

WHEREAS, on occasion the Memphis City Council has seen fit to honor citizens who have served this community, and **Jamese Couch** is one such citizen whose contributions to the City of Memphis are certainly worthy of recognition; and

WHEREAS, **Jamese Couch** was born in Memphis, Tennessee and grew up in the Historic Glenview area where she began serving her community by assisting children and the elderly; a proud graduate of Hamilton High School, she dreamed of owning a childcare learning facility to continue her passion for nurturing people; **Jamese Couch** received a bachelor's degree from the University of Memphis in Early Childhood Development; and

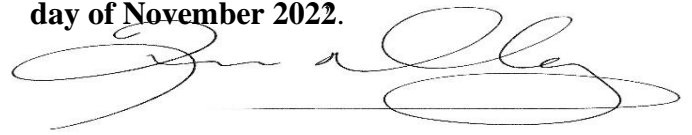
WHEREAS, in 2013, **Jamese Couch** founded Fundamentals 1st Learning Academy which is a childcare learning facility that helps children develop socially, creatively, emotionally, physically, and intellectually; in 2017, **Jamese Couch** opened her second childcare facility, Lion and Lioness Learning Academy, and she has continued to successfully operate her academies by striving to uphold the highest values and principles which encompass fairness and honesty; and

WHEREAS, the mission of these three-star childcare facilities is to provide high quality childcare in a safe, healthy, fun, nurturing and developmentally appropriate learning environment; **Jamese Couch** and her staff provide children with a variety of experiences that enhance their development and inspire lifelong learning from the ground up putting fundamentals first.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council honors **Jamese Couch** for her dedicated service and contribution to the City of Memphis with the utmost and most sincere respect; and

BE IT FURTHER RESOLVED, though ink and parchment are most inadequate to highlight such devotion to others, we, nonetheless, spread upon the records of the City of Memphis these words with sincere admiration and gratitude as we honor **Jamese Couch**.

**Given by my hand and under the great
seal of the City of Memphis, this 1st
day of November 2022.**



**Teri Dockery
Memphis City Council Member**

WHEREAS, on occasion the Memphis City Council has seen fit to honor citizens who have served this community, and **Telisa Franklin** is one such citizen whose contributions to the City of Memphis are certainly worthy of recognition; and

WHEREAS, the second of five siblings, **Telisa Franklin** was raised in the historic Douglass Community in Memphis, Tennessee under the watchful eyes of her devoted grandparents; she grew up in a harsh environment but fought back with the tools she had within – determination, grit, and supportive grandparents; and

WHEREAS, adopting the slogan “failure is not an option,” **Telisa Franklin** graduated from Craigmont High School in 1993; she attended Victory University and earned a Bachelor of Science degree, and received a Master’s degree in Biblical Studies from Brewster Theological Clinic and School of Religion; and

WHEREAS, **Telisa Franklin** has a plethora of experience and skills as an entrepreneur, floral designer, philanthropist, TV talk show host, radio station president, author, licensed minister and motivational speaker; where she had once fallen down, **Ms. Franklin** now stands tall and radiates confidence; and

WHEREAS, **Telisa Franklin** holds leadership positions in many Mid-South organizations; she is secretary of the Rotary Club Memphis Central, president of the Memphis Juneteenth Festival and president of Telisa Franklin Ministries; **Telisa Franklin** is the sole owner of WAVN the Trend FM104-AM1240 Radio Station and president of Flowers and More; and

WHEREAS, **Telisa Franklin** is purpose-driven and rock-solid in her commitment to moving people forward using the power of speech to inspire, inform, motivate and uplift those who need assurance that they are, in fact, gems that just need a little polishing in order to sparkle.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council honors **Telisa Franklin** for her dedicated service and contribution to the City of Memphis, with the utmost and most sincere respect; and

BE IT FURTHER RESOLVED, though ink and parchment are most inadequate to highlight such devotion to others, we, nonetheless, spread upon the records of the City of Memphis these words with admiration and gratitude as we honor **Telisa Franklin**.

