

Parcel No:
022001 00015

APPLICATION

Contact Information

Name	Organization Name	Contact Type	Phone
Andrew Murray	Community Redevelopment Agency	Applicant	(901) 304-7921
Suffix:			
Address			

Cindy Reaves	SR Consulting LLC	Representative	(901) 870-7003
Address			

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1403272	Residential Rezoning - 5 acres or less	1	750.00	INVOICED	0.00	08/04/2022		PLNGREZON E01
1403272	Credit Card Use Fee (.026 x fee)	1	19.50	INVOICED	0.00	08/04/2022		PLNGREZON E09
Total Fee Invoiced: \$769.50					Total Balance: \$0.00			

Payment Information

Payment Amount	Method of Payment
\$769.50	Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chip Saliba
Date of Meeting	-

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No
Have you held a neighborhood meeting?	No
If yes, please provide additional information	-

GIS INFORMATION

APPLICATION



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, Andrew Z. Murray (Print Name) [Signature] (Sign Name), 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):

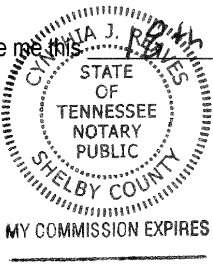
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in 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 Hickory Ave. & N. Second St.
and further identified by Assessor's Parcel Number 022-001-00014 thru 26,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 9th day of July in the year of 2022

[Signature]
Signature of Notary Public



9/27/23
My Commission Expires

LETTER OF INTENT



Date: August 2, 2022

To: Office of Planning & Development

From: Cindy Reaves

Re: Hickory Ave. at N. Second St. Rezoning

LETTER OF INTENT

We are submitting a Rezoning application for property at the northwest corner of Hickory Avenue and North Second Street. The property is within the EMP & CMU-3 zoning district and is approximately 1.260 acres in area. We are requesting a rezoning to RU-3 zoning district for future residential development.

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

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Pam Thayer, being duly sworn, depose and say that at 5:20 pm on the 29th day of August, 2022 I posted two Public Notice Signs pertaining to Case No. Z 22-07 on of the property located at the northwest corner of Hickory Avenue and North Second Street providing notice of a Public Hearing before the September 8, 2022 Land Use Control Board for consideration of a proposed Land Use Action (Rezoning), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Pam Thayer _____ 08/30/22
Owner, Applicant or Representative Date

Subscribed and sworn to before me this 30th day of August, 2022.

Cynthia J. Reaves _____
Notary Public
My commission expires: 9/27/23







LETTERS RECEIVED

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



MEMPHIS AND SHELBY COUNTY

Record Summary for Rezoning

Record Detail Information

Record Type: **Rezoning**

Record Status: **Assignment**

Opened Date: **August 2, 2022**

Record Number: **Z 2022-007**

Expiration Date:

Record Name: **N. Second St. & Hickory Ave. Rezoning**

Description of Work: **Rezoning from EMP & CMU-3 to RU-3**

Parent Record Number:

Address: 935 N SECOND ST, MEMPHIS 38107

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MEMPHIS AND SHELBY COUNTY COMMUNITY	170 N MAIN ST, MEMPHIS, TN 38103	

Parcel Information

Parcel No:
022001 00015

Contact Information

Name	Organization Name	Contact Type	Phone
Andrew Murray	Community Redevelopment Agency	Applicant	(901) 304-7921
Suffix:			
Address			

Cindy Reaves	SR Consulting LLC	Representative	(901) 870-7003
Address			

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1403272	Residential Rezoning - 5 acres or less	1	750.00	INVOICED	0.00	08/04/2022		PLNGREZON E01
1403272	Credit Card Use Fee (.026 x fee)	1	19.50	INVOICED	0.00	08/04/2022		PLNGREZON E09

Total Fee Invoiced: \$769.50

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$769.50	Credit Card

Data Fields**PREAPPLICATION MEETING**

Name of DPD Planner	Chip Saliba
Date of Meeting	-

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No
Have you held a neighborhood meeting?	No
If yes, please provide additional information	-

GIS INFORMATION

Central Business Improvement District	Yes
Case Layer	-
Class	E
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	Central Business Improvement District
Zoning	CMU-3
State Route	-
Lot	90-93
Subdivision	FREEMAN & BRINKLEY
Planned Development District	-
Wellhead Protection Overlay District	-

Data Tables

ADDRESS AND PARCEL LIST

Property Parcel Number: 022001 00014

Property Parcel Number: 022001 00015

Property Parcel Number: 022001 00016

Property Parcel Number: 022001 00017

Property Parcel Number: 022001 00018

Property Parcel Number: 022001 00019

Property Parcel Number: 022001 00020

Property Parcel Number: 022001 00021

Property Parcel Number: 022001 00022

Property Parcel Number: 022001 00023

Property Parcel Number: 022001 00024

Property Parcel Number: 022001 00025

**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, Andrew Z. Murray , state that I have read the definition of
(Print Name) (Sign Name)

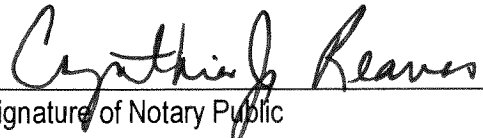
“Owner” as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

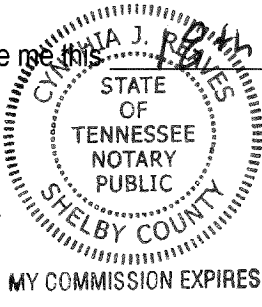
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in 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 Hickory Ave. & N. Second St.
and further identified by Assessor's Parcel Number 022-001-00014 thru 26,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 19th day of July in the year of 2022


Signature of Notary Public



9/27/23
My Commission Expires



ENGINEERING • PLANNING

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

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

Date: August 2, 2022

To: Office of Planning & Development

From: Cindy Reaves

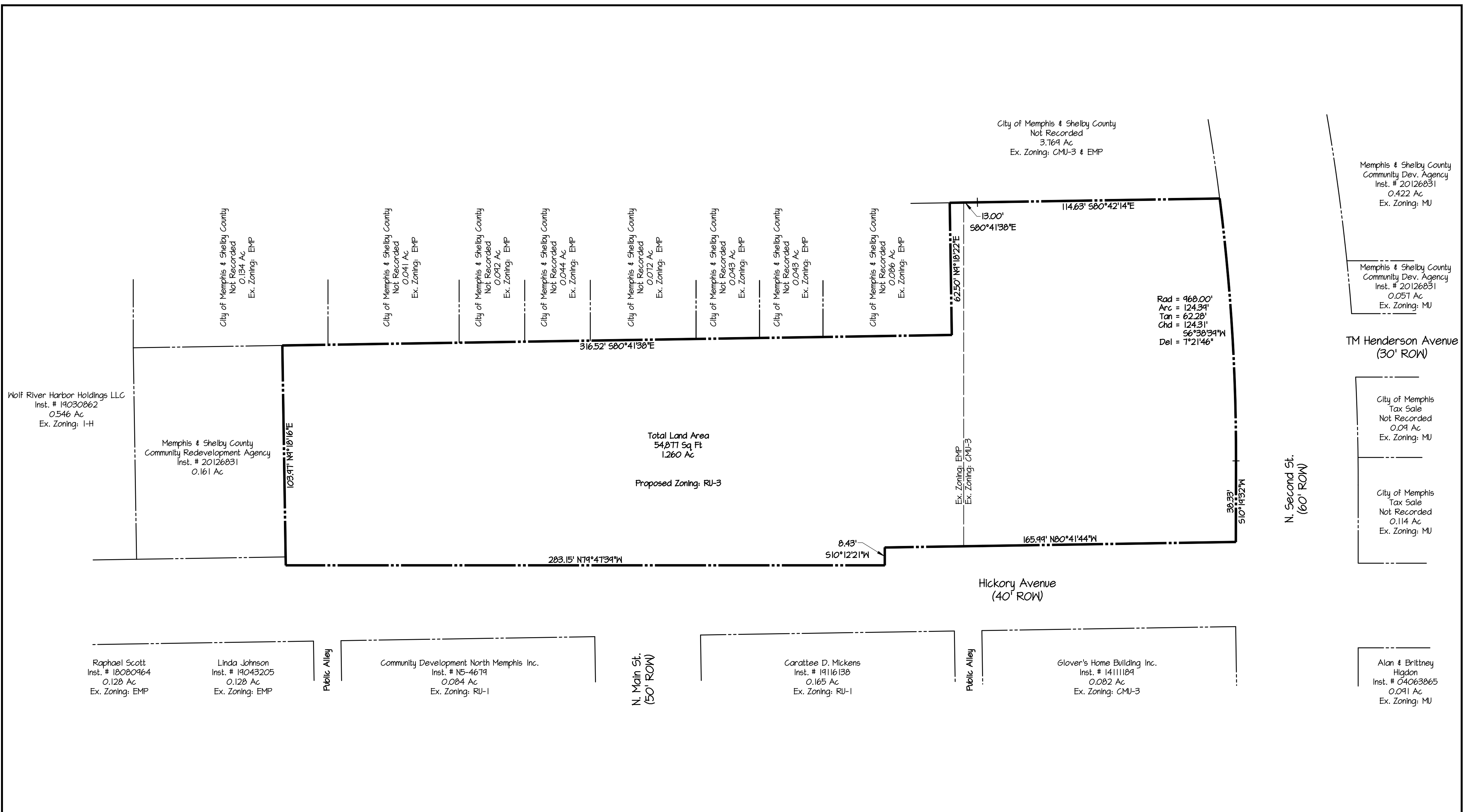
Re: Hickory Ave. at N. Second St. Rezoning

LETTER OF INTENT

We are submitting a Rezoning application for property at the northwest corner of Hickory Avenue and North Second Street. The property is within the EMP & CMU-3 zoning district and is approximately 1.260 acres in area. We are requesting a rezoning to RU-3 zoning district for future residential development.

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

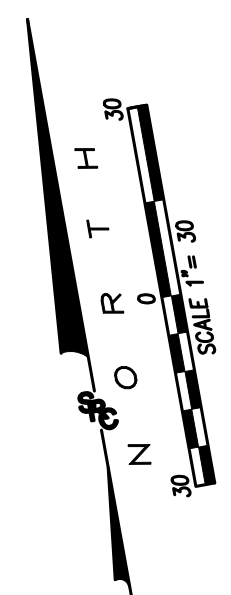
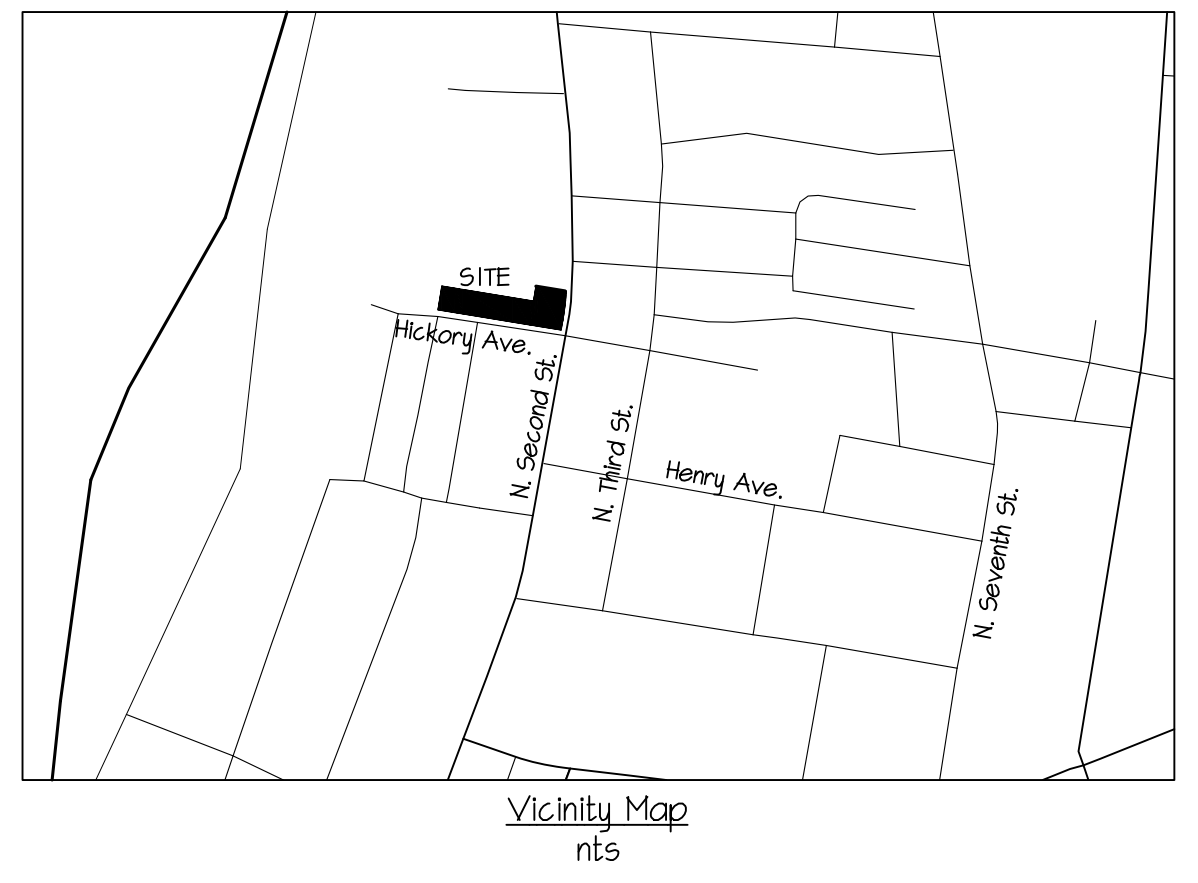
File No. 9/20/2020-014 (unless otherwise noted) Examinee's Seal: Planning, Jul 21, 2022 - 10:50am



Legal Description

Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 20126831 and being more particularly described as follows:

Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N80°41'44"W along the said north line a distance of 165.99 feet to a point; thence S10°12'21"W a distance of 8.43 feet to a point; thence N1°4'13"9"W a distance of 283.15 feet to a point; thence N9°18'16"E a distance of 103.91 feet to a point; thence S80°41'38"E a distance of 316.52 feet to a point; thence N9°18'22"E a distance of 62.50 feet to a point; thence S80°41'38"E a distance of 13.00 feet to a point; thence S80°42'14"E a distance of 114.63 feet to a point in the said west line; thence along a 968.00 foot radius curve to the right an arc distance of 124.39 feet (chord S06°38'39"W 124.31 feet) to a point; thence S10°19'32"W a distance of 38.33 feet to the point of beginning and containing 1.260 acres of land more or less.



**PLOT PLAN
HICKORY AVE. AT. N. SECOND ST. REZONING**
DEVELOPER: COMMUNITY REDEVELOPMENT AGENCY

SR CONSULTING, LLC
ENGINEERING - PLANNING
LANDSCAPE ARCHITECTURE
5909 Shelby Oaks Drive Suite 200 Memphis TN 38134
901-373-0380 (fax) 373-0370
www.SRCE-memphis.com

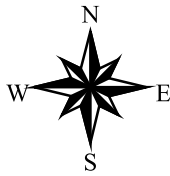
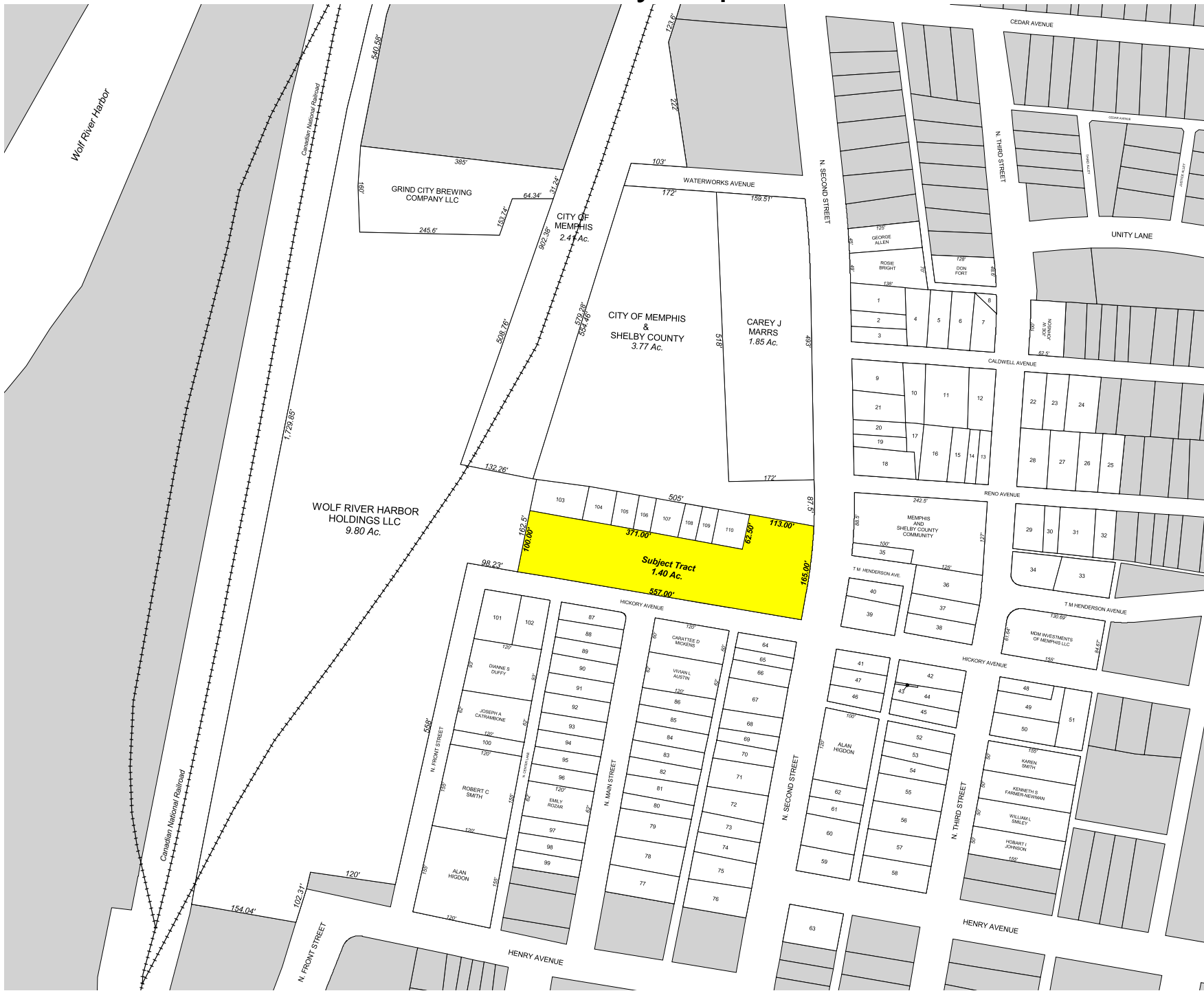
1.260 ACRES
EX. ZONING: CMU-3 & EMP
PROP. ZONING: RU-3
MEMPHIS, TENNESSEE
JULY 2022
SHEET 1 of 1