Given by my hand and under the great
seal of the City of Memphis, this 1st
day of November 2022.



Teri Dockery
Memphis City Council Member

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 11/1/2022
DATE
PUBLIC SESSION: 11/1/2022
DATE

ITEM (CHECK ONE)

 ORDINANCE X RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution approving the closure of Maggie H. Isabel Street between Adams Avenue and Jefferson Avenue and the contiguous public alley west of Maggie H. Isabel Street, known as case number SAC 22-006

CASE NUMBER: SAC 22-006

LOCATION: North-south public right-of-way of Maggie H. Isabel Street located between Jefferson Avenue and Adams Avenue and the unnamed contiguous public alley west of Maggie H. Isabel Street

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

OWNER/APPLICANT: Calvary Episcopal Church

REPRESENTATIVES: Tim McCaskill for The Reaves Firm

REQUEST: Close and vacate public right-of-way and contiguous public alley

AREA: +/-0.194 acres

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**

PRIOR ACTION ON ITEM:

| | |
|----------------------------------|---|
| (1) _____ | APPROVAL - (1) APPROVED (2) DENIED |
| 09/8/2022 _____ | DATE |
| (1) Land Use Control Board _____ | ORGANIZATION - (1) BOARD / COMMISSION |
| | (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

| | <u>DATE</u> | <u>POSITION</u> |
|-----------------------|-----------------|-------------------------------------|
| <u>Kendrea Cobble</u> | <u>10/21/22</u> | PRINCIPAL PLANNER |
| _____ | _____ | DEPUTY ADMINISTRATOR |
| <u>Burt Ryan</u> | <u>10/24/22</u> | ADMINISTRATOR |
| _____ | _____ | DIRECTOR (JOINT APPROVAL) |
| _____ | _____ | COMPTROLLER |
| _____ | _____ | FINANCE DIRECTOR |
| _____ | _____ | CITY ATTORNEY |
| _____ | _____ | CHIEF ADMINISTRATIVE OFFICER |
| _____ | _____ | COMMITTEE CHAIRMAN |



Memphis City Council Summary Sheet

SAC 22-006

RESOLUTION APPROVING THE CLOSURE OF MAGGIE H. ISABEL STREET BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE AND THE CONTIGUOUS PUBLIC ALLEY WEST OF MAGGIE H. ISABEL STREET, KNOWN AS CASE NUMBER SAC 22-006

- This item is a resolution with conditions to allow the above; and
- This item may require a new public improvement contract.

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: SAC 22-006

LOCATION: North-south public right-of-way of Maggie H. Isabel Street located between Jefferson Avenue and Adams Avenue and the unnamed contiguous public alley west of Maggie H. Isabel Street

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

OWNER/APPLICANT: Calvary Episcopal Church

REPRESENTATIVE: Tim McCaskill for The Reaves Firm

REQUEST: Close and vacate public right-of-way and contiguous public alley

EXISTING ZONING: Central Business District

AREA: 0.194 acres

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 with conditions of the application.

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

Respectfully,
Kendra Cobbs

Kendra Cobbs
Principal Planner
Land Use and Development Services
Division of Planning and Development

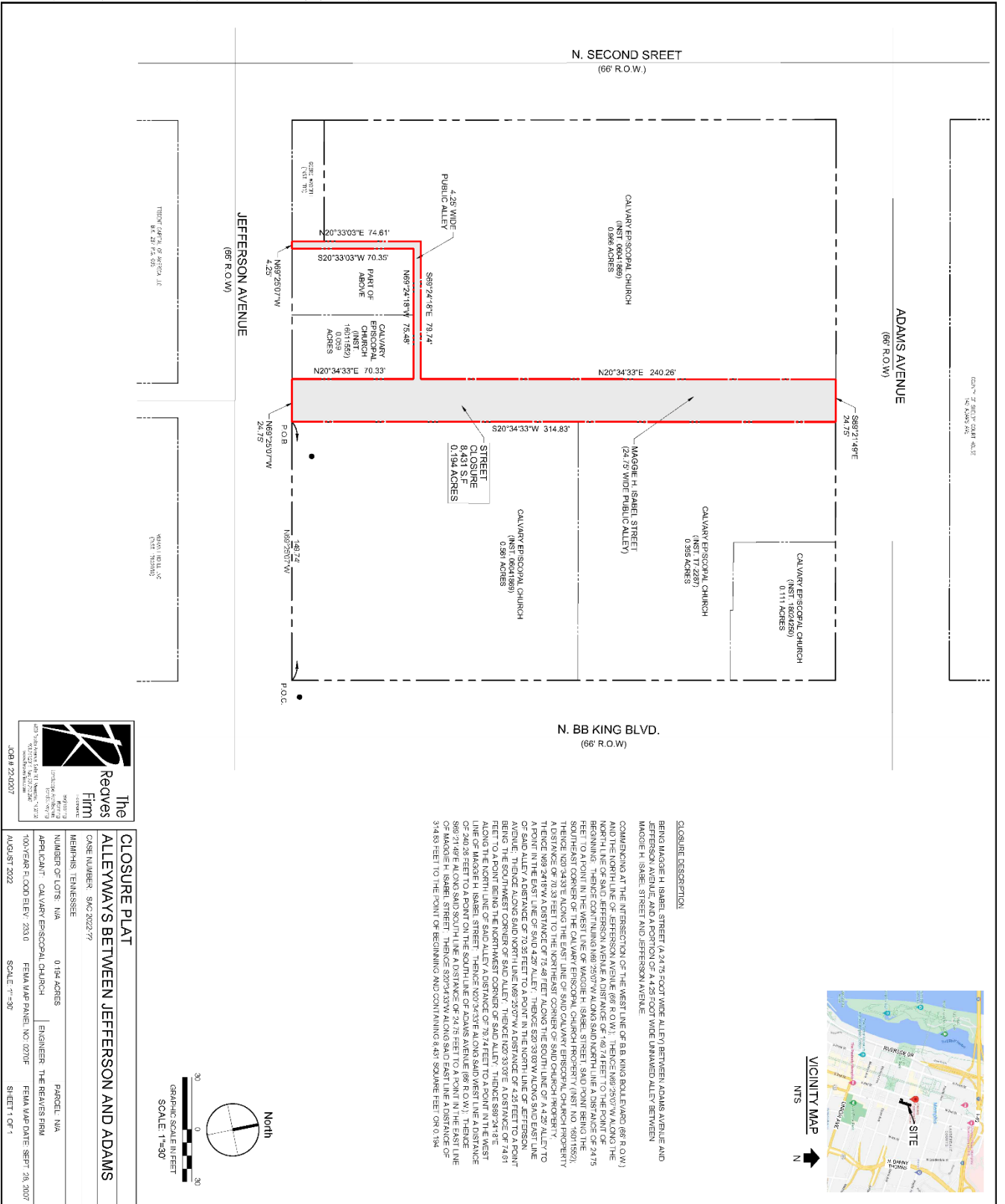
Cc: Committee Members
File

SAC 22-006
CONDITIONS

1. Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.
2. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense. Note: A sanitary sewer line is located in the closure area.
3. City sanitary sewers/drainage facilities are located within the proposed closure area.
4. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.
5. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of the closure by the City Council.
6. Adequate queuing spaces in accordance with section 4.4.8 of the UDC shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
7. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

CLOSURE PLAT

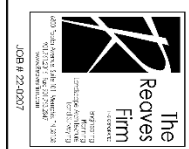
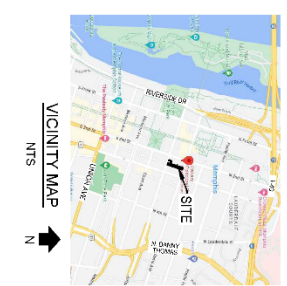
Christie 2/24/21 2:02:27-2007 Alley between Jefferson & Adams (P) Alley Closure (Plot with 3/30/01 land) Aug 04, 2022 - 2:56pm



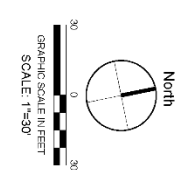
CLOSURE DESCRIPTION

BEING MAGGIE H. ISABEL STREET (A 24' 75" SOUTH WIDE ALLEY BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE) AND A 4.29' WIDE UNIMPROVED ALLEY BETWEEN MAGGIE H. ISABEL STREET AND JEFFERSON AVENUE.