Legal Description

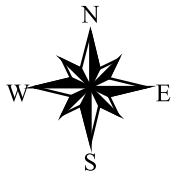
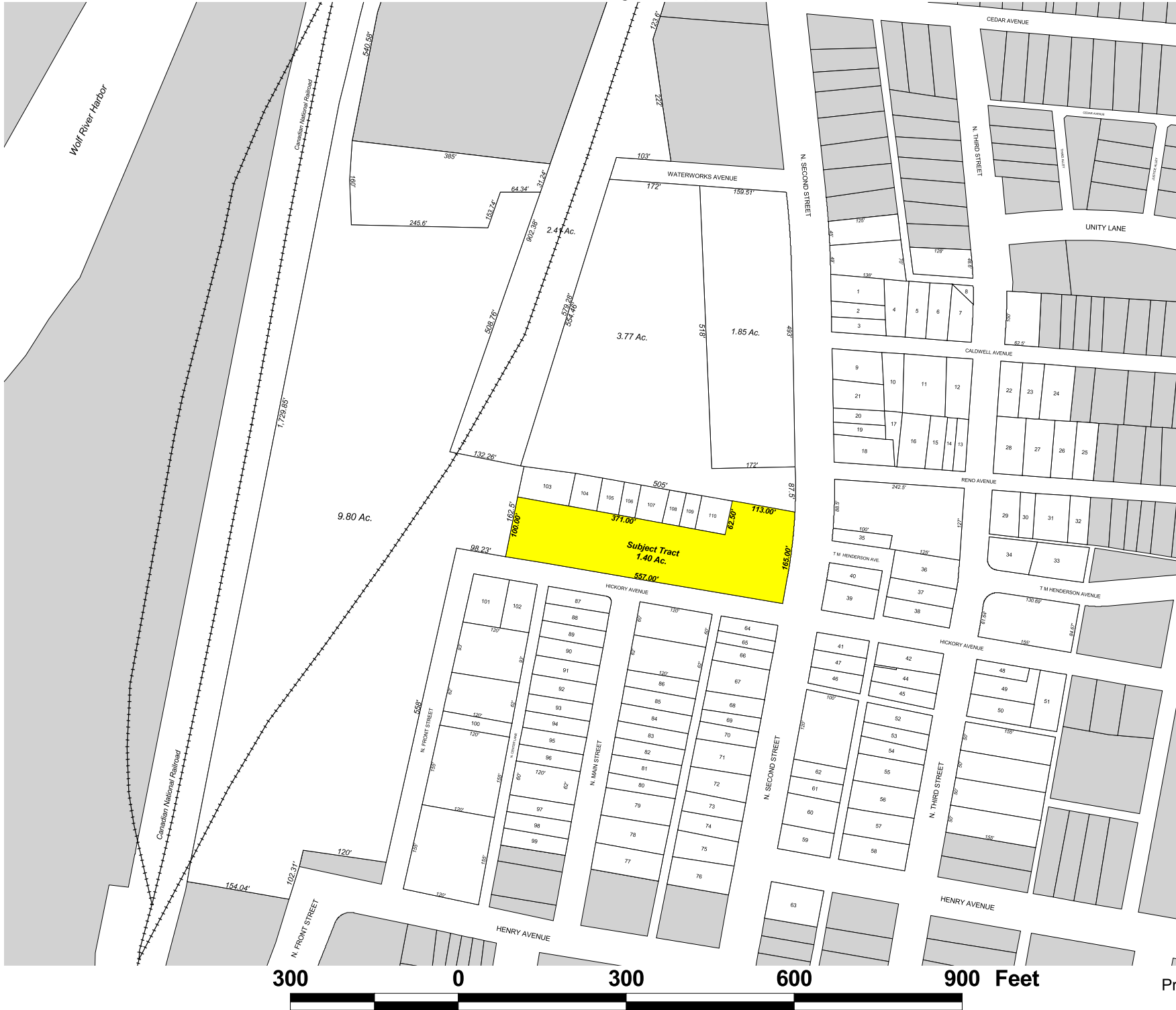
Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 20126831 and being more particularly described as follows:

Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N80°41'44"W along the said north line a distance of 165.99 feet to a point; Thence S10°12'21"W a distance of 8.43 feet to a point; thence N79°47'39"W a distance of 283.15 feet to a point; thence N9°18'16"E a distance of 103.97 feet to a point; thence S80°41'38"E a distance of 316.52 feet to a point; thence N9°18'22"E a distance of 62.50 feet to a point; thence S80°41'38"E a distance of 13.00 feet to a point; thence S80°42'14"E a distance of 114.63 feet to a point in the said west line; thence along a 968.00 foot radius curve to the right an arc distance of 124.39 feet (chord S06°38'39"W 124.31 feet) to a point; thence S10°19'32"W a distance of 38.33 feet to the point of beginning and containing 1.260 acres of land more or less.

Vicinity Map



Vicinity Map



Date: 01/30/22
Prepared By:
Property Research Data
PRD Job #22-005

Allen Georg
1014 N. Second Street
Memphis, TN 38107-1811

Austin Vivian L
928 N. Main Street
Memphis, TN 38107-2345

Banes Bernice L Trust Revocable
205 S. Yates Road
Memphis, TN 38120-2255

Bennett Viree
935 N. Main Street
Memphis, TN 38107-2346

Bishop Henry & Carolyn S
909 N. Third Street
Memphis, TN 38107

Borczon Robin & John
706 Belvedere Boulevard
Memphis, TN 38107-0386

Brazan Luvonne A
929 N. Main Street
Memphis, TN 38107-2346

Bright Rosie
3874 Advantage Way Drive, Apt 301
Memphis, TN 38128-7271

Burchett James B
2976 N. Rolling Woods Drive
Memphis, TN 38128-5356

Burnett Clinton J
4255 Waymar Drive
Memphis, TN 38117

Bynum Ida R (Estate Of)
980 N. Second Street
Memphis, TN 38107-1809

Cannon Arstine (Estate Of)
3602 Trezevant Street
Memphis, TN 38127

Cannon Hilton & Velma
172 Reno Avenue
Memphis, TN 38107-1842

Catrambone Joseph A
912 N. Front Street
Memphis, TN 38107-2349

Cirrus Technologies & Data Solutions Inc.
105 Shoemaker Drive, Ste. 23
Antioch, TN 37013

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

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

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

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

Community Development North Memphis
939 N. Main Street
Memphis, TN 38107-2346

Crider Dawnyea & Marviesta
3825 Range Line Road
Memphis, TN 38127-4703

Crochett Naomi T And Ruth T
57 S. Sanga Road
Cordova, TN 38018

Crump Harry
908 N. Second Street
Memphis, TN 38107-2352

Crump Harry & Annie P D
908 N. Second Street
Memphis, TN 38107-2352

Davenport Derrick
5980 Maher Valley Cove
Bartlett, TN 38135-9271

Duffy Dianne S
P O Box 239
Suches, GA 30572-0239

Farmer-Newman Kenneth S
916 N. Third Street
Memphis, TN 38107-2431

Flowers Alfred B
2053 Belover Drive
Memphis, TN 38127-3302

Fort Don And Donna Pope
1009 N. Third Street
Memphis, TN 38107-1870

Franklin Deborah
160 Caldwell Avenue
Memphis, TN 38107-1835

Gibbs Magnolia
908 N. Main Street
Memphis, TN 38107-2345

Gillespie Inece
168 Reno Avenue
Memphis, TN 38107-1842

Glovers Home Building Incorporated
5115 Whitworth Road
Memphis, TN 38116-8436

Gray Marcia
932 N. Third Street
Memphis, TN 38107-2431

Grind City Brewing Company LLC
1355 Hewlett Drive
Rossville, TN 38066-3625

Hayes Tabitha D And Christy L Teamer
920 N. Main Street
Memphis, TN 38107-2345

Higdon Alan
2928 Court Street
Bartlett, TN 38134-4531

Higdon Alan And Brittney Higdon
2928 Court Street
Bartlett, TN 38134-4531

Ingram Patrick L
6911 Kinderhill Cove
Memphis, TN 38141-

Johnson Hobart I & Kathryn G
1634 Vollintine Avenue
Memphis, TN 38107-3030

Johnson Joe W
202 Caldwell Avenue
Memphis, TN 38107

Johnson Linda
85 Hickory Avenue
Memphis, TN 38107-2301

Jones Gregory
4703 Crossover Lane
Memphis, TN 38117-5526

Kaaz Spencer And Guadalupe Escobar
12 S. Evergreen Street
Memphis, TN 38104-3919

Knowlton Evelyn M
913 N. Third Street
Memphis, TN 38107-2430

Lee Melvin E (LE) And Angela L
900 N. Main Street
Memphis, TN 38107-2345

Lewis Ruby (Estate Of)
178 T M Henderson Avenue
Memphis, TN 38107-1860

Littlejohn Barbara
250 Caldwell Avenue
Memphis, TN 38107-1845

Marrs Carey J And Cary G Marrs (RS)
717 Riverside Drive
Memphis, TN 38103-1728

MDM Investments Of Memphis LLC
P O Box 751536
Memphis, TN 38175-1536

Memphis And Shelby County Comm.
P O Box 70386
Memphis, TN 38107-0386

Memphis And Shelby County Community
170 N. Main Street, 6th Floor
Memphis, TN 38103-1877

Mickens Carattee D
969 Riverside Boulevard
Memphis, TN 38106-1556

Moore Daphne And Philisha Duffie (RS)
2756 Overton Crossing Street
Memphis, TN 38127-8127

Nash Investments Group LLC
6158 Autumn Pt.
Olive Branch, MS 38654-6624

Nelms Eddie Jr. And Glendale C Nelms
3422 Brown Bark
Memphis, TN 38115

NHO Management Incorporated
P O Box 140666
Memphis, TN 38104-2432

North Memphis Community Dev. Corp.
262 Union Avenue, Ste. 1100
Memphis, TN 38103-5134

Oasis Of Hope Incorporated
8500 Walnut Grove Road
Cordova, TN 38018

Oates Mattie
3930 Allenbrook Cove, Apt. 200
Memphis, TN 38118-1880

Scott Raphael
1640 Dolan Drive
Memphis, TN 38116-5202

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

Simelton Deborah
3634 Lyndale Avenue
Minneapolis, MN 55412

Simmons Stephanie
P O Box 3458
Memphis, TN 38173-0458

Smiley William L
P O Box 25165
Arlington, VA 22202-9065

Smith Georgeanna T
327 Buntyn Street
Memphis, TN 38111-1601

Smith Karen
3407 Drayton Manor Run
Lawrenceville, GA 30045-9417

Smith Robert C & Patsy L
5217 Shady Grove Road
Memphis, TN 38117-3447

Tharpe Hattye P
6670 Ross Manor Drive
Memphis, TN 38141-2414

Vann Ann
183 Caldwell Avenue
Memphis, TN 38107-1838

Watson Lawrence
4644 Priscilla Avenue
Memphis, TN 38128

White Bennie
3111 Belle Grove Road
Memphis, TN 38115

Williams Verzonja
187 Hickory Avenue
Memphis, TN 38107-2464

Wolf River Harbor Holdings LLC
495 Tennessee Street, Ste. 152
Memphis, TN 38103-2549

Wolf River Holdings LLC
495 Tennessee Street, Ste. 152
Memphis, TN 38103

Woods Danielle M
921 N. Third Street
Memphis, TN 38107-2430

Ziemer Christopher E
1000 N. Second Street
Memphis, TN 38107-1811

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

City of Memphis and Shelby County
125 N. Main Street
Memphis, TN 38103

City of Memphis and Shelby County
125 N. Main Street
Memphis, TN 38103

City of Memphis and Shelby County
125 N. Main Street
Memphis, TN 38103

City of Memphis and Shelby County
125 N. Main Street
Memphis, TN 38103

City of Memphis and Shelby County
125 N. Main Street
Memphis, TN 38103

Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

20126831

11/17/2020 - 08:24:30 AM

9 PGS

HERTHA 2123715-20126831

VALUE	191000.00
MORTGAGE TAX	0.00
TRANSFER TAX	706.70
RECORDING FEE	45.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	756.70

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TENNESSEE 38120
(901) 752-1133
FF24134

Return To:
J. Clay Cole
Coventry Escrow & Title Company, LLC
7500 Capital Drive
Germantown, Tennessee 38138

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 4th day of November, 2020, by and between **ALAN HIGDON AND BRITTNEY KUTZ FKA BRITTNEY HIGDON, FATHER AND DAUGHTER** Grantor, and **SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY**, Grantee. City of Memphis and

WITNESSETH:

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

See attached Exhibit A for legal descriptions of properties.

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

The said Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered except for: City of Memphis and Shelby County not yet due and payable which Grantee hereby assumes and agrees to pay; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under Grantor, but not further or otherwise.***

This property is being conveyed in as-is condition, and Grantor makes no representations or warranties, of any kind or nature whatsoever, whether express or implied, implied by law, or otherwise, concerning the condition of the property.

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

[Signature]
Alan Higdon

[Signature]
Brittney Kutz fka Brittney Higdon

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alan Higdon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of November, 2020.

[Signature]
Notary Public

My Commission Expires: Nov. 13, 2023



STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brittney Kutz fka Brittney Higdon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of November, 2020.

[Signature] [Signature] Michael L. Kutz
Notary Public

My Commission Expires: 8/5/2023 Nov. 13, 2023



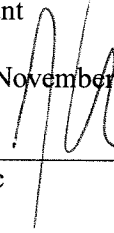
STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best affiant's knowledge, information or belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$191,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

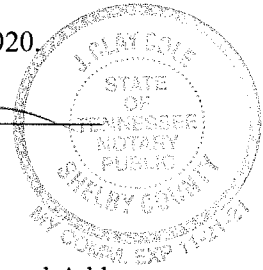


Affiant

SUBSCRIBED AND SWORN to before me this 6th day of November, 2020.



Notary Public



My Commission expires: _____

Property Addresses: See attached exhibit A
Parcel No. See Attached Exhibit A

City of New Owner Name and Address:
Memphis-Shelby County Community
Redevelopment Agency
170 N. Main St., 6th Floor
Memphis, TN 38103

Mail Tax Bills To:
City of Memphis and Shelby County
Community Redevelopment Agency
170 N. Main St., 6th Fl.
Memphis, TN 38103

EXHIBIT A

1. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00020

The South 100 feet of Lot 98, FREEMAN AND BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north side of Hickory Avenue 253 feet west of North Second Street; running thence westwardly along the north line of Hickory Street 50 feet to a point; running thence northwardly 100 feet to a point; running thence eastwardly 50 feet to a point; running thence southwardly 100 feet to the point of beginning.

Being the same property conveyed to Alan Higdon & Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005383, in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; Easement of record at Book 3178, Page 336 and Instrument No. CT 4870; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

2. 112 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00018

Lot 96 in Freeman's and Brinkley's Subdivision, part of country Lot 535, as recorded May 12, 1891, in Plat Book 2, page 131, having a frontage of 30 feet on the north side of Hickory (formerly Brinkley) Street, and extending back between parallel lines 162½ feet.

LESS AND EXCEPT: PART SOLD AT 2029-440

Part of Lot 96, Freeman and Brinkley Subdivision, as of record in Plat Book 2, Page 131, in the Office of the Register of Shelby County, Tennessee, and more particularly described as follows: Beginning at a point in the east line of said Lot 96, said point being 100 feet north of the north line of Hickory Avenue; running thence northwardly 62.5 feet to the north line of Lot 96; thence westwardly 30 feet to the west line of Lot 96; thence southwardly 62.5 feet; thence eastwardly 30 feet to the point of beginning. Being a part of that property described in deed of record in Book 1982, Page 525, in the aforesaid Register's Office.

Being one and the same property conveyed to Alan Higdon or Brittney Higdon by Quit Claim Deed of record at Instrument No. 11036918 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

3. 0 N Second, Memphis, TN – Tax Parcel ID: 022-001-00015

Part of Lots 90, 91, 92 and 93, of FREEMAN & BRINKLEY SUBDIVISION, of part of Cheek and Pate Subdivision in Country Lot 535 as per plat of record in Plat Book 2, Page 131, in the Register's Office of Shelby County, Tennessee, more particularly described as follows:

Beginning at a chisel mark cut in the concrete sidewalk in the intersection of the west line of North Second Street with the north line of Hickory Avenue, thence northwardly with said west line of North Second Street 162.5 feet to a chisel mark cut in said concrete sidewalk; thence westwardly parallel with Hickory Avenue 120 feet to the east line of an alley; thence southwardly with said east line of alley 89.3 feet to a stake; thence eastwardly parallel with Hickory Avenue 30.8 feet to a stake; thence southwardly parallel with North Second Street 73.2 feet to a stake in the north line of Hickory Avenue; thence eastwardly with north line of Hickory Avenue 89.2 feet to the beginning.

LESS AND EXCEPT that part of lot 93 conveyed to the City of Memphis and described in Warranty Deed of record in Book 1988, Page 405, in the Register's Office of Shelby County, Tennessee.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon, by Quit Claim Deed of record at Instrument No. 0463868 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

4. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00024

The West 29 Feet of Lot 102, FREEMAN AND BRINKLEY SUBDIVISION, in Country Lot 535 as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north line of Hickory Street 385 feet west of the west line of North Second Street; said point being the southeast corner of Lot 102; running thence west along the north line of Hickory Street 39 feet to a point in the southeast corner of the property conveyed by deed recorded in Book 2781, Page 242 in said Register's Office; running thence northwardly 100 feet to a point; running thence eastwardly 39 feet to a point; running thence southwardly 100 feet to a point in the north line of Hickory Street to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005381 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

5. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00023

The East 2 feet of Lot 102, west 23 feet of Lot 101, FREEMAN AND BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property. And being 25 feet by 100 feet on Hickory.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005382 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; and Easement of record at Book 2781, Page 242; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

6. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00022

The South 100 Feet of Lot 100, and the South 100 Feet of the East 8 Feet of Lot 101, FREEMAN AND BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows: Beginning at a point in the north line of Hickory Street 334 feet west of the west line of North Second Street; said point being the southeast corner of Lot 100; running thence west along the north line of Hickory Street 39 feet to a point in the southeast corner of the property conveyed by deed recorded in Book 2781, Page 242 in said Register's Office; running thence northwardly 100 feet to a point; running thence eastwardly 39 feet to a point; running thence southwardly 100 feet to a point in the north line of Hickory Street to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005429 in the Register's Office of Shelby County, Tennessee.

7. 84 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00026

The South 100 feet of Lots 103, 104 and 105, FREEMAN AND BRINKLEY SUBDIVISION except the east 22½ feet of Lot 103 and being more particularly described as follows: Beginning at a point in the South line of Lot 103 in the north line of Hickory Avenue which point being 22½ feet west of the southeast corner of Lot 103 and midway between the houses known as 84-86 and 88 Hickory Avenue; thence west along the South lines of Lots 103, 104, and 105 along the north line of Hickory Avenue about 70.5 feet to a point; thence northwardly and parallel to the west line of Lot 105, a distance of 100 feet to a point in the south line of the property belonging to the City of Memphis; thence east along the south line of said property and parallel to the north line of Hickory Avenue 70.5 feet to a point; thence south and parallel with the east line of Lot 103 to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 11104441 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; and Easement of record at Book 3178, Page 338; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

8. 114 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00017

Lots 94 and 95, FREEMAN AND BRINKLEY SUBDIVISION, as recorded in Plat Book 2, page 131, in the Register's Office, Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

LESS & EXCEPT that part retained by the City of Memphis & the County of Shelby, as shown on Tax Map as Parcel No. 022-001-00013.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 11036917 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

9. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00016

Part of Lots 90 through 92, FREEMAN and BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a stake in the north line of Hickory Avenue 89.2 feet westwardly from the west line of North Second Street; thence westwardly with said north line of Hickory Avenue 30.8 feet to the east line of an alley; thence northwardly with the east line of said alley 73.2 feet to a stake; thence eastwardly parallel with Hickory Avenue 30.8 feet to a stake; thence southwardly 73.2 feet to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005384 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

10. 0 Reno, Memphis, TN – Tax Parcel ID: 022-015-00001C

Lots 92 through 98, J.F. Graham Subdivision, as shown on Plat Book of record in Plat Book 5, Page 6, in the Register's Office of Shelby County, Tennessee to which plat reference is hereby made for a more particular description of said property.

And

Beginning at a point in the east line of North Second Street 57 feet south of the south line of Reno Avenue, which point of beginning is the southwest corner of property owned by Petrovsky; running thence east to a point in the west line of North Third Street, which point is the southeast corner of property now owned by Petrovsky; thence southwardly with said west line of North Third Street to the north line of Sunflower Avenue; thence westwardly with said north line of

Sunflower Avenue to a point in the southeast corner of another tract owned by Petrovzsky and which is situated at the northeast corner of said Petrovsky tract last above referred to; thence westwardly with the north line of said last mentioned Petrovsky tract to the east line of North Second Street; thence northwardly with said east line of North Second Street to the point of beginning.