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF BB KING BOULEVARD (66' R.O.W.) AND THE NORTH LINE OF JEFFERSON AVENUE (66' R.O.W.), THENCE N89°25'07" W ALONG THE WEST LINE OF JEFFERSON AVENUE A DISTANCE OF 1487.74 FEET TO THE BEGINNING THEREOF CONTINUING N89°25'07" W ALONG SAID NORTH LINE A DISTANCE OF 241.75 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE CALVARY EPISCOPAL CHURCH PROPERTY (INST. NO. 18011582), THENCE N20°34'33" E ALONG THE EAST LINE OF SAID CALVARY EPISCOPAL CHURCH PROPERTY A DISTANCE OF 718.31 FEET TO THE WESTERN CORNER OF SAID CHURCH PROPERTY TO A POINT IN THE EAST LINE OF SAID 4.29' ALLEY, THENCE S20°33'03" W ALONG SAID EAST LINE OF SAID ALLEY A DISTANCE OF 70.35 FEET TO A POINT IN THE NORTH LINE OF JEFFERSON AVENUE, THENCE ALONG SAID NORTH LINE N89°25'07" W A DISTANCE OF 4.29 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID ALLEY, THENCE N20°33'03" E A DISTANCE OF 74.81 FEET TO THE WESTERN CORNER OF SAID ALLEY, THENCE N20°33'03" E A DISTANCE OF 74.81 FEET ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 74.81 FEET TO THE WESTERN CORNER OF SAID ALLEY, THENCE N20°34'33" E ALONG SAID WEST LINE A DISTANCE OF 240.26 FEET TO A POINT ON THE SOUTH LINE OF ADAMS AVENUE (66' R.O.W.), THENCE S89°24'18" E ALONG SAID SOUTH LINE A DISTANCE OF 241.75 FEET TO A POINT IN THE EAST LINE OF MAGGIE H. ISABEL STREET, THENCE S20°33'03" W ALONG SAID EAST LINE A DISTANCE OF 514.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.430 SQUARE FEET OR 0.194



| CLOSURE PLAT | | | |
|------------------------------------|-------------|------------|--------------------------|
| ALLEYS BETWEEN JEFFERSON AND ADAMS | | | |
| CASE NUMBER: | 9AC202277 | MEMBERS: | TENNESSEE |
| NUMBER OF LOTS: | N/A | APPLICANT: | CALVARY EPISCOPAL CHURCH |
| 100-YEAR FLOOD ELEV: | 233.0 | ENGINEER: | THE REVIVES FIRM |
| DATE: | AUGUST 2022 | SCALE: | 1" = 30' |
| PARCEL N/A | | DATE: | FEBRUARY 28, 2007 |
| | | SHEET: | 1 OF 1 |



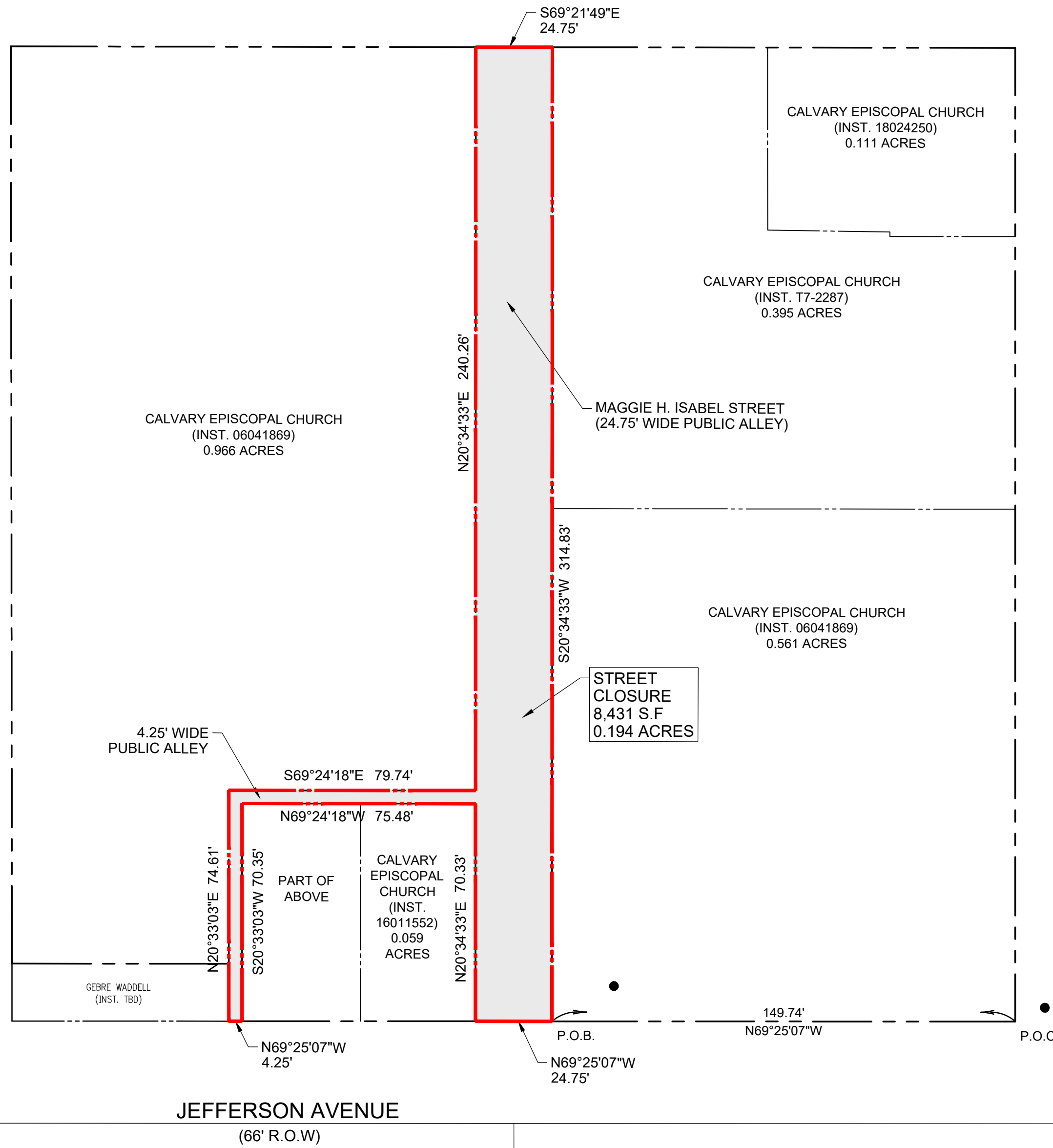
Christine 2024 2:2022-02-0207 Alley Closure Closure Plat with Waddell land.dwg Aug 04, 2022 - 2:56pm

COUNTY OF SHELBY COURT HOUSE
140 ADAMS AVE

ADAMS AVENUE
(66' R.O.W.)