Being one and the same property conveyed to Alan Higdon by Counterpart Warranty Deed recorded at Instrument Nos. 11094026 and 11094027 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5, Page 6; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

11. 954 N Second, Memphis, TN – Tax Parcel ID: 022-015-00005

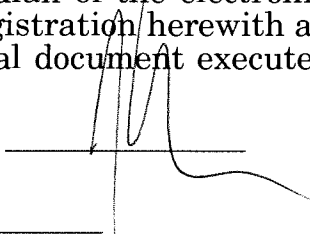
Part of Block G, Bickford Park Subdivision in the City of Memphis, Shelby County, Tennessee, more particularly described as follows:

Beginning at a point being the intersection of the north line of Sunflower Avenue with the east line of North Second Street; thence northwardly with the east line of North Second Street 25 feet to a point; thence eastwardly and parallel with the north line of Sunflower Avenue 100 feet to a point in the west line of an alley; thence southwardly parallel with the west line of said alley 25 feet to a point in the north line of Sunflower Avenue; thence westwardly with the north line of Sunflower Avenue 100 feet to the point of beginning.

Being one and the same property conveyed to Alan Higdon by Warranty Deed of record at Instrument No. 04175057 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

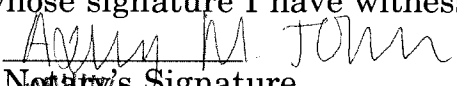
I, J. Clay Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee

County of Shelby

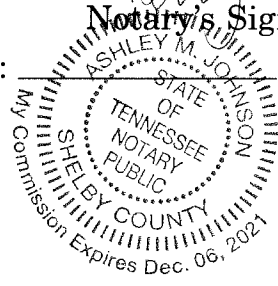
Personally appeared before me, Ashley M. Johnson, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

21110135

09/03/2021 - 11:51:30 AM

5 PGS

LINDA 2295082-21110135

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	29.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**This Deed Prepared By and
Return to: Monice Hagler, Esquire
Hagler Law Group, PLLC
2650 Thousand Oaks Blvd., Ste. 2140
Memphis, Tennessee 38118**

**QUIT CLAIM DEED
(0 North Second)**

THIS INDENTURE made and entered into this 25th day of AUGUST 2021 by and between **CITY OF MEMPHIS**, a Municipality in the State of Tennessee hereinafter referred to as **Grantor** and **City of Memphis and Shelby County Community Redevelopment Agency**, hereinafter referred to as **Grantee**;

WITNESSETH: Pursuant to Resolution adopted by the Council of the City of Memphis on February 2, 2021, for and in consideration of the sum of **Ten Dollars (\$10.00)**, from the Grantee, receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee all of its right, title and interest in and to the certain vacant property in the City of Memphis, Shelby County, Tennessee, as described and as shown in Exhibit A.

The Grantor hereby retains easements for existing utilities, sanitary sewer and drainage facilities recorded and unrecorded located in the above described parcel of real property.

Grantor makes no claim or warranty relative to the environmental condition of the above described property.

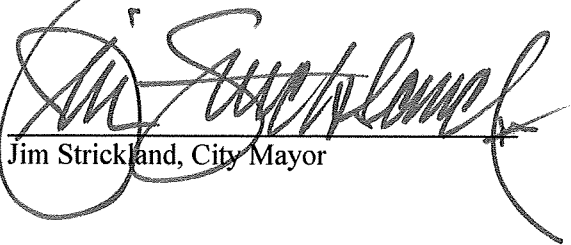
IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

SIGNATURES FOLLOW ON NEXT PAGE

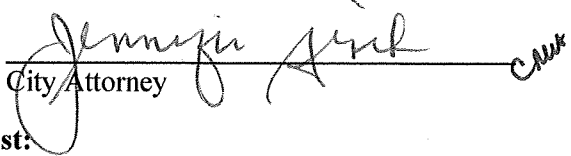
Grantor:

CITY OF MEMPHIS, TENNESSEE

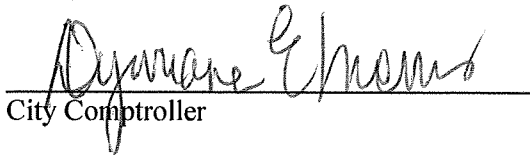
By:

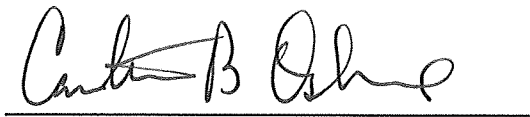

Jim Strickland, City Mayor

Approved:


City Attorney *CMK*

Attest:


City Comptroller



Real Estate Manager

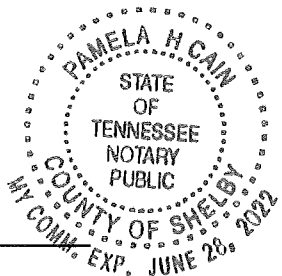
**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **Jim Strickland, Mayor of the City of Memphis, Tennessee**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the City of Memphis, Tennessee**, the within named bargainer, one of the municipal corporations of the State of Tennessee, and that he as such **Mayor** of said city, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **City of Memphis, Tennessee**, by himself as such **Mayor** of said municipal corporation.

WITNESS my hand and Notarial Seal, at office in the City of Memphis, in the County aforesaid, this 26 day of August, 2021.

My Commission Expires

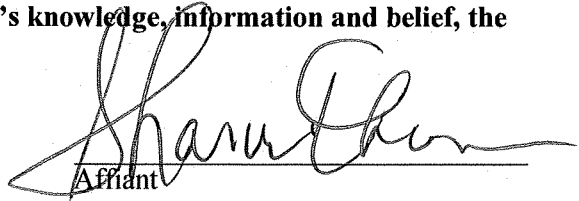
6/28/22




Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

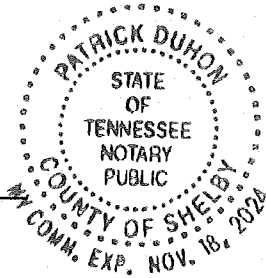
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is EXEMPT.



Affiant

Subscribed and sworn to before me this the 25th day of August, 2021.

My Commission Expires

Nov. 18, 2024




Notary Public

Property Owner:

City of Memphis and Shelby County
Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Mail Tax Bills To:

City of Memphis and Shelby County
Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Property Address:

1. 0 N Second Street – Parcel ID# 022-001-00014

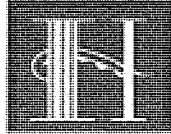
EXHIBIT A – LEGAL DESCRIPTION

0 North Second – Parcel ID # 022-001-00014

Part of Lot 93, Freeman and Brinkley Subdivision, as recorded in Plat Book 2, Page 131, and being more particularly described in Warranty Deed at 1988-405, and filed in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to Grantor by Warranty Deed at Book 1988, Page 405 dated June 17, 1948 and filed in the Register's Office of Shelby County, Tennessee.

With Exceptions to Title – Easement of record at Plat Book 3, Page 113, filed in the Register's Office of Shelby County, Tennessee.



THE
HAGLER
LAW GROUP, PLLC

ARCHWAY TITLE & ESCROW, LLC

2650 Thousand Oaks Blvd. Suite 2140

Memphis, Tennessee 38118

901-290-6620 Office

901-290-0294 Facsimile

monice@haglerlawgroup.com

I, Monice Moore Hagler, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/25/21.

Affiant - Monice Moore Hagler

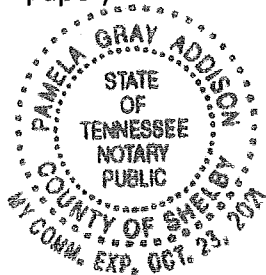
STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Pamela Gray Addison, a notary public for this county and state, Monice Moore Hagler, who acknowledges that this certification of an electronic certification of an electronic document is true and correct and whose signature I have witnessed

Notary Signature

MY COMMISSION EXPIRES 10/23/21

Notary's Seal (if on paper)





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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

21110138

09/03/2021 - 11:51:30 AM

7 PGS

LINDA 2295082-21110138

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	39.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**This Deed Prepared By and
Return to: Monice Hagler, Esquire
Hagler Law Group, PLLC
2650 Thousand Oaks Blvd., Ste. 2140
Memphis, Tennessee 38118**

**QUIT CLAIM DEED
(Ten Parcels)**

THIS INDENTURE made and entered into this 25th day of AUGUST, 2021 by and between the **CITY OF MEMPHIS**, a Municipal Corporation in the State of Tennessee, hereinafter referred to as **Grantor** and the **City of Memphis and Shelby County Community Redevelopment Agency**, hereinafter referred to as **Grantee**;

WITNESSETH: Pursuant to Resolution adopted by the Council of the City of Memphis on February 2, 2021, for and in consideration of the sum of Ten Dollars (\$10.00), from the Grantee, receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee all of its right, title and interest in and to the certain vacant property in the City of Memphis, Shelby County, Tennessee, as described and as shown in Exhibit A.

The Grantor hereby retains easements for existing utilities, sanitary sewer and drainage facilities recorded and unrecorded located in the above described parcels of real property.

Grantor makes no claim or warranty relative to the environmental condition of the above described property.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

SIGNATURES FOLLOW ON NEXT PAGE

GRANTOR:

CITY OF MEMPHIS, TENNESSEE

By:

Jim Strickland, City Mayor

Attest:

Nyemara E Morris
City Comptroller

Approved:

Monique Job
City Attorney *CMW*

Carter B. Oline
Real Estate Manager

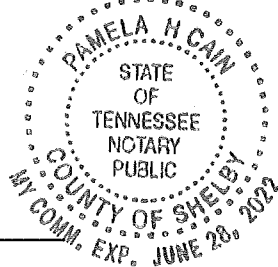
**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **Jim Strickland, Mayor of the City of Memphis, Tennessee**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the City of Memphis, Tennessee**, the within named bargainer, one of the municipal corporations of the State of Tennessee, and that he as such **Mayor** of said city, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **City of Memphis, Tennessee**, by himself as such **Mayor** of said municipal corporation.

WITNESS my hand and Notarial Seal, at office in the City of Memphis, in the County aforesaid, this 25 day of Sept, 2021.

My Commission Expires

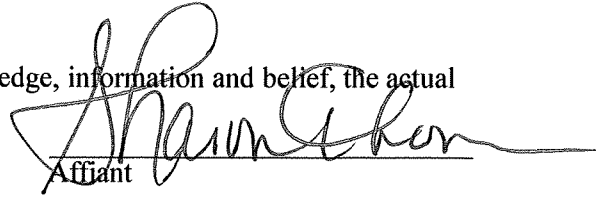
6/28/22



Pamela H. Cain
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

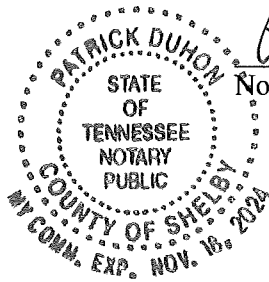
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is EXEMPT.


Affiant

Subscribed and sworn to before me this the 25th day of August, 2021.

My Commission Expires

Nov. 18, 2024




Notary Public

Property Owner:

City of Memphis and Shelby County
Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Mail Tax Bills To:

City of Memphis and Shelby County
Community Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

Property Addresses:

1. 837 N Decatur – (Parcel ID# 021-006-00016)
2. 0 Hastings – (Parcel ID# 021-009-00003)
3. (Parcel ID# 021-012-00017) (rear lot of 643 Decatur St.)
4. 1009 Looney (Parcel ID# 021-030-00003)
5. 912 Decatur – (Parcel ID# 021-044-00054)
6. 0 Hickory Avenue – (Parcel ID# 022-001-00019)
7. 0 Hickory Avenue - (Parcel ID# 022-001-00025)
8. 911 N Main – (Parcel ID# 022-003-00010)
9. 897 N Main – (Parcel ID# 022-003-00013)
10. 1112 E Clyde Avenue – (Parcel ID# 040-010-00016)

EXHIBIT A – LEGAL DESCRIPTIONS

1. 837 N Decatur – (Parcel ID# 021-006-00016)

Lot 27, 28, 29, & 30, Block 1 Mar Mosley Subdivision, as recorded in Plat Book 3, Page 135, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number AF-7113 dated January 20, 1988 and filed in Register's Office of Shelby County, Tennessee.

2. 0 Hastings– Parcel ID # 021-009-00003

Lot PT 12, James Jones Subdivision, as shown in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number AJ 1762 dated March 29, 1988, and filed in Register's Office of Shelby County, Tennessee.

3. (Parcel ID# 021-012-00017) (rear lot of 643 Decatur St.)

Lot PT 20, Block 13 Brinkley & Snowden Subdivision, as shown on plat of record in Plat Book 1, Page 38, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number AV-4226 dated December 8, 1988, and filed in Register's Office of Shelby County, Tennessee.

With Exceptions to Title - Easements of record at Instrument Number 2798-609 filed in the Register's Office of Shelby County, Tennessee

4. 1009 Looney (Parcel ID # 021-030-00003)

The east 40 feet of Lot 10, Miller Court Subdivision, as shown on plat of record in Plat Book 3, Page 121, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #10, TRD 9425-3 dated January 5, 1996 as shown in the Chancery Court of Tennessee for the Thirtieth Judicial District at Memphis.

5. 912 Decatur – Parcel ID #021-044-00054

Lot 12, Block 2, Toohey Subdivision, as shown on plat of record in Plat Book 4, Page 15, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #13, TRD 9460-2 dated August 1, 2000 as shown in the Chancery Court of Tennessee for the Thirtieth Judicial District at Memphis.

6. 0 Hickory Avenue – (Parcel ID# 022-001-00019)

The South 100 Feet of Lot 97, Freeman and Brinkley Subdivision as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #2, TRD 9413-3 dated August 3, 1983 as shown in the Chancery Court of Tennessee for the Tenth Chancery Division at Memphis.

7. 0 Hickory Avenue – (Parcel ID# 022-001-00025)

The East 221/2 feet of the South 100 Feet of Lot 103, Freeman and Brinkley Subdivision, as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #2, TRD 9413-3 dated August 3, 1983 as shown in the Chancery Court of Tennessee for the Tenth Chancery Division at Memphis.

8. 911 N Main – (Parcel ID# 022-003-00010)

Lot 43, Freeman and Brinkley Subdivision as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Quit Claim Deed at Instrument Number EA 7044 dated November 8, 1993 and re-recorded at Instrument Number EC 9226 dated January 21, 1994, both filed in the Register's Office of Shelby County, Tennessee.

9. 897 N Main – (Parcel ID# 022-003-00013)

Lot 39, Freeman and Brinkley Subdivision as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number ER 6057 dated September 9, 1994, filed in the Register's Office of Shelby County, Tennessee.

10. 1112 E Clyde – Parcel ID# 040-010-00016

Lot 73-75, Block A Breedlove Avenue Place Subdivision, as recorded in Plat Book 4, Page 1, less and except the part taken for Thomas Street, and filed in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number DF-3148 dated November 13, 1992 and filed in Register's Office of Shelby County, Tennessee.

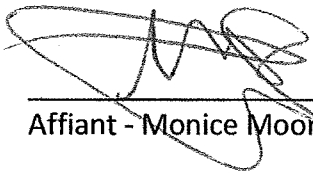


THE
HAGLER
LAW GROUP, PLLC

ARCHWAY TITLE & ESCROW, LLC

*2650 Thousand Oaks Blvd, Suite 2140
Memphis, Tennessee 38118
901-290-6620 Office
901-290-0294 Facsimile
monice@haglerlawgroup.com*

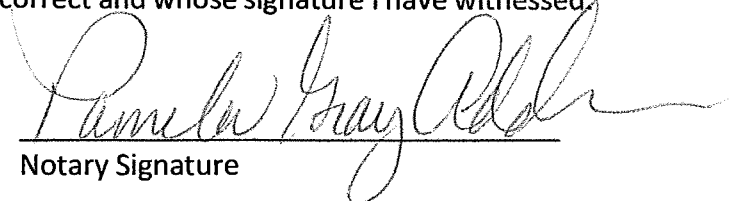
I, Monice Moore Hagler, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/25/21.



Affiant - Monice Moore Hagler

STATE OF TENNESSEE
COUNTY OF SHELBY

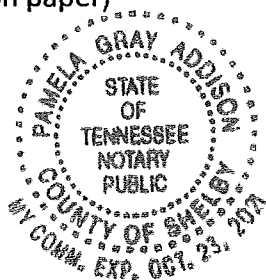
Personally appeared before me, Pamela Gray Addison, a notary public for this county and state, Monice Moore Hagler, who acknowledges that this certification of an electronic certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

MY COMMISSION EXPIRES 10/23/21

Notary's Seal (if on paper)



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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

**Planning & Zoning COMMITTEE: 09/27/2022
DATE
PUBLIC SESSION: 09/27/2022
DATE**

ITEM (CHECK ONE)
 ORDINANCE RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 705 and 691 South Parkway East, known as case number SUP 22-022.