N. SECOND SREET
(66' R.O.W.)

N. BB KING BLVD.
(66' R.O.W.)



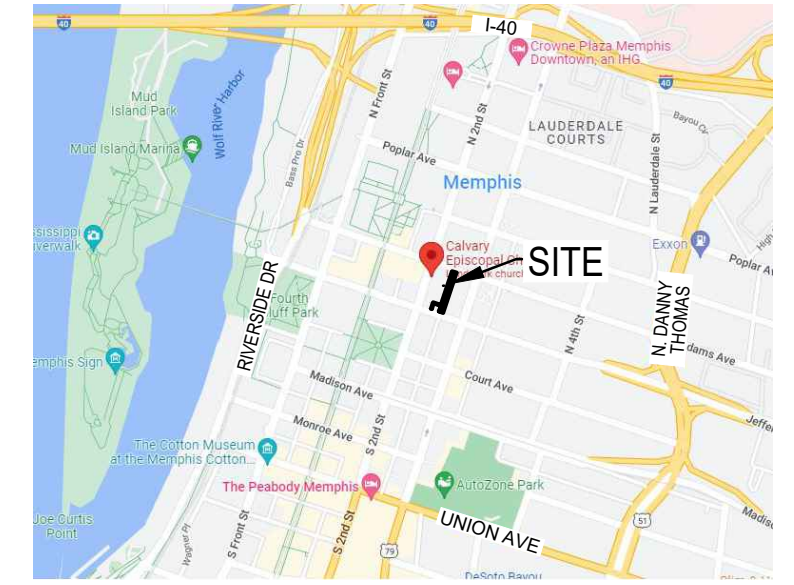
4.25' WIDE
PUBLIC ALLEY

STREET
CLOSURE
8,431 S.F
0.194 ACRES

JEFFERSON AVENUE
(66' R.O.W.)

TRIDENT CAPITAL OF AMERICA LLC
B.K. 267 P.G. 035

VIBRANT HOTEL INC
(INST. 17102036)

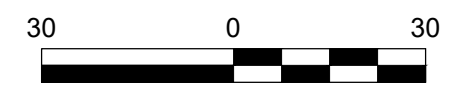
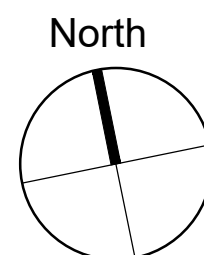


VICINITY MAP
NTS
N

CLOSURE DESCRIPTION

BEING MAGGIE H. ISABEL STREET (A 24.75 FOOT WIDE ALLEY) BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE, AND A PORTION OF A 4.25 FOOT WIDE UNNAMED ALLEY BETWEEN MAGGIE H. ISABEL STREET AND JEFFERSON AVENUE.

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF B.B. KING BOULEVARD (66' R.O.W.) AND THE NORTH LINE OF JEFFERSON AVENUE (66' R.O.W.); THENCE N69°25'07"W ALONG THE NORTH LINE OF SAID JEFFERSON AVENUE A DISTANCE OF 149.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N69°25'07"W ALONG SAID NORTH LINE A DISTANCE OF 24.75 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE CALVARY EPISCOPAL CHURCH PROPERTY (INST. NO. 16011552); THENCE N20°34'33"E ALONG THE EAST LINE OF SAID CALVARY EPISCOPAL CHURCH PROPERTY A DISTANCE OF 70.33 FEET TO THE NORTHEAST CORNER OF SAID CHURCH PROPERTY; THENCE N69°24'18"W A DISTANCE OF 75.48 FEET ALONG THE SOUTH LINE OF A 4.25' ALLEY TO A POINT IN THE EAST LINE OF SAID 4.25' ALLEY; THENCE S20°33'03"W ALONG SAID EAST LINE OF SAID ALLEY A DISTANCE OF 70.35 FEET TO A POINT IN THE NORTH LINE OF JEFFERSON AVENUE; THENCE ALONG SAID NORTH LINE N69°25'07"W A DISTANCE OF 4.25 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID ALLEY; THENCE N20°33'03"E A DISTANCE OF 74.61 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID ALLEY; THENCE S69°24'18"E ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 79.74 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET; THENCE N20°34'33"E ALONG SAID WEST LINE A DISTANCE OF 240.26 FEET TO A POINT ON THE SOUTH LINE OF ADAMS AVENUE (66' R.O.W.); THENCE S69°21'49"E ALONG SAID SOUTH LINE A DISTANCE OF 24.75 FEET TO A POINT IN THE EAST LINE OF MAGGIE H. ISABEL STREET; THENCE S20°34'33"W ALONG SAID EAST LINE A DISTANCE OF 314.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,431 SQUARE FEET OR 0.194



GRAPHIC SCALE IN FEET
SCALE: 1"=30'



The
Reaves
Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying

6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

JOB # 22-0207

| | | |
|--|--------------------------|-------------------------------|
| CLOSURE PLAT | | |
| ALLEYWAYS BETWEEN JEFFERSON AND ADAMS | | |
| CASE NUMBER: SAC 2022-?? | | |
| MEMPHIS, TENNESSEE | | |
| NUMBER OF LOTS: N/A | 0.194 ACRES | PARCEL: N/A |
| APPLICANT: CALVARY EPISCOPAL CHURCH | | ENGINEER: THE REAVES FIRM |
| 100-YEAR FLOOD ELEV: 233.0 | FEMA MAP PANEL NO: 0270F | FEMA MAP DATE: SEPT. 28, 2007 |
| AUGUST 2022 | SCALE: 1" = 30' | SHEET 1 OF 1 |



Resolution approving the closure of Maggie H. Isabel Street (a 24.75-foot-wide alley) between Adams Avenue and Jefferson Avenue, and a portion of a 4.25-foot-wide unnamed alley between Maggie H. Isabel Street and Jefferson Avenue, known as case number SAC 22-006

WHEREAS, the City of Memphis is the owner of real property known as Maggie H. Isabel Street (a 24.75-foot-wide alley) between Adams Avenue and Jefferson Avenue, and a portion of a 4.25-foot-wide unnamed alley between Maggie H. Isabel Street and Jefferson Avenue in Memphis, Tennessee and being more particularly described as follows:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF B.B. KING BOULEVARD (66' R.O.W.) AND THE NORTH LINE OF JEFFERSON AVENUE (66' R.O.W.); THENCE N69°25'07"W ALONG THE NORTH LINE OF SAID JEFFERSON AVENUE A DISTANCE OF 149.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N69°25'07"W ALONG SAID NORTH LINE A DISTANCE OF 24.75 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE CALVARY EPISCOPAL CHURCH PROPERTY (INST. NO. 16011552); THENCE N20°34'33"E ALONG THE EAST LINE OF SAID CALVARY EPISCOPAL CHURCH PROPERTY A DISTANCE OF 70.33 FEET TO THE NORTHEAST CORNER OF SAID CHURCH PROPERTY; THENCE N69°24'18"W A DISTANCE OF 75.48 FEET ALONG THE SOUTH LINE OF A 4.25' ALLEY TO A POINT IN THE EAST LINE OF SAID 4.25' ALLEY; THENCE S20°33'03"W ALONG SAID EAST LINE OF SAID ALLEY A DISTANCE OF 70.35 FEET TO A POINT IN THE NORTH LINE OF JEFFERSON AVENUE; THENCE ALONG SAID NORTH LINE N69°25'07"W A DISTANCE OF 4.25 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID ALLEY; THENCE N20°33'03"E A DISTANCE OF 74.61 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID ALLEY; THENCE S69°24'18"E ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 79.74 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET; THENCE N20°34'33"E ALONG SAID WEST LINE A DISTANCE OF 240.26 FEET TO A POINT ON THE SOUTH LINE OF ADAMS AVENUE (66' R.O.W.); THENCE S69°21'49"E ALONG SAID SOUTH LINE A DISTANCE OF 24.75 FEET TO A POINT IN THE EAST LINE OF MAGGIE H. ISABEL STREET; THENCE S20°34'33"W ALONG SAID EAST LINE A DISTANCE OF 314.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,431 SQUARE FEET OR 0.194 ACRES MORE OR LESS.