CASE NUMBER: SUP 2022-022

LOCATION: 705 and 691 South Parkway East

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

OWNER/APPLICANT: Monumental Baptist Church/After Life Mortuary Services

REPRESENTATIVE: Smith Building Design

REQUEST: Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District

AREA: +/- .792 acres in total

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**
 Hearing – September 27, 2022

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
09/08/2022 _____	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>
_____	_____	MUNICIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 22-022

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 705 AND 691 SOUTH PARKWAY EAST, KNOWN AS CASE NUMBER SUP 22-022

- This item is a resolution with conditions for a special use permit to allow Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, September 8, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 2022-022
LOCATION:	705 and 691 South Parkway East
COUNCIL DISTRICT(S):	District 6 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Monumental Baptist Church/After Life Mortuary Services
REPRESENTATIVE:	Smith Building Design
REQUEST:	Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District
EXISTING ZONING:	Commercial Mixed Use – 1 (CMU-1)
AREA:	+/- .792 acres in total

The following spoke in support of the application: None

The following spoke in opposition the application: None

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

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

Respectfully,



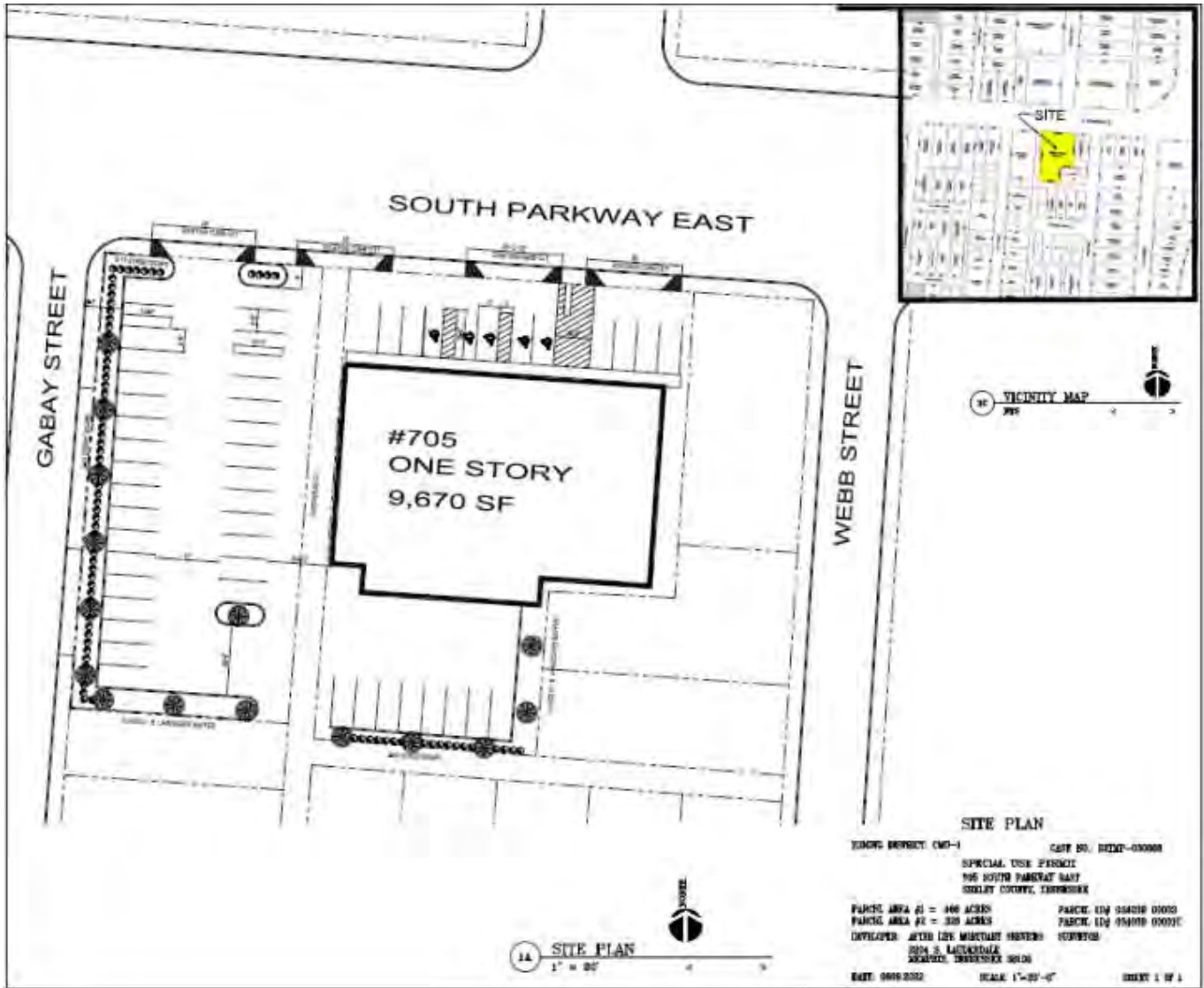
Seth Thomas
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SUP 22-022
CONDITIONS

1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
2. All refuse containers shall be completely screened from view from all adjacent properties and all public right of-way.
3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

SITE PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 705 AND 691 SOUTH PARKWAY EAST, KNOWN AS CASE NUMBER SUP 22-022

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

WHEREAS, After Life Mortuary Services filed an application with the Memphis and Shelby County Division of Planning and Development Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on September 8, 2022, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

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

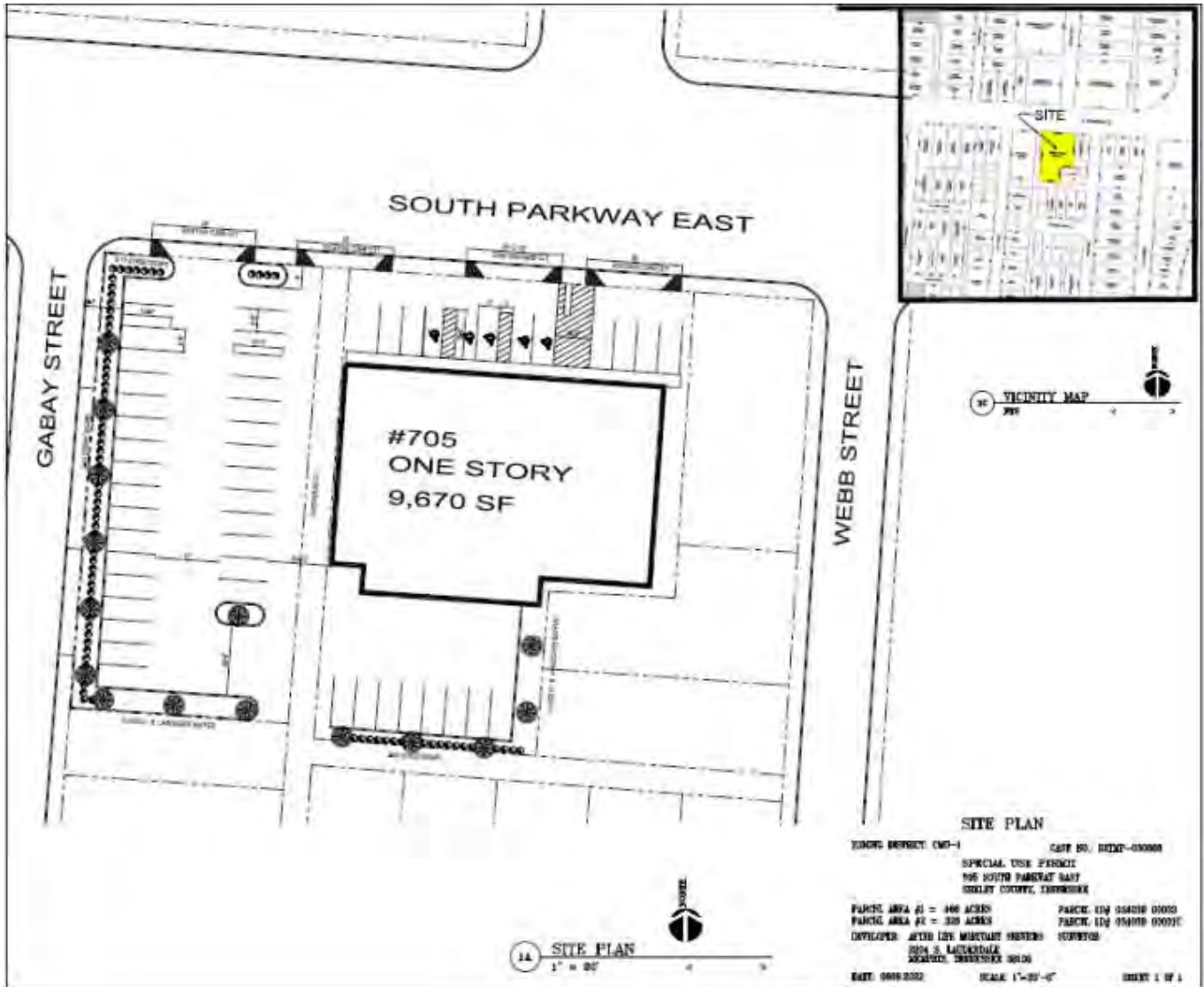
ATTEST:

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

CONDITIONS

1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
2. All refuse containers shall be completely screened from view from all adjacent properties and all public right of-way.
3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

SITE PLAN



AGENDA ITEM: 2

CASE NUMBER: SUP 2022-022 **L.U.C.B. MEETING:** September 8, 2022

LOCATION: 705 and 691 South Parkway East

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

OWNER/APPLICANT: Monumental Baptist Church/After Life Mortuary Services

REPRESENTATIVE: Smith Building Design

REQUEST: Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District

AREA: +/- .792 acres in total

EXISTING ZONING: Commercial Mixed Use – 1 (CMU-1)

CONCLUSIONS

1. The applicant is seeking Special Use Permit approval for using an existing structure located within the CMU-1 Zoning District for funeral and mortuary services.
2. The property has been vacant since 2008 and staff feels that the reuse of the property for funeral and mortuary services is an appropriate way use the property.
3. This project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is **consistent** with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 15-17 of this report.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

Street Frontage: South Parkway East +/-114 linear feet
Zoning Atlas Page: 2130
Parcel ID: 034039 00003
Existing Zoning: Commercial Mixed Use – 1 (CMU-1)

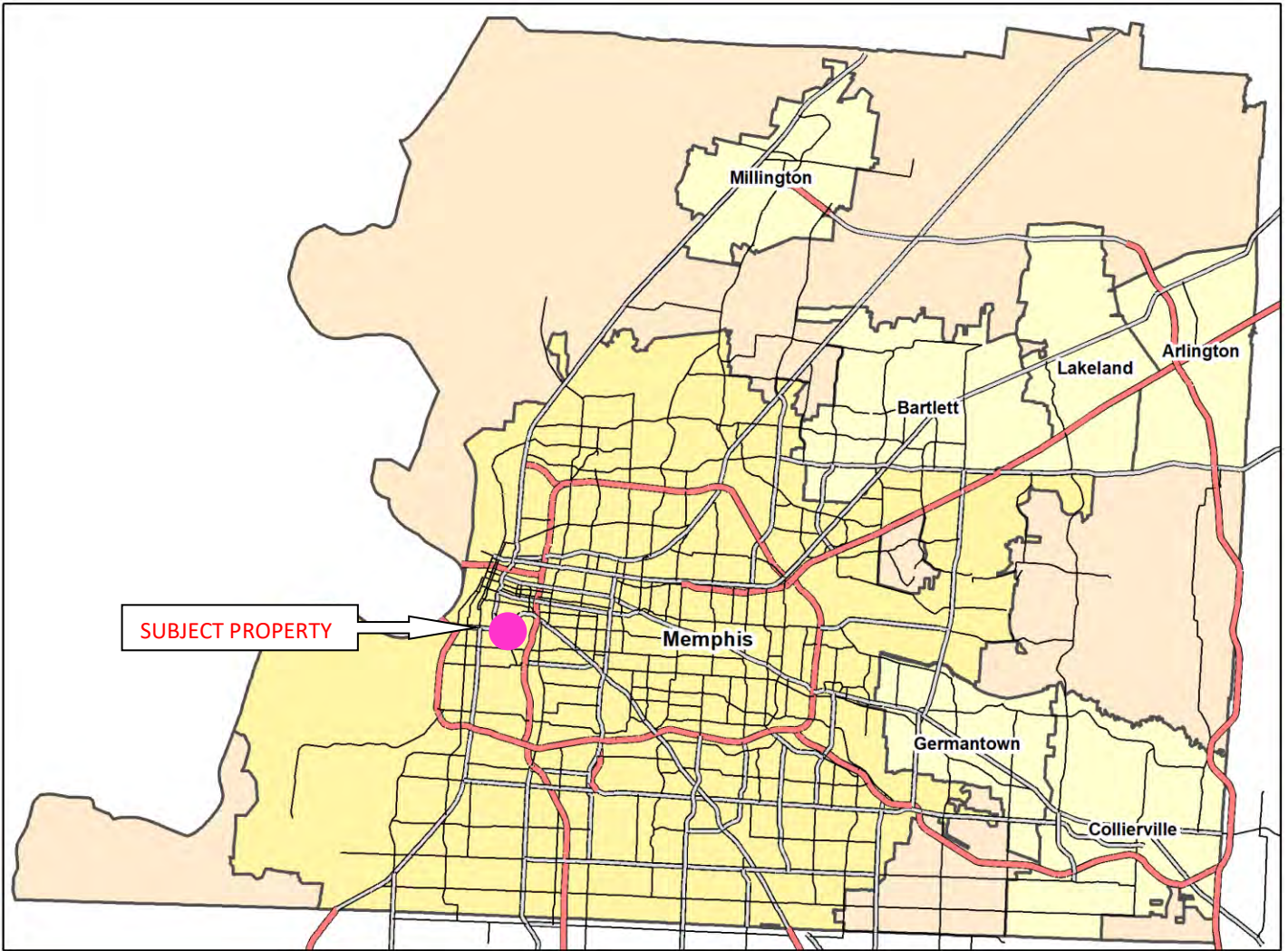
NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Thursday, July 18, 2022, at the Monumental Baptist Church, 704 S. Parkway East.

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

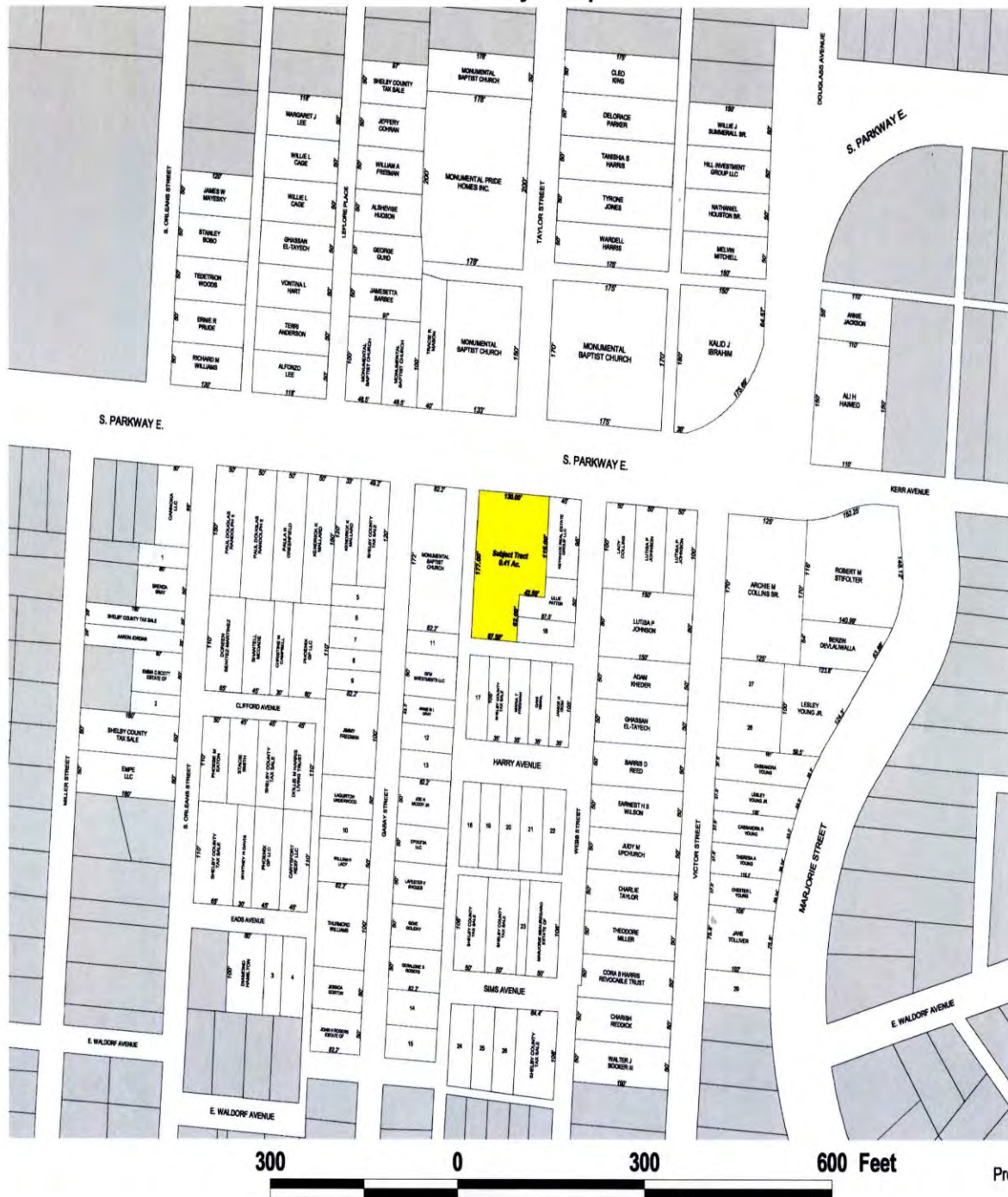
LOCATION MAP



Subject property located within the pink circle

VICINITY MAP

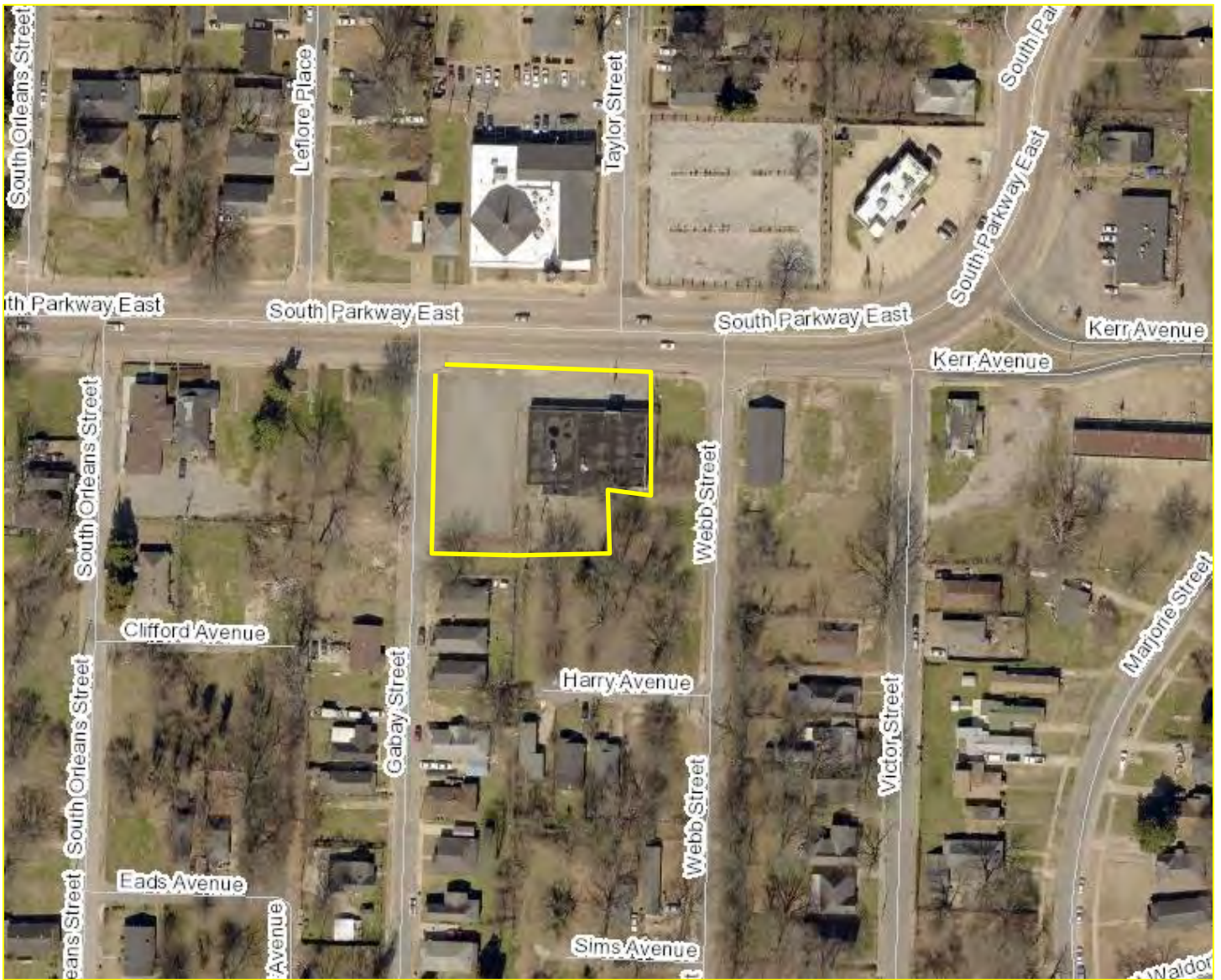
Vicinity Map



Site highlighted in yellow

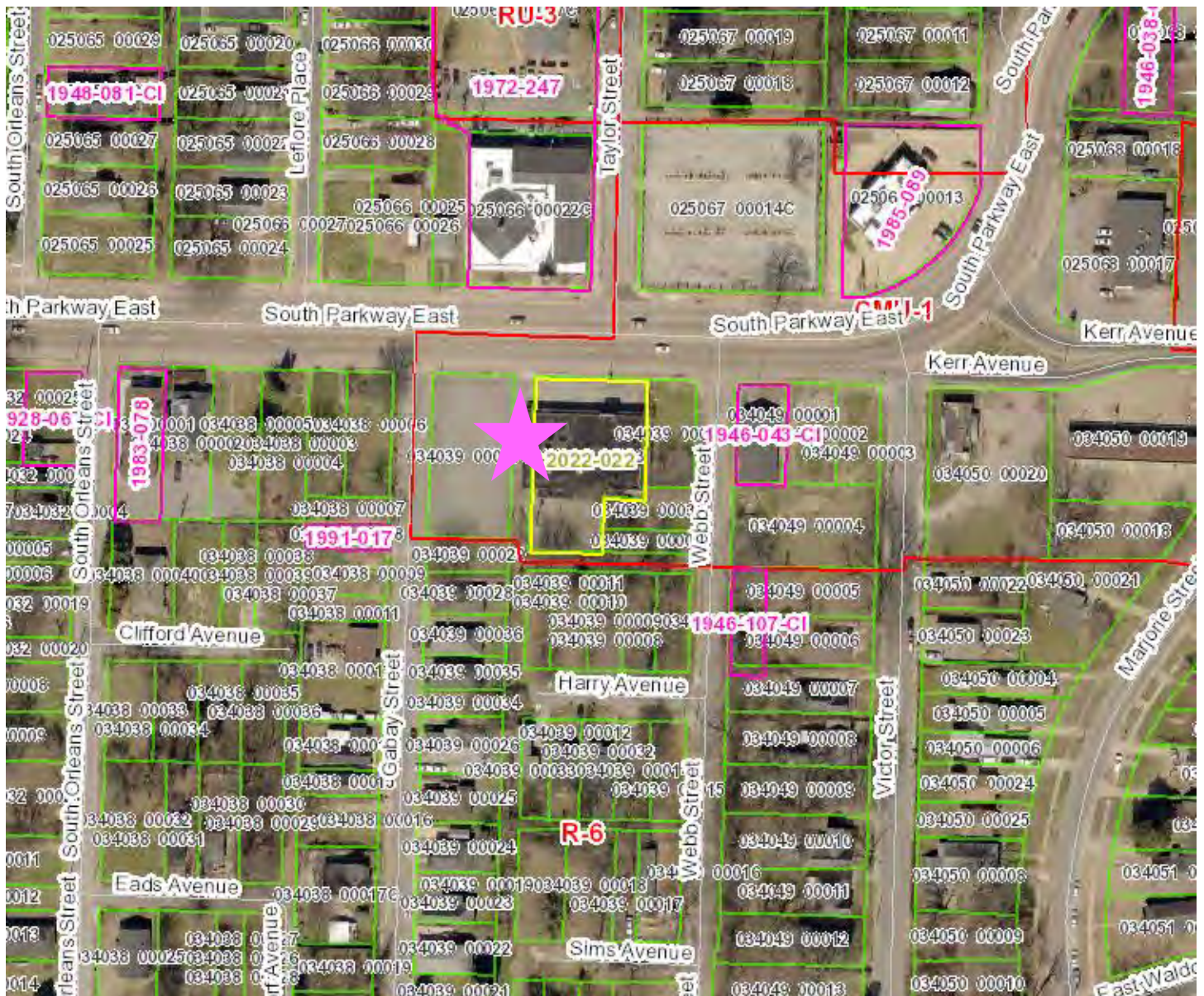
Date: 04/26/22
Prepared By:
Property Research Data
PRD Job #22-022

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property indicated by a pink star

Existing Zoning: Commercial Mixed Use – 1 (CMU-1)

Surrounding Zoning

North: R-6 and RU-3

East: CMU-1, R-6, and BOA 1946-107-CI

South: R-6

West: R-6 and BOA 1991-017

LAND USE MAP

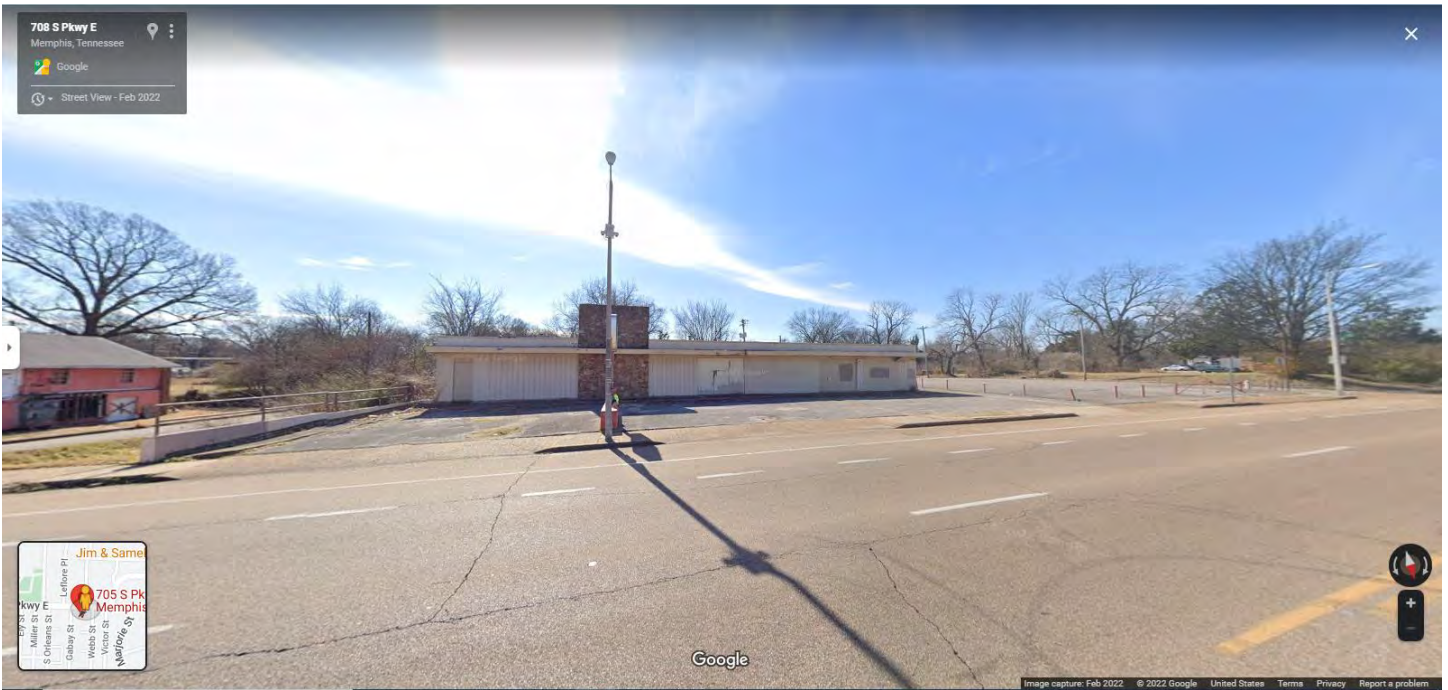


LandUse

 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 property from South Parkway East facing south

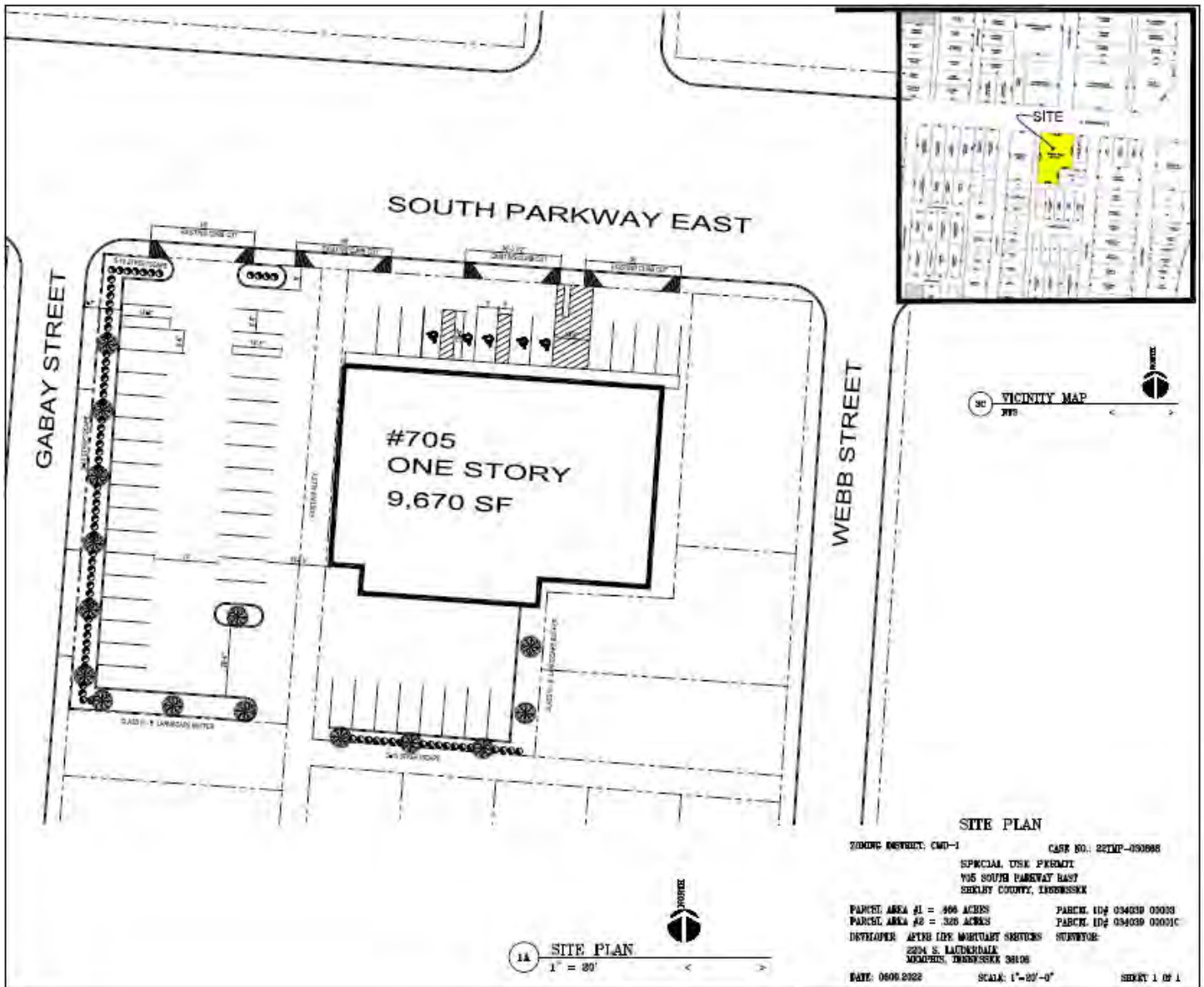


View of the property from the corner of Gabay Street and South Parkway East facing southeast



View of the property from Gabay Street facing east

SITE PLAN



STAFF ANALYSIS

Request

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

The request is for using an existing structure for funeral and mortuary services within the CMU-1 Zoning District

Approval Criteria

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

9.6.9 Approval Criteria

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

- 9.6.9A The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*
- 9.6.9B The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*
- 9.6.9C The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*
- 9.6.9D The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*
- 9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- 9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*
- 9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- 9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

Site Description

The subject property is +/- .792 acres and comprised of two parcels (034039 00003 and 034039 00001C), located at 705 and 691 South Parkway, and zoned Commercial Mixed Use – 1 (CMU-1). Per the Assessor's Office, the principal structure on the site was originally built in 1956 and is a one-story office building with a ground floor area of 9,670 square feet. The surrounding land uses are a mixture of Commercial, instructional, and residential.

Conclusions

The applicant is seeking Special Use Permit approval for using an existing structure located within the CMU-1 Zoning District for funeral and mortuary services.

The property has been vacant since 2008 and staff feels that the reuse of the property for funeral and mortuary services is an appropriate way to bring this lot back to life.

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

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
2. All refuse containers shall be completely screened from view from all adjacent properties and all public right-of-way.
3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

DEPARTMENTAL COMMENTS

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

City/County Engineer:

CITY ENGINEERING COMMENTS DATE: 7/6/2022

CASE: SUP-22-022 NAME: After Life Mortuary Services

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

Sewers:

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

Roads:

4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
6. Dedicate a 5 foot property radius on the northwest corner of Gabay Street and South Parkway

Traffic Control Provisions:

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

projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curbs Cuts/Access:

10. The City Engineer shall approve the design, number and location of curb cuts.
11. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
12. The existing development exceeds the maximum allowable number of curb cuts on South Parkway. One curb cut only will be allowed on S. Parkway and one curb cut only will be allowed on Gabay Street.

Street Closures:

13. An approved street and alley closure for the north-south alley running through this site is required prior to the approval of this development.

Drainage:

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

- | | |
|---|-----------------------|
| 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: | |

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.



“A-NS” Form & Location Characteristics

NURTURE, ACCELERATE, and SUSTAIN

Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. Height: 1-3 stories. Scale: house-scale.

“A-NS” Zoning Notes

Generally compatible with the following zone districts: RW and CMU-1 in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Office, CMU-1

Adjacent Land Use and Zoning: Institutional, Vacant, Commercial, Multi-family and Single-Family, R-6 and CMU-1

Overall Compatibility: *This requested use is not compatible with the land use description/intent, form & location requirements as the use is not residential.*

3. Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Nurture.

4. Degree of Change Description

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. *The proposed use is a private investment that will stimulate market activity by allowing a business to relocate to the neighborhood. Additionally, this proposed use would increase the mix of uses within the neighborhood.*

Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities

The requested use is consistent with Objective 1.1 – Focus future growth and density in and around Community and Citywide Anchors, Action 1.1.31 - Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation. The requested use is also consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.7 – Support and encourage the adaptive reuse of existing underutilized structures and properties in Citywide and Community Anchors for business development.

5. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

The parcel is located in the South Planning District and the requested use is consistent with South Planning District Priority – Strategically address blight and vacancy with a mix of building redevelopment and open space and agricultural uses.

Consistency Analysis Summary

The applicant is seeking a special use permit to operate a funeral home.

This requested use is not compatible with the AN-S future land use description/intent, form & location requirements as the use is not residential.

The proposed use is a private investment that will stimulate market activity by allowing a business to relocate to the neighborhood. Additionally, this proposed use would increase the mix of uses within the neighborhood. The requested use is consistent with Memphis 3.0 Actions 1.1.31 - Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation and 1.5.7 - Support and encourage the adaptive reuse of existing underutilized structures and properties in Citywide and Community Anchors for business development.

The parcel is located in the South Planning District and the requested use is consistent with South Planning District Priority – Strategically address blight and vacancy with a mix of building redevelopment and open space and agricultural uses.

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

Summary Compiled by: Brian Mykulyn, Comprehensive Planning.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: June 8, 2022

Record Number: SUP 2022-022

Expiration Date:

Record Name: AFTER LIFE MORTUARY SERVICES

Description of Work: THE EXISTING STRUCTURAL SHALL BE USED AS FUNERAL HOME PROVIDING FUNERAL AND MORTUARY SERVICES.

Parent Record Number:

Address: 705 S PARKWAY, MEMPHIS 38106

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MONUMENTAL BAPTIST CHURCH	704 S PARKWAY E, MEMPHIS, TN 38106	(901) 946-2529

Parcel Information

Parcel No:
034039 00003

Contact Information

Name	Organization Name	Contact Type	Phone
Madeline Lyles	AFTER LIFE MORTUARY SERVICES	Applicant	(901) 503-7952
Suffix:			

Address
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106

SMITH BUILDING DESIGN	Representative	(901) 690-3944
-----------------------	----------------	----------------

Address

WADE BRYANT	MONUMENTAL BAPTIST CHURCH	Owner	(901) 628-5572
-------------	---------------------------	-------	----------------

Address
 704 S PARKWAY E, MEMPHIS, TN 38106

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1389498	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	06/09/2022		PLNGSPUSE 01
1389498	Special Use Permit Fee Per Acre (each acre or fraction thereof over 5 acre)	1	50.00	INVOICED	0.00	06/09/2022	Acres	PLNGSPUSE 02
1389498	Credit Card Use Fee (.026 x fee)	1	14.30	INVOICED	0.00	06/09/2022		PLNGSPUSE 10
Total Fee Invoiced: \$564.30					Total Balance: \$0.00			

Payment Information

Payment Amount	Method of Payment
\$564.30	Credit Card

Data Fields

PREAPPLICATION MEETING

Name of OPD Planner	TERESA SHELTON
Date of Meeting	06/08/2022

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on this site	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

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 9,670 SQ. FT. STRUCTURE WAS BUILT IN 1956 FOR A COMMERCIAL USE. SOUTH PARKWAY EAST IS A FOUR LANE STREET WITH BIKE LANES AND A CENTER TURNING LANE. THE LOCATION WILL ACCOMMODATE THE REQUIRED PARKING AND TRAFFIC. THE UTILITIES SERVICES ARE ADEQUATE. STREET SCAPE AND LANDSCAPE BUFFER SHALL BE INSTALLED AND MAINTAINED.
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	THE FOOT PRINT OF THE EXISTNG STRUCTURE SHALL REMAIN AS IS. THE HOURS OF OPERATIONS WILL BE 10:00 AM TO 5:30 PM, MONDAY - SATURDAY. THIS PROJECT WILL NOT INTERFERE WITH THE DEVELOPMENT AND USE OF ADJACENT PROPERTY IN ACCORDANCE WITH APPLICABLE REGULATIONS
UDC Sub-Section 9.6.9C	THE ESSENTIAL PUBLIC FACILITIES AND SERVICES ARE ADEQUATE AND ARE EXISTING..
UDC Sub-Section 9.6.9D	THE EXISTING STRUCTURE AND SITE WILL UNDERGO EXTREME COSMETIC IMPROVEMENTS AND DOES NOT POSSESS ANY NOTABLE NATURAL, SCENIC OR HISTORIC IMPORTANT ELEMENTS.
UDC Sub-Section 9.6.9E	THE PROJECT WILL COMPLY AND MEET ALL STATE AND LOCAL CODE REQUIREMENTS

UDC Sub-Section 9.6.9F

APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT ANY PLANS TO BE CONSIDERED OR VIOLATE THE CHARACTER OF EXISTING STANDARDS FOR DEVELOPMENT OF THE ADJACENT PROPERTIES.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	E
Downtown Fire District	No
Historic District	-
Land Use	OFFICE
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CMU-1
State Route	-
Lot	0 41
Subdivision	KERR
Planned Development District	-
Wellhead Protection Overlay District	-

LETTER OF INTENT

LETTER OF INTENT

Ms. Madeline Lyles and Dana Taylor are the operators of After Life Mortuary Services. Monumental Baptist Church is the owner of the properties. The request is for the approval of a Special Use Permit application for the .466 acres parcel, ID #03403900003 which is located at 705 S. Parkway East with a 9,670 sq. ft. existing one story structure. The adjacent .326 acre paved lot located at 691 South Parkway East will accommodate additional parking requirements. Both parcels are located in a CMU-1 District. The standard hours of operations for the public shall be 10:00 a.m. to 5:30 p.m. Monday through Saturday.

Ms. Madeline Lyles and Dana Taylor have twelve plus years of experience in Funeral Services. Their business is the first, black owned funeral home established, owned and operated by women in the city of Memphis. Their current location is at 2207 South Lauderdale Street. These young women have been acknowledged since their establishment date, not only for providing exceptional services to bereaved families, but also for their community outreach and strides to improve the community. They are currently hosting another session of the Funeral Services Education Camp they launched in 2019. This summer camp gained them much notoriety with local and national media. It is a Summer camp that encourages and educates youth that aspire to become morticians or professionals in non traditional Death Care professions. These young women are also committed to segments that educate and equip adults with insight and resources, enabling them to make prudent end of life decisions and plans to ease the stresses of planning funerals. These young women are looking to continue their offering of improving the city through their services, educational initiatives, and embarking on creating job opportunities.

Approval of this application will allow the business to expand their much needed services, and provide more of the initiatives and employment opportunities that are needed in the city of Memphis. Delinor D. Smith, of Smith Building Design and Associates, Inc. is the representative.

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, DELINOR SMITH, being duly sworn, depose and say that at 5:45 Pm/1pm on the 14TH day of JUNE, 20022 I posted a Public Notice Sign(s) pertaining to Case No. SUP 2021 - 022 at 705 S. PARKWAY EAST (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, Special Use Permit, Use Variance, Zoning District Map Amendment), a photograph of said sign(s) being attached heron and a copy of the sign purchase receipt or rental contract attached hereto.

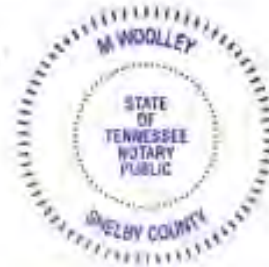
DELINOR SMITH
Owner, Applicant or Representative

7-16-22
Date

Subscribed and sworn to before me this 16 day of July, 2022

M Woolley
Notary Public

My Commission Expires
April 21, 2024





LETTERS RECEIVED

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

OWNER AFFIDAVIT



MONUMENTAL BAPTIST CHURCH

704 South Parkway East • Memphis, Tennessee 38106
901-946-2529 (T) • 901-946-5272 (F)
monumntl@bellsouth.net • www.mbcparkway.org
Wade C. Bryant, Pastor

Resolution

On August 14, 2022, at a special meeting with the Pastor, Deacons and Trustees to discuss the property identified as 705 S. Parkway E., Assessor's Parcel Number 034039 00003 for which an application is being made to the division of Planning and Development. It was resolved that Monumental Baptist Church supports the potential buyer After Life's application to the Division of Planning and Development.

Be it further resolved that the signatures below are true representatives of the leadership of Monumental Baptist Church.

W.G.
William Gordon, Chairman of Trustees

James Short
James Short, Chairman of Deacons

Wade C. Bryant
Rev. Wade C. Bryant, Pastor



Erica Patrice Cunningham

9/6/2022
Date

"The Friendly Church where there is Prayer, Power & Praise on the Parkway"



MEMPHIS AND SHELBY COUNTY

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: June 8, 2022

Record Number: SUP 2022-022

Expiration Date:

Record Name: AFTER LIFE MORTUARY SERVICES

Description of Work: THE EXISTING STRUCTURAL SHALL BE USED AS FUNERAL HOME PROVIDING FUNERAL AND MORTUARY SERVICES.

Parent Record Number:

Address: 705 S PARKWAY, MEMPHIS 38106

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MONUMENTAL BAPTIST CHURCH	704 S PARKWAY E, MEMPHIS, TN 38106	(901) 946-2529

Parcel Information

Parcel No:
034039 00003

Contact Information

Name	Organization Name	Contact Type	Phone
Madeline Lyles	AFTER LIFE MORTUARY SERVICES	Applicant	(901) 503-7952

Suffix:

Address

2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106
 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106

SMITH BUILDING DESIGN	Representative	(901) 690-3944
-----------------------	----------------	----------------

Address

WADE BRYANT	MONUMENTAL BAPTIST CHURCH	Owner	(901) 628-5572
-------------	---------------------------	-------	----------------

Address

704 S PARKWAY E, MEMPHIS, TN 38106

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1389498	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	06/09/2022		PLNGSPUSE 01
1389498	Special Use Permit Fee Per Acre (each acre or fraction thereof over 5 acre)	1	50.00	INVOICED	0.00	06/09/2022	Acres	PLNGSPUSE 02
1389498	Credit Card Use Fee (.026 x fee)	1	14.30	INVOICED	0.00	06/09/2022		PLNGSPUSE 10

Total Fee Invoiced: \$564.30

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$564.30	Credit Card

Data Fields**PREAPPLICATION MEETING**

Name of OPD Planner	TERESA SHELTON
Date of Meeting	06/08/2022

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case Number(s) related to previous applications on this site	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

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 9,670 SQ. FT. STRUCTURE WAS BUILT IN 1956 FOR A COMMERCIAL USE. SOUTH PARKWAY EAST IS A FOUR LANE STREET WITH BIKE LANES AND A CENTER TURNING LANE. THE LOCATION WILL ACCOMMODATE THE REQUIRED PARKING AND TRAFFIC. THE UTILITIES SERVICES ARE ADEQUATE. STREET SCAPE AND LANDSCAPE BUFFER SHALL BE INSTALLED AND MAINTAINED.

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

THE FOOT PRINT OF THE EXISTING STRUCTURE SHALL REMAIN AS IS. THE HOURS OF OPERATIONS WILL BE 10:00 AM TO 5:30 PM, MONDAY - SATURDAY. THIS PROJECT WILL NOT INTERFERE WITH THE DEVELOPMENT AND USE OF ADJACENT PROPERTY IN ACCORDANCE WITH APPLICABLE REGULATIONS

UDC Sub-Section 9.6.9C

THE ESSENTIAL PUBLIC FACILITIES AND SERVICES ARE ADEQUATE AND ARE EXISTING..

UDC Sub-Section 9.6.9D

THE EXISTING STRUCTURE AND SITE WILL UNDERGO EXTREME COSMETIC IMPROVEMENTS AND DOES NOT POSSESS ANY NOTABLE NATURAL, SCENIC OR HISTORIC IMPORTANT ELEMENTS.

UDC Sub-Section 9.6.9E

THE PROJECT WILL COMPLY AND MEET ALL STATE AND LOCAL CODE REQUIREMENTS

APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT ANY PLANS TO BE CONSIDERED OR VIOLATE THE CHARACTER OF EXISTING STANDARDS FOR DEVELOPMENT OF THE ADJACENT PROPERTIES.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	E
Downtown Fire District	No
Historic District	-
Land Use	OFFICE
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CMU-1
State Route	-
Lot	0 41
Subdivision	KERR
Planned Development District	-
Wellhead Protection Overlay District	-

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, Wade C. Bryant, Pastor [Signature], state that I have read the definition of
 (Print Name) (Sign Name)

"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 705 South Parkway E., 38106
 and further identified by Assessor's Parcel Number _____,
 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 19th day of June in the year of 2022.

Erica Cunningham
 Signature of Notary Public



October 19, 2022
 My Commission Expires

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, Wade C. Bryant, Pastor [Signature], state that I have read the definition of
 (Print Name) (Sign Name)

"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 705 South Parkway E., 38106
 and further identified by Assessor's Parcel Number _____,
 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 19th day of June in the year of 2022.

Erica Cunningham
 Signature of Notary Public



October 19, 2022
 My Commission Expires

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, Wade C. Bryant, Pastor [Signature], state that I have read the definition of
 (Print Name) (Sign Name)

"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 705 South Parkway E., 38106
 and further identified by Assessor's Parcel Number _____,
 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 19th day of June in the year of 2022.

Erica Cunningham
 Signature of Notary Public



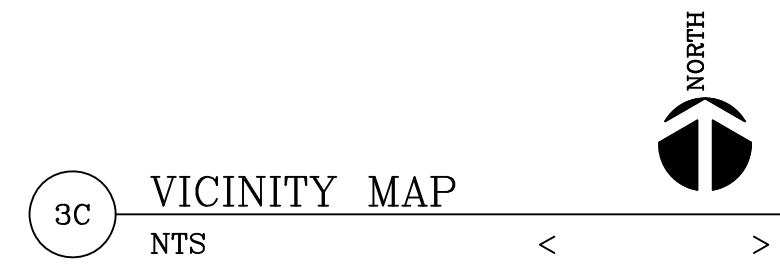
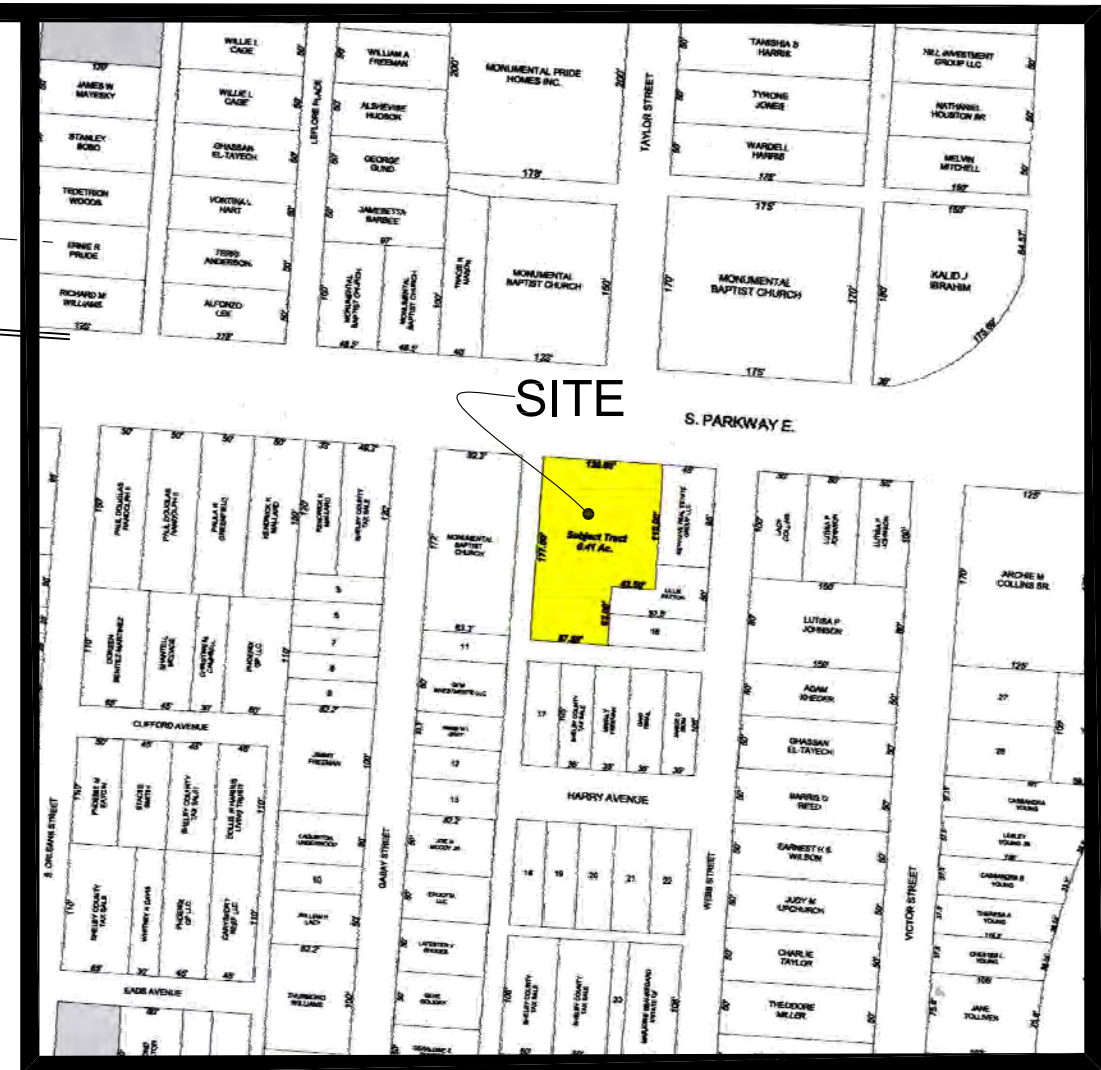
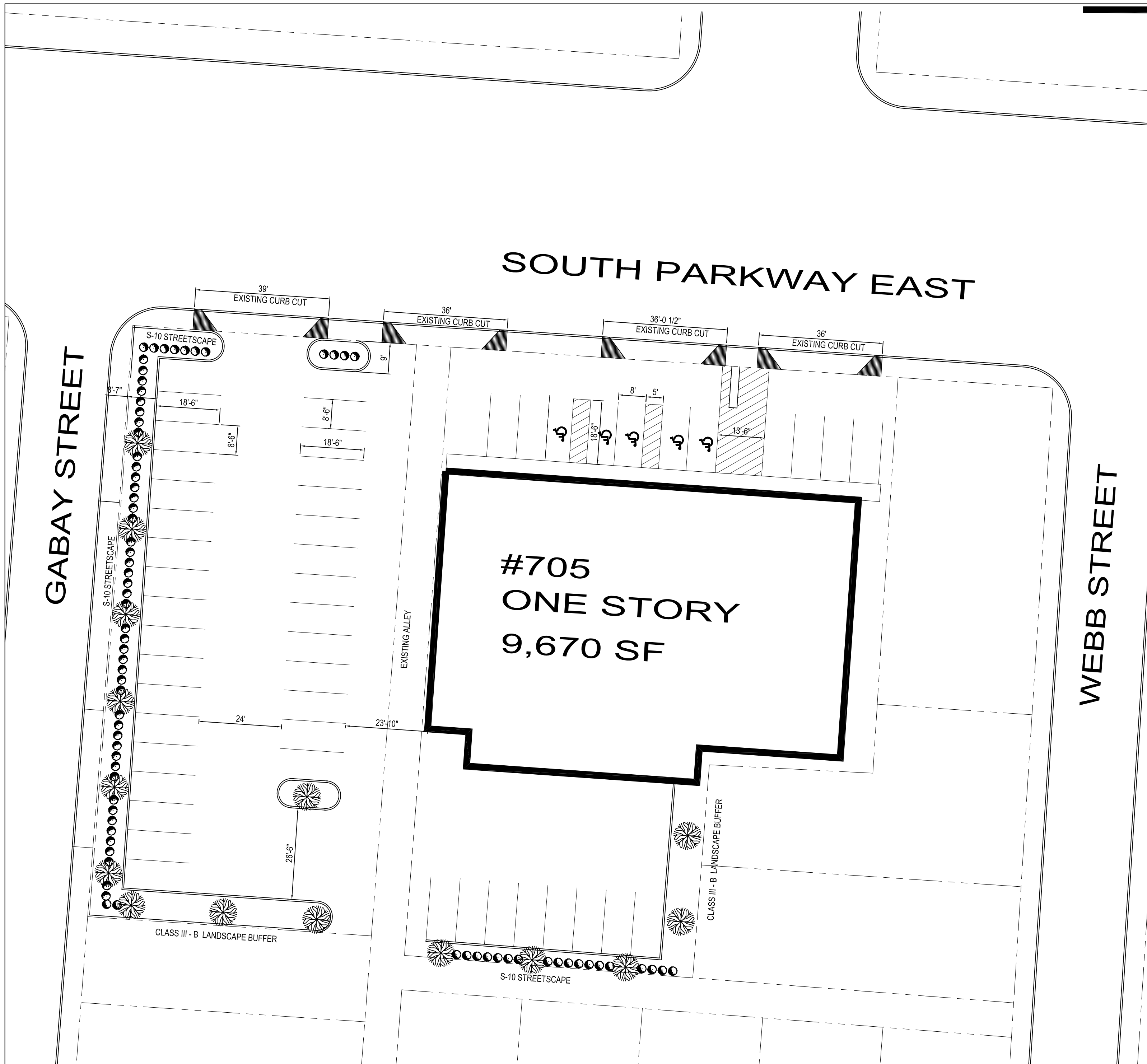
October 19, 2022
 My Commission Expires

LETTER OF INTENT

Ms. Madeline Lyles and Dana Taylor are the operators of After Life Mortuary Services. Monumental Baptist Church is the owner of the properties. The request is for the approval of a Special Use Permit application for the .466 acres parcel, ID #03403900003 which is located at 705 S. Parkway East with a 9,670 sq. ft. existing one story structure. The adjacent .326 acre paved lot located at 691 South Parkway East will accommodate additional parking requirements. Both parcels are located in a CMU-1 District. The standard hours of operations for the public shall be 10:00 a.m. to 5: 30 p.m. Monday through Saturday.

Ms. Madeline Lyles and Dana Taylor have twelve plus years of experience in Funeral Services. Their business is the first, black owned funeral home established, owned and operated by women in the city of Memphis. Their current location is at 2207 South Lauderdale Street. These young women have been acknowledged since their establishment date, not only for providing exceptional services to bereaved families, but also for their community outreach and strides to improve the community. They are currently hosting another session of the Funeral Services Education Camp they launched in 2019. This summer camp gained them much notoriety with local and national media. It is a Summer camp that encourages and educates youth that aspire to become morticians or professionals in non traditional Death Care professions. These young women are also committed to segments that educate and equip adults with insight and resources, enabling them to make prudent end of life decisions and plans to ease the stresses of planning funerals. These young women are looking to continue their offering of improving the city through their services, educational initiatives, and embarking on creating job opportunities.

Approval of this application will allow the business to expand their much needed services, and provide more of the initiatives and employment opportunities that are needed in the city of Memphis. Delinor D. Smith, of Smith Building Design and Associates, Inc. is the representative.



1A SITE PLAN
1" = 20'

SITE PLAN

ZONING DISTRICT: CMU-1 CASE NO.: 22TMP-030868
 SPECIAL USE PERMIT
 705 SOUTH PARKWAY EAST
 SHELBY COUNTY, TENNESSEE
 PARCEL AREA #1 = .466 ACRES PARCEL 1D# 034039 00003
 PARCEL AREA #2 = .326 ACRES PARCEL 1D# 034039 00001C
 DEVELOPER: AFTER LIFE MORTUARY SERVICES SURVEYOR:
 2204 S. LAUDERDALE
 MEMPHIS, TENNESSEE 38106
 DATE: 0609.2022 SCALE: 1"=20'-0" SHEET 1 Of 1

Vicinity Map



Date: 04/26/22
 Prepared By:
 Property Research Data
 PRD Job #22-022

Vicinity Map



Date: 04/26/22
Prepared By:
Property Research Data
PRD Job #22-022

Anderson Derwine And Taylar Anderson
3980 Paula Drive
Memphis, TN 38116-5726

Anderson Terri
1445 LeFlore Place
Memphis, TN 38106-4621

Bailey Johnny And Doris A Bailey
1486 Victor Street
Memphis, TN 38106-5646

Barbee Jamesetta
5371 Sunstone Cove
Memphis, TN 38109-6357

Beauregard Marjorie Estate Of
708 Sims Avenue
Memphis, TN 38106-5622

Benitez-Martinez Doreen
1618 Waverly Avenue
Memphis, TN 38106-2424

Bobo Stanley And Marilyn Mitchell
1432 S. Orleans Street
Memphis, TN 38106-4619

Booker Walter J III
565 Wells Avenue
Memphis, TN 38107-3834

Boyd Joe And Julia B Leonard
2390 Drake Street
Memphis, TN 38106-8057

Cage Willie L & Laeunice
1427 LeFlore Place
Memphis, TN 38106-4621

Campbell Christine M
664 E. Waldorf Avenue
Memphis, TN 38106-5642

Cannoka LLC
P O Box 530
Southaven, MS 38672-0006

Carysfort Reef LLC
301 Thelma Drive, Ste. 520
Casper, WY 82609-2325

Cohran Jeffery
5085 Oak Meadow Avenue
Bartlett, TN 38134-5221

Collins Archie M Sr. And Amanda Bachman
4791 Stage Road
Memphis, TN 38128

Collins Lacy
1417 S. Lauderdale Street
Memphis, TN 38106-4503

Consepcion Juan R Jr.
18333 Main Street
Hesperia, CA 92345-6386

Davis J C & Nathelia
1494 Gabay Street
Memphis, TN 38106-5610

Davis Whitney N
8911 Valley Mill Drive
Arlington, TN 38002-4349

Devlaliwalla Berzin
1128 Hunters Lake Drive
Cordova, TN 38018-

Eaton Phoebe M And Phyllis E Weaver
1380 Wilson Street
Memphis, TN 38106-3639

El-Tayech Ghassan
2145 Littlemore Parkway
Cordova, TN 38016

EMPE LLC
4474 Weston Road, Ste. 207
Davie, FL 33331-3195

England Trent
970 Catbird Court, Ste. 2
Memphis, TN 38119

EPOCF3A LLC
2301 E. Riverside Drive, Apt. A
Austin, TX 78741-3116

Fabland Investments LLC
29786 Ventnor Court
Hayward, CA 94544-6562

Foster William T And Leslie Jones
703 Harry Avenue
Memphis, TN 38106-5615

Freeman Jimmy
1487 Gabay Street
Memphis, TN 38106-5609

Freeman Maria T
730 SW 68th Terrace
Pembroke Pines, FL 33023-1181

Freeman William A
P O Box 2972
West Memphis, AR 72303-2972

Gaines Lucille
3660 Graves Road
Memphis, TN 38116

GFM Investments LLC
2669 Lamar Avenue, Ste. 1
Memphis, TN 38118-4329

Goliday Gene And Earnest Goliday Jr.
4345 S. Germantown Road
Memphis, TN 38125-2909

Gorton Jessica
5381 Fox Lake Lane, Apt. 5
Memphis, TN 38115-2854

Gray Annie M L And Devondria D
1486 Gabay Street
Memphis, TN 38106-5610

Gray Brenda And Janie Gray
1475 S. Orleans Street
Memphis, TN 38106-5637

Greenfield Paula R
63 W. Wieuca Road, Unit 7
Atlanta, GA 30342-3287

Gund George
1348 Sanoma Drive
Altadena, CA 91001-3249

Haimed Ali H
741 S Parkway E
Memphis, TN 38106

Hamilton Diamond
1095 Dover Road
Pontiac, MI 48341-2350

Harris Cora B Revocable Trust
3101 E. Raines Road
Memphis, TN 38109

Harris Dollie M Living Trust
829 Cyrene Street
Carson, CA 90746-3017

Harris Tanishia S & Courtney H
3529 Clayphil Avenue
Memphis, TN 38111-5711

Harris Wardell & Didentry
1436 Taylor Street
Memphis, TN 38106-4630

Hart Vontina L
1441 LeFlore Place
Memphis, TN 38106-4621

Hill Investment Group LLC
4857 Davis Grove Boulevard
Olive Branch, MS 38654-5645

Houston Nathaniel Sr. And Lana J Houston
3822 Mary Lee Drive
Memphis, TN 38116-5236

Hudson Alshevis
426 N. Front Street, Unit 305
Memphis, TN 38103-1550

Ibrahim Kalid J
742 S Parkway E
Memphis, TN 38106-5604

Ismail Qani
4005 Indiana Avenue
Nashville, TN 37209-2429

Isom Janice D
4984 Lions Gate Drive
Memphis, TN 38116-7816

Jackson Annie
307 Barkwood Drive
Memphis, TN 38109

Johnson Lutisa P
3517 Hicky Street
Memphis, TN 38109-3531

Jones David
3991 Muirfield Drive
Memphis, TN 38125-2505

Jones Tyrone
P O Box 280122
Memphis, TN 38168-0122

Jordan Aaron & Ashley
2635 Salem Glen Xing
Murfreesboro, TN 37128-6076

Keywave Real Estate Group LLC
8255 Macon Road, Ste. 1884
Cordova, TN 38018-1564

Kheder Adam
554 Reisling Terrqce
Chula Vista, CA 91913

King Cleo
1412 Taylor Street
Memphis, TN 38106-4630

Lacy William H
4395 Revere Cove
Memphis, TN 38125

Lee Alfonzo
1018 Hawthorne Street
Memphis, TN 38107-3021

Lee Margaret J And Farrie Penick
1421 LeFlore Place
Memphis, TN 38106-4621

Lee Timothy And Verlene Campbell (RS)
1473 S. Orleans Street
Memphis, TN 38106

Lewis Bruce L
7827 Germantown Road
Olive Branch, MS 38654-1220

Mallard Kendrick K
P O Box 55482
Atlanta, GA 30308-5482

Mason Cora L
2786 Midland Avenue
Memphis, TN 38111-1722

Mason Tracie R
2676 Greenmill Drive
Memphis, TN 38119-8302

Mayesky James W
1402 Lischey Avenue
Nashville, TN 37207-5103

McCoy Joe H Jr.
1498 Gabay Street
Memphis, TN 38106

McDade Shantell
5604 Puerto Vallarta Drive
North Richland Hills, TX 76180-6560

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

Miller Theodore & Mary H
514 Whiteville Avenue
Memphis, TN 38109-5984

Mitchell Melvin & Alice
746 S Parkway E
Memphis, TN 38106-5653

Monumental Baptist Church
704 S Parkway E
Memphis, TN 38106-5603

Monumental Pride Homes Incorporated
704 S Parkway E
Memphis, TN 38106-5603

Moss Trease A
4145 Leweir Street
Memphis, TN 38127-3342

My American Realty LLC
5812 Grizzly Peak Drive
Bakersfield, CA 93311-8925

Neuland Group LLC
200 Biscayne Blvd. Way, Apt. 4310
Miami, FL 33131-2164

Parker Delorace
27 W. Norwood Avenue
Memphis, TN 38109-2336

Patton Lillie
754 Chestnut Avenue
Memphis, TN 38106-5720

Phillips Oliver A & Luía M
1490 Gabay Street
Memphis, TN 38106-5610

Phoenix GP LLC
231 Bobrick Drive
Jackson, TN 38301-5604

Pinkey Thomas
1436 Far Drive
Cordova, TN 38016-1696

Prude Ernie R
1444 S. Orleans Street
Memphis, TN 38106-4619

Pugh William H
1482 Victor Street
Memphis, TN 38126

Randolph Paul Douglas II
530 W. Raines Road
Memphis, TN 38109-4335

Reddick Charish And Chris Busby
1026 Railton Road
Memphis, TN 38111-4018

Reed Barris D
1491 Victor Street
Memphis, TN 38106-5645

Rhodes Lafester V And Diana Cox (RS)
4404 Old Allen Road
Memphis, TN 38128-1715

Rogers Geraldine S
1520 Gabay Street
Memphis, TN 38106-5600

Rogers John H Estate Of
1527 Gabay Street
Memphis, TN 38106-5609

Scott Emma D Estate Of
936 Ironwood Drive
Montgomery, AL 36117-4491

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

Smith Stacie
659 Clifford Avenue
Memphis, TN 38106-5629

Stifolter Robert M
775 Kerr Avenue
Memphis, TN 38106

Stovall Abayomi
3991 Muirfield Drive
Memphis, TN 38125-2505

Summerall Willie J Sr. And Gail Summerall
752 S Parkway E
Memphis, TN 38106-5653

Taylor Charlie
1507 Victor Street
Memphis, TN 38106-5612

Tolliver Jane
1507 Marjorie Street
Memphis, TN 38106-5729

TWI Lincoln School LLC
1471 Gensis Circle
Memphis, TN 38106-5808

Underwood Laquinton
1497 Gabay Street
Memphis, TN 38106-5609

Upchurch Judy M
9558 18th Bay Street
Norfolk, VA 23518-6224

Williams Richard M
888 Kerr Avenue, Apt. 14
Memphis, TN 38106-5786

Williams Thurmond And Verdel Williams
1511 Gabay Street
Memphis, TN 38106-5609

Wilson Earnest H S
2168 Forest Hill Court, Apt. 4
Memphis, TN 38134-5832

Woods Tedetrion
1436 S. Orleans Street
Memphis, TN 38106-4619

Wright Lee C D B & Pauline
1749 Homedale Avenue
Memphis, TN 38116-8530

Young Cassandra
1495 Marjorie Street
Memphis, TN 38106-5729

Young Chester L & Brenda L
1121 Kyle Street
Memphis, TN 38106-2405

Young Lesley Jr.
1493 Marjorie Street
Memphis, TN 38106

Young Theresa A
1497 Marjorie Street
Memphis, TN 38106-5729

Tenant
1414 LeFlore Place
Memphis, TN 38106

Tenant
1416 Taylor Street
Memphis, TN 38106

Tenant
1418 LeFlore Place
Memphis, TN 38106

Tenant
1420 Taylor Street
Memphis, TN 38106

Tenant
1421 LeFlore Place
Memphis, TN 38106

Tenant
1424 LeFlore Place
Memphis, TN 38106

Tenant
1425 Taylor Street
Memphis, TN 38106

Tenant
1427 LeFlore Place
Memphis, TN 38106

Tenant
1428 LeFlore Place
Memphis, TN 38106

Tenant
1428 S. Orleans Street
Memphis, TN 38106

Tenant
1429 LeFlore Place
Memphis, TN 38106

Tenant
1432 S. Orleans Street
Memphis, TN 38106

Tenant
1432 Taylor Street
Memphis, TN 38106

Tenant
1433 LeFlore Place
Memphis, TN 38106

Tenant
1434 LeFlore Place
Memphis, TN 38106

Tenant
1436 S. Orleans Street
Memphis, TN 38106

Tenant
1436 Taylor Street
Memphis, TN 38106

Tenant
1438 LeFlore Place
Memphis, TN 38106

Tenant
1441 LeFlore Place
Memphis, TN 38106

Tenant
1444 S. Orleans Street
Memphis, TN 38106

Tenant
1445 LeFlore Place
Memphis, TN 38106

Tenant
1448 S. Orleans Street
Memphis, TN 38106

Tenant
1473 S. Orleans Street
Memphis, TN 38106

Tenant
1473 Webb Street
Memphis, TN 38106

Tenant
1475 Gabay Street
Memphis, TN 38106

Tenant
1475 S. Orleans Street
Memphis, TN 38106

Tenant
1475 Victor Street
Memphis, TN 38106

Tenant
1477 Gabay Street
Memphis, TN 38106

Tenant
1477 Marjorie Street
Memphis, TN 38106

Tenant
1477 Webb Street
Memphis, TN 38106

Tenant
1479 Gabay Street
Memphis, TN 38106

Tenant
1480 Gabay Street
Memphis, TN 38106

Tenant
1480 Miller Street
Memphis, TN 38106

Tenant
1481 Gabay Street
Memphis, TN 38106

Tenant
1481 Victor Street
Memphis, TN 38106

Tenant
1482 Gabay Street
Memphis, TN 38106

Tenant
1482 Miller Street
Memphis, TN 38106

Tenant
1482 Victor Street
Memphis, TN 38106

Tenant
1485 Gabay Street
Memphis, TN 38106

Tenant
1485 S. Orleans Street
Memphis, TN 38106

Tenant
1486 Gabay Street
Memphis, TN 38106

Tenant
1486 Victor Street
Memphis, TN 38106

Tenant
1487 Gabay Street
Memphis, TN 38106

Tenant
1487 Marjorie Street
Memphis, TN 38106

Tenant
1487 Victor Street
Memphis, TN 38106

Tenant
1489 S. Orleans Street
Memphis, TN 38106

Tenant
1490 Gabay Street
Memphis, TN 38106

Tenant
1491 Marjorie Street
Memphis, TN 38106

Tenant
1491 Victor Street
Memphis, TN 38106

Tenant
1493 Marjorie Street
Memphis, TN 38106

Tenant
1493 S. Orleans Street
Memphis, TN 38106

Tenant
1494 Gabay Street
Memphis, TN 38106

Tenant
1495 Marjorie Street
Memphis, TN 38106

Tenant
1497 Gabay Street
Memphis, TN 38106

Tenant
1497 Marjorie Street
Memphis, TN 38106

Tenant
1497 Victor Street
Memphis, TN 38106

Tenant
1498 Gabay Street
Memphis, TN 38106

Tenant
1498 Miller Street
Memphis, TN 38106

Tenant
1498 S. Orleans Street
Memphis, TN 38106

Tenant
1501 Victor Street
Memphis, TN 38106

Tenant
1503 Gabay Street
Memphis, TN 38106

Tenant
1503 Marjorie Street
Memphis, TN 38106

Tenant
1504 Gabay Street
Memphis, TN 38106

Tenant
1507 Gabay Street
Memphis, TN 38106

Tenant
1507 Marjorie Street
Memphis, TN 38106

Tenant
1507 Victor Street
Memphis, TN 38106

Tenant
1510 Gabay Street
Memphis, TN 38106

Tenant
1511 Gabay Street
Memphis, TN 38106

Tenant
1511 Victor Street
Memphis, TN 38106

Tenant
1515 Marjorie Street
Memphis, TN 38106

Tenant
1515 Victor Street
Memphis, TN 38106

Tenant
1516 Gabay Street
Memphis, TN 38106

Tenant
1520 Gabay Street
Memphis, TN 38106

Tenant
1521 Victor Street
Memphis, TN 38106

Tenant
1524 Gabay Street
Memphis, TN 38106

Tenant
1527 Gabay Street
Memphis, TN 38106

Tenant
1527 Victor Street
Memphis, TN 38106

Tenant
1528 Gabay Street
Memphis, TN 38106

Tenant
651 S Parkway E
Memphis, TN 38106

Tenant
658 Clifford Avenue
Memphis, TN 38106

Tenant
658 Eads Avenue
Memphis, TN 38106

Tenant
659 Clifford Avenue
Memphis, TN 38106

Tenant
661 Eads Avenue
Memphis, TN 38106

Tenant
661 S Parkway E
Memphis, TN 38106

Tenant
662 Clifford Avenue
Memphis, TN 38106

Tenant
662 Eads Avenue
Memphis, TN 38106

Tenant
665 Clifford Avenue
Memphis, TN 38106

Tenant
665 S Parkway E
Memphis, TN 38106

Tenant
666 Clifford Avenue
Memphis, TN 38106

Tenant
668 Clifford Avenue
Memphis, TN 38106

Tenant
668 Eads Avenue
Memphis, TN 38106

Tenant
669 Clifford Avenue
Memphis, TN 38106

Tenant
669 Eads Avenue
Memphis, TN 38106

Tenant
669 S Parkway E
Memphis, TN 38106

Tenant
670 Eads Avenue
Memphis, TN 38106

Tenant
675 S Parkway E
Memphis, TN 38106

Tenant
679 S Parkway E
Memphis, TN 38106

Tenant
682 S Parkway E
Memphis, TN 38106

Tenant
684 S Parkway E
Memphis, TN 38106

Tenant
685 S Parkway E
Memphis, TN 38106

Tenant
690 S Parkway E
Memphis, TN 38106

Tenant
691 S Parkway E
Memphis, TN 38106

Tenant
695 Harry Avenue
Memphis, TN 38106

Tenant
695 Sims Avenue
Memphis, TN 38106

Tenant
696 Harry Avenue
Memphis, TN 38106

Tenant
696 Sims Avenue
Memphis, TN 38106

Tenant
699 Harry Avenue
Memphis, TN 38106

Tenant
700 Harry Avenue
Memphis, TN 38106

Tenant
703 Harry Avenue
Memphis, TN 38106

Tenant
703 Sims Avenue
Memphis, TN 38106

Tenant
704 S Parkway E
Memphis, TN 38106

Tenant
706 Harry Avenue
Memphis, TN 38106

Tenant
706 Sims Avenue
Memphis, TN 38106

Tenant
707 Harry Avenue
Memphis, TN 38106

Tenant
708 Harry Avenue
Memphis, TN 38106

Tenant
708 Sims Avenue
Memphis, TN 38106

Tenant
709 Harry Avenue
Memphis, TN 38106

Tenant
709 Sims Avenue
Memphis, TN 38106

Tenant
721 S Parkway E
Memphis, TN 38106

Tenant
723 S Parkway E
Memphis, TN 38106

Tenant
727 S Parkway E
Memphis, TN 38106

Tenant
729 S Parkway E
Memphis, TN 38106

Tenant
735 S Parkway E
Memphis, TN 38106

Tenant
741 S Parkway E
Memphis, TN 38106

Tenant
742 S Parkway E
Memphis, TN 38106

Tenant
745 S Parkway E
Memphis, TN 38106

Tenant
746 S Parkway E
Memphis, TN 38106

Tenant
748 S Parkway E
Memphis, TN 38106

Tenant
750 S Parkway E
Memphis, TN 38106


Tenant
752 S Parkway E
Memphis, TN 38106

Tenant
775 Kerr Avenue
Memphis, TN 38106



Tom Leatherwood
Shelby County Register / Archives

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

	
15103930	
10/14/2015 - 08:56 AM	
2 PGS	
LYNDAL	1383902-15103930
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	12.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

This Instrument Prepared by and return to:
Charles E. Carpenter, Esquire
Three Eight Six Beale Street
Memphis, TN 38103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Monumental Redevelopment Corporation, a Tennessee not-for-profit Corporation**, party of the first part, of the County of Shelby and State of Tennessee for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and legal sufficiency of which is acknowledged. does hereby release, remise, quit claim and convey unto **Monumental Baptist Church, a Tennessee not-for-profit Corporation**, party of the second part, all its right, title and interest in and to the following described real estate, to-wit:

Property lying and being in Shelby County, Tennessee and being more particularly described as follows:

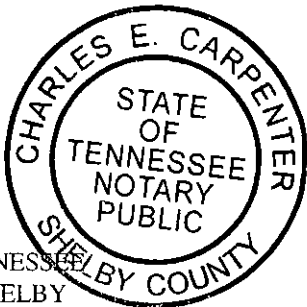
Part of Lot 41, Kerr Tract and Part of Lot 2, F.E. Miller Subdivision as per plat recorded in Plat Book 7, page 18, in the Register's Office of Shelby County, Tennessee all in the City of Memphis Tennessee:

Beginning at a P.K. Nail in the intersection of the present south line of South Parkway East with the east line of an alley, said point being 92.5 feet eastwardly from the east line of Gabay Street; thence eastwardly with said present south line of South Parkway East 130 feet to an iron stake; thence southwardly parallel with Gabay Street 115 feet to an iron stake; thence westwardly parallel with South Parkway East 42.5 feet to an iron stake; thence southwardly parallel with Gabay Street 62 feet to an iron stake in the north line of an alley; thence westwardly with said north line of alley and first mentioned alley; thence northwardly with said east line of alley 177 feet to the point of beginning.

This being the same property conveyed to the Grantor by Warranty Deed recorded under Instrument No. KW9857 in the Register's Office of Shelby County, Tennessee.

This conveyance is made to evidence the restructuring of the legal ownership for the subject property between two exempt entities and is exempt pursuant to TCA 67-4-409 (a)(5).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 8th day of October A.D. 2015.



STATE OF TENNESSEE
COUNTY OF SHELBY

MONUMENTAL REDEVELOPMENT CORPORATION

BY: James Short
James Short, Director

BY: William Hudson
William Hudson, Director

Before me, the undersigned Notary Public of the State and County, personally appeared **James Short and William Hudson**, acting on behalf of and solely in their capacities as Directors of Monumental Redevelopment Corporation, a Tennessee not-for-profit Corporation, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the above instrument for the purposes therein contained, and who further acknowledged that they are authorized to execute this instrument on behalf of the Corporation.

WITNESS my hand and seal this 8th day of October 2015.

Charles E. Carpenter
Notary Public

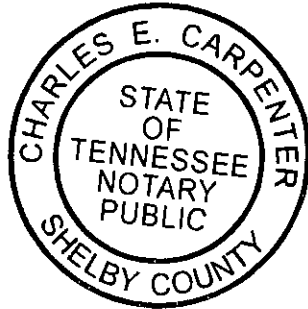
My commission expires:
January 22, 2018

Mail Tax Bill to: Monumental Baptist Church.
704 S. Parkway East
Memphis, TN 38106

Property Address: 705 S. Parkway East
Memphis, TN 38106

Tax Parcel Number: 034-039-00003

We hereby swear or affirm that to the best of affiant knowledge, information, and belief, the actual consideration for this transfer is - EXEMPT.



James Short
James Short, Affiant

William Hudson
William Hudson, Affiant

Subscribed and sworn to before me this the 8th day of October 2015.

Charles E. Carpenter
Notary Public

Expiration: *January 22, 2018*

Grantor/Owner: Monumental Redevelopment Corporation
705 S. Parkway E.
Memphis, Tennessee 38106

Grantee: *New Orleans*
Monumental Baptist Church
704 S. Parkway E.
Memphis, Tennessee 38106

WARRANTY DEED	STATE OF TENNESSEE
	COUNTY OF SHELBY
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ <u>41,500.00</u>
	<i>Michelle Williams</i> Affiant
	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <u>15th</u> DAY OF <u>July</u> , 19 <u>96</u>
	<i>Rosalind Carter</i> Notary Public
	MY COMMISSION EXPIRES: <u>12/21/98</u> (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
 Kyles & Associates, P.C., Suite 850, 200 Jefferson Avenue, Memphis, Tennessee 38103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees of and for Monumental Baptist Church (NAME)	Tri-State Bank of Memphis (NAME)	034-039-00001-C
691 S. Parkway E. (ADDRESS)	P.O. Box 2007 (ADDRESS)	
Memphis, TN (CITY) (STATE) (ZIP)	Memphis, TN (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara Davis, Attorney-in-fact and for John W. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trustees of and for Monumental Baptist Church

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Shelby COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots 155, 156 and Part of Lot 157, Judah Gabay Subdivision in the City of Memphis, as per plat recorded in Plat Book 4, Page 77, in the Register's Office of Shelby County, Tennessee.

This being the same property conveyed to Edward Davis and wife, Henrene C. Davis, John W. Davis and wife, Billye Clay Davis and Sylvester Davis and wife, Laura Davis by Special Warranty Deed recorded as Instrument No. J8-3579. The said Billye Clay Davis wife of John W. Davis died on or about September 21, 1989.

This also being the same property conveyed to the grantor by Quit Claim Deeds recorded under Instrument Nos. Z9-6358 and Z8-1507 in the said Register's Office.

This property is unencumbered except for 1996 County taxes not yet due and payable, subdivision restrictions, building lines and easements of record.

unimproved ()
 This is improved () property, known as 691 S. Parkway E., Memphis, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 15th day of July, 1996

Barbara S. Davis

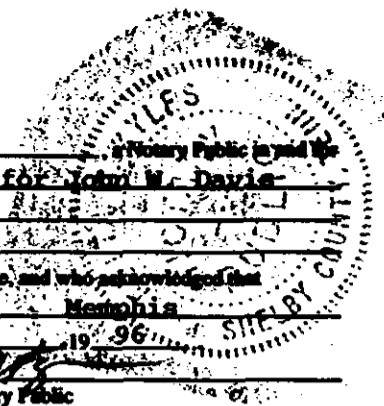
 Barbara Davis, Attorney-in-fact

_____ for John W. Davis

FZ 5311

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, _____ the undersigned
said County and State, the within named Barbara Davis, Attorney-in-fact and for John W. Davis



the bargainer S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that
they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis

Tennessee, this 15th day of July, 1996

Commission expires 6-8-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the
State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
upon _____ oath(s) acknowledged _____ to be the _____

and _____ respectively of the _____
the within named bargainer, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the
purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____
as such _____.

Witness my hand and official seal at office at _____ on this the _____
day of _____ 19_____.

My commission expires _____
Notary Public

FZ 5311	
No.	
D/C	DR # 2
Pgs.	2 1/2
Vol.	4500
ST	15355
	100
	800
	16255

FZ5311

SHELBY COUNTY
REGISTER OF DEEDS
95 JUL 24 PM 2:43



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

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

September 9, 2022

AFTER LIFE MORTUARY SERVICES
2207 South Lauderdale
Memphis, TN 38106

Sent via electronic mail to: contact@almsofmemphis.org

Case Number: SUP 22-022
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, September 8, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your special use permit application to allow the use of an existing structure located at 705 and 691 South Parkway East for funeral and mortuary services within the CMU-1 Zoning District, subject to the following conditions:

1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
2. All refuse containers shall be completely screened from view from all adjacent properties and all public right-of-way.
3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

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.

Letter to Applicant
SUP 22-022

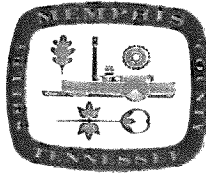
If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at seth.thomas@memphistn.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Seth Thomas", written over a light grey rectangular background.

Seth Thomas
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Cc: Delinor Smith, Smith Building Design
File



Memphis City Council Summary Sheet

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

Resolution requesting the approval for the transfer of a 0.114 -acre lot, Parcel # 041059 00019 to the Shelby County Board of Education in Memphis, Shelby County, Tennessee. (Requesting same night minutes)

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

General Services

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

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

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

Council District 7 and Super District 8

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

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

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

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

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

N/A



A Resolution requesting the approval for the transfer of a 0.114-acre parcel to the Shelby County Board of Education.

Whereas the City of Memphis owns Parcel ID #041059 00019 described by Warranty Deed located in Plat Book 3940, Page 635 in the Shelby County Register's Office, said parcel being located on the Shannon Elementary School Campus in Memphis, Shelby County, Tennessee;

Whereas in accordance with the terms and condition of the Release and Settlement Agreement between the City of Memphis and Shelby County Board of Education, Section 3.3 states "The parties agree to cooperate in identifying any properties that are owned by one party but used by the other party and to develop procedures and agreements for the reciprocal transfer of such properties...";

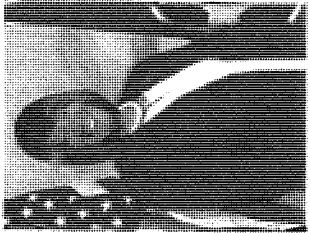
Whereas the original Release and Settlement Agreement expired June 30, 2019, and was amended in a Second Amendment dated June 22, 2021, to be completed no later than December 31, 2021, which has been extended due to delay in survey and boundary lines being established;

Whereas it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to Release and Settlement Agreement and Second Amendment to the Agreement; and

Whereas it is agreed that all remaining sections of the Agreement shall remain in effect.

Now, therefore be it resolved by the Council of the City of Memphis that the transfer is hereby accepted subject to the Release and Settlement Agreement dated January 30, 2015 and the Second Amendment to the Agreement dated June 22, 2021.

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



Sheldandra Y. Ford
Shelby County Register of Deeds

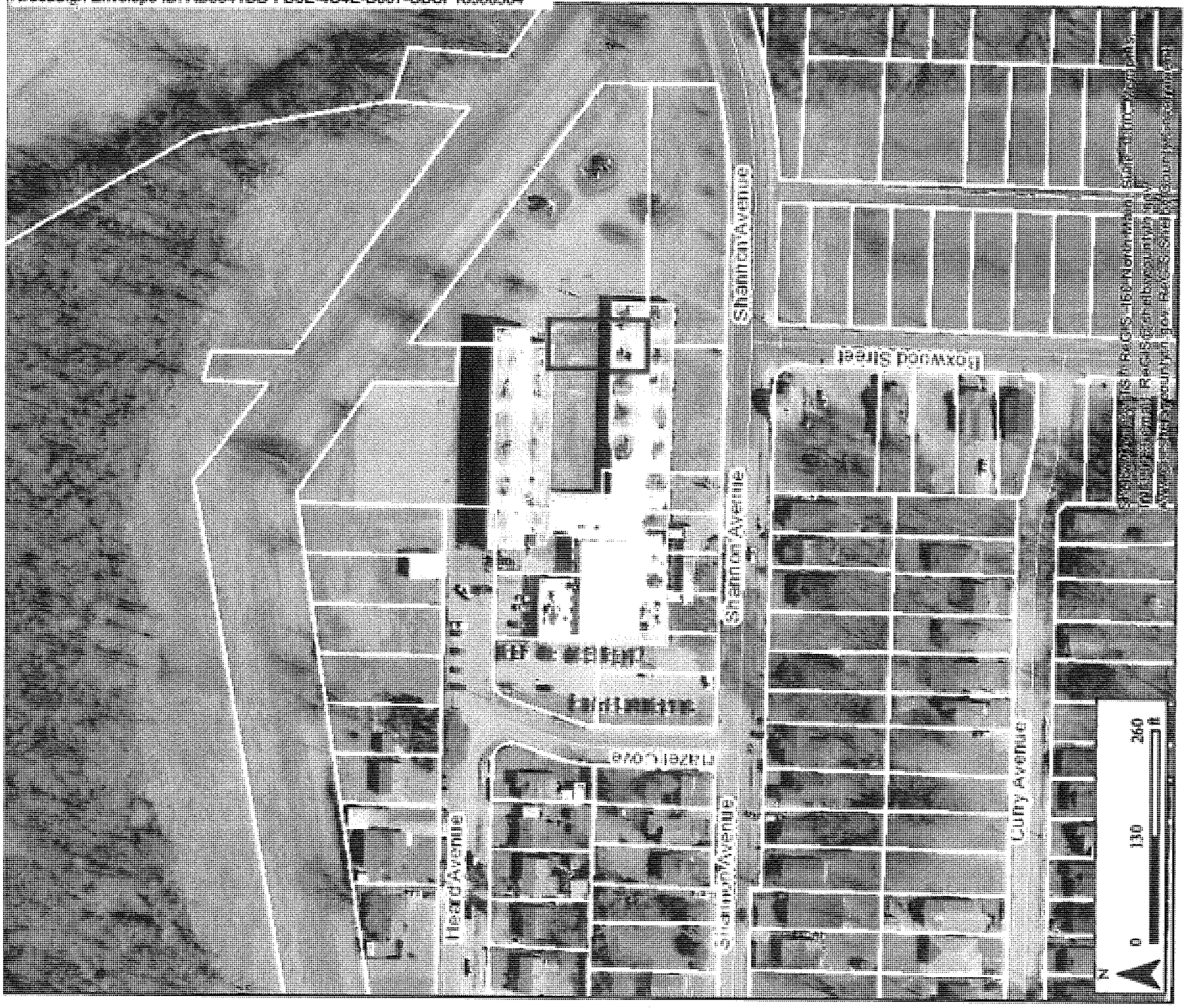
CITY OF MEMPHIS

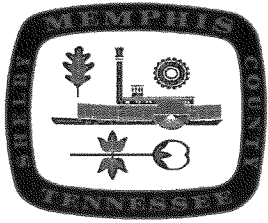
Owner:
Parcel Address: 0 HEARD
Parcel ID: 041059 00019
2022 Appraisal: \$3,800
Tax District: MEMPHIS

Year Built:
Lot Number:
Subdivision:

Plat BK & PG: UNKNOWN
Dimensions: 50 X 100
Total Acres: 0.114

Owner Address: 125 N MAIN ST
MEMPHIS TN
38103





A Resolution requesting the approval to transfer a 14.61-acre parcel to the Shelby County Board of Education.

Whereas the City of Memphis owns Halle Stadium, also known as parcel ID# 074090 00102 in the Shelby County Register's Office and is transferring 14.61 acres of a 38.74-acres property to the Shelby County Board of Education, said parcel being located south of Bill Morris Parkway and north of Mt. Moriah Road, as shown in Exhibit A;

Whereas in accordance with the terms and condition of the Release and Settlement Agreement between the City of Memphis and Shelby County Board of Education, Section 3.3 states "The parties agree to cooperate in identifying any properties that are owned by one party but used by the other party and to develop procedures and agreements for the reciprocal transfer of such properties...";

Whereas the original Release and Settlement Agreement expired June 30, 2019, and was amended in a Second Amendment dated June 22, 2021, to be completed no later than December 31, 2021, which has been extended due to delays in survey and boundary lines being established;

Whereas it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to the Release and Settlement Agreement and Amendment and Second Amendment to the Agreement; and

Whereas it is agreed that all remaining sections of the Agreement shall remain in effect.

Now, therefore be it resolved by the Council of the City of Memphis that the transfer is hereby accepted subject to the Release and Settlement Agreement dated January 30, 2015, and Second Amendment to the Agreement dated June 22, 2021.

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



**JIM STRICKLAND
MAYOR**

October 11, 2022

Councilwoman Michalyn Easter-Thomas
Chairwoman, Personnel and Gov Affairs Committee
125 N. Main Street, 5th Floor
Memphis TN 38103

Dear Councilwoman Easter-Thomas:

Subject to Council approval, it is my recommendation that:

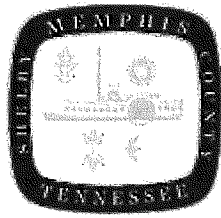
Douglas A. McGowen

be appointed as President and CEO of Memphis Light Gas & Water with an annual salary of \$320,000.00.

Respectfully,

Jim Strickland

cc: Memphis City Council



Doug McGowen

Doug McGowen serves as the Chief Operating Officer for Mayor Jim Strickland and the City of Memphis. As Chief Operating Officer, McGowen directly oversees all city operating departments and related agencies. From March 2020 to March 2022, he also led the Memphis and Shelby County COVID-19 Joint Task Force, coordinating all aspects of a successful pandemic response. Passionate about making Memphis a better place to live and work, McGowen also serves as Board Chair of the Mid-South American Heart Association and Board Chair for Explore Bike Share.

Immediately prior to his COO role, he served as Director of the Innovation Team for the City of Memphis (now Innovate Memphis) and headed the Memphis Sexual Assault Kit Task Force.

Prior to joining the city team, McGowen served as a commissioned officer in the United States Navy, retiring as a Captain in 2011 after 26 years of service. His last assignment was as Commanding Officer of the Naval Base in Millington, TN. McGowen also served as Commanding Officer of Strike Fighter Squadron ONE ZERO TWO, Chief Operating Officer for the US Navy Recruiting Command, and Chief Operating Officer for Carrier Air Wing NINE. During his career, McGowen completed multiple overseas deployments and participated in combat operations during Operations Desert Shield/Desert Storm and Operation Enduring Freedom flying the F-14 TOMCAT and later the FA-18F Super Hornet.

McGowen holds a B.S. in Civil Engineering from Virginia Military Institute and an M.A. in National Security from the United States Naval War College. Born in Meadville, PA, McGowen and his family are proud to call Memphis home.



JIM STRICKLAND
MAYOR

October 11, 2022

Councilwoman Michalyn Easter-Thomas
Chairwoman, Personnel and Gov Affairs Committee
125 N. Main Street, 5th Floor
Memphis TN 38103

Dear Councilwoman Easter-Thomas:

Subject to Council approval, it is my recommendation that:

Chandell Ryan

be appointed as Chief Operating Officer with an annual salary of \$163,667.00.

Respectfully,

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

Jim Strickland

cc: Memphis City Council



Professional Training

Bachelor of Science
Juris Doctorate
Trained Mediator
Licensed Attorney – TN
Lean Six Sigma Certified

Current Role

Chandell Carr, a 17-year veteran of City government, works with the Chief Operating Officer **Doug McGowen** to be responsible for day-to-day service delivery, resource allocation, budgeting, and policy development for all of the City's divisions, among other duties. Carr has most recently served as the Equity, Diversion & Inclusivity Officer for the Division of Human Resources. She is a 2001 Juris Doctor graduate of the University of Memphis Cecil C. Humphreys School of Law.

Experience

Attorney Carr practiced general litigation for Spicer, Flynn and Rudstrom, PLLC until she joined the City in 2003. During her 13+ year tenure with the City, she served in various roles including Assistant City Attorney, Senior Assistant City Attorney, Equal Employment Opportunity Officer/Labor Relations Manager, Equity, Diversity & Inclusion (EDI) Senior Manager, and EDI Officer. In her role as EDI Officer Attorney Carr was responsible for diversity and inclusion strategy and programs, equal employment opportunity philosophy and policies, on-the-job injury program, civil service commission, employee and labor relations, corporate social responsibility, and the AmeriCorps VISTA program. The COM employs 7500+ public servants and is associated with 13 labor organizations representing 20 bargaining units. As the Human Resources Manager/Labor Relations with United Technologies at the Carrier Plant in Collierville, TN for nearly 3 years she was responsible for all labor (union represented) and employee relations activities for the 1900+ employees, recruiting, training, responding to discrimination complaints and assisting the leadership team in reaching business objectives through consultation, advice, and policy and procedure improvements.

Professional Affiliations

- New Memphis Institute, Leadership Development Intensive, Alumni
- Tennessee Labor Management Foundation, Board Member

City of Memphis



JIM STRICKLAND
MAYOR

TENNESSEE

October 11, 2022

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

Dear Chairman Easter-Thomas:

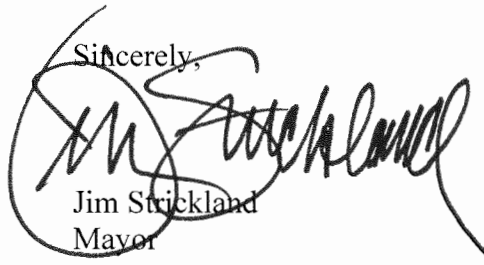
Subject to Council approval, I hereby recommend that:

Frances S. Howard

be jointly appointed to the Memphis & Shelby County Board of Equalization with a term expiration date of April 30, 2024.

I have attached biographical information.

Sincerely,



Jim Strickland
Mayor

JSS/sss

Cc: Council Members

MEMPHIS & SHELBY COUNTY BOARD OF EQUALIZATION
9 Member Board
(4) City (3) County (6) Other municipalities
Oath of Office Required
2 Year Term

Purpose:

To examine, compare and equalize the assessments of the Shelby County Assessor's office when appeals are made.

Davis, C. Howard	M/W	04-30-18
Simmons, Edward Jr.	M/W	04-30-18
Vacancy	F/B	04-30-18
Boyd, Bill	M/W	04-30-20

Updated 080522

City of Memphis



JIM STRICKLAND
MAYOR

TENNESSEE

October 11, 2022

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

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

Angus Blair

be appointed to the Memphis Area Transit Authority with a term expiration date of September 30, 2025.

I have attached biographical information.

Sincerely,

Jim Strickland
Mayor

JSS/sss

Cc: Council Members

MEMPHIS AREA TRANSIT AUTHORITY
Oath of Office Required
9 Member Board
3 Year Term

Purpose:

The members of the transit authority board shall have authority to supervise the operation of the transit system.

		Term ends:	Terms served:
Bland, Kristen	F/Hi	01-22-23	4 th term
Fulton, Michael	M/B	02-07-25	1 st term
Vacancy	M/W	09-30-22	2 nd term
Lipinski, Martin E.	M/W	06-30-23	4 th term
McKissack, Michelle	F/B	06-30-24	1 st term
Anton Mack	M/B	08-24-22	1 st term
Holder, Janice	F/W	08-31-23	1 st term
Stephens, III, Edward	M/B	01-31-23	1 st term
Williams, Shelia	F/B	01-31-25	4 th term

2022 Council Liaison: Ford Canale

Updated 100122

Memphis Area Transit Authority
Meetings 4th Thursday of the Month
From January 2020 to February 2022 Total No. of Meetings - 22

Member	Present	Absent

Ordinance No. _____

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MEMPHIS, CHAPTER 2-16., CITY REAL PROPERTY MANAGEMENT, TO REQUIRE THAT ANY CONTRACTS FOR THE MODIFICATION OF CITY-OWNED PROPERTY THAT IS LEASED TO ANY UNAFFILIATED NONPROFIT ORGANIZATION, WITH A COST IN EXCESS OF \$1,000,000, BE PRESENTED TO THE MEMPHIS CITY COUNCIL FOR APPROVAL

WHEREAS, the Memphis City Council is committed to the growth and development of the City of Memphis, and maintains its support of the continuous improvement and maintenance of City-owned properties; and

WHEREAS, the Memphis City Council recognizes that its commitment to the City's growth includes the responsibility to consider the needs of the properties and residents that surround such developments; and

WHEREAS, the Memphis City Council understands that improvements to any City-owned property will affect the surrounding areas, and wants to ensure that such improvements are made known to the local residents and are done in consideration of the needs and desires of that community; and

WHEREAS, Chapter 2-6- 1. of the Code of Ordinances of the City of Memphis grants the Memphis City Council with the power to authorize contracts entered into by the Mayor; and

WHEREAS, the Memphis City Council seeks to utilize that authority to require that contracts for the modification or improvement of City-owned property that is leased to any nonprofit entity that is unaffiliated with the City of Memphis receive prior authorization from the Council when the cost of the improvement or modification is in excess of \$1,000,000.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, that

Section 1. Chapter 2-16., City Real Property Management, of the Code of Ordinances is hereby amended to add the following provision:

Sec. 2-16-3. Improvement or Modification to City-owned Property.

A. Property Leased to Nonprofit Entities

Any real property that is owned by the City of Memphis that has been leased to, or is otherwise occupied by, a nonprofit organization that is not affiliated with the City of Memphis, or is not under the sole supervision and control of the Mayor, shall not enter into an agreement regarding the improvement or modification of such land, building, or facility without prior authorization of

the Memphis City Council if the cost associated therewith is in excess of one million (\$1,000,000) dollars.

Section 2. Severability. The provisions of this Ordinance are hereby severable. If any of these sections, provisions, sentences clauses, phrases, or parts are held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

Section 5. Effective Date. This Ordinance shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller and become effective as otherwise provided by law.

Chairman:
Martavius Jones