WHEREAS, 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 desires to close the hereinabove described public right-of-way and it is deemed to be in the best interest of the City of Memphis that said public right-of-way be vacated, and revert to the abutting property owner(s); and

City Council Resolution

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 to the Council of the City of Memphis subject to the following conditions:

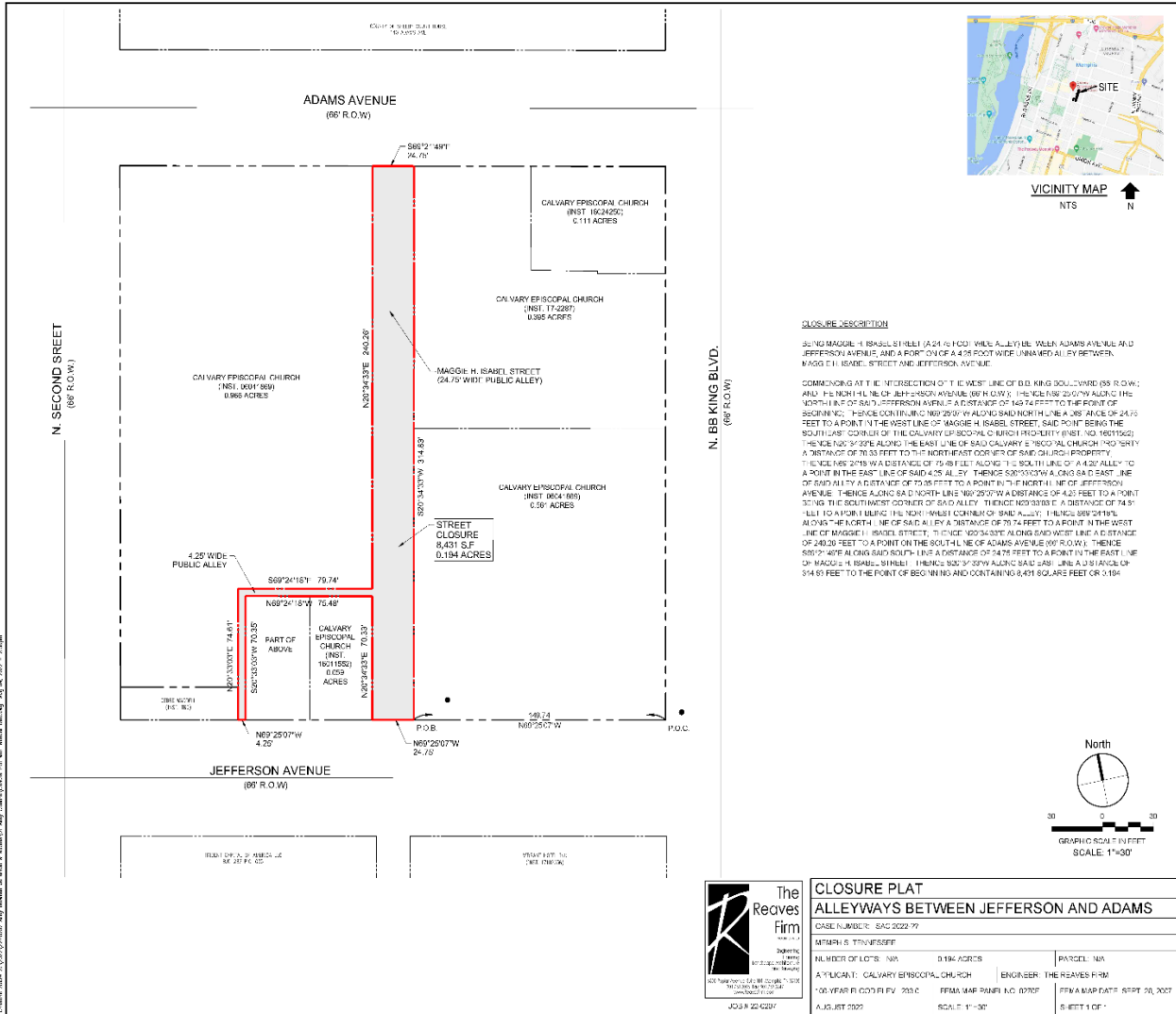
1. Provide Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.
2. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense. Note: A sanitary sewer line is located in the closure area.
3. City sanitary sewers/drainage facilities are located within the proposed closure area.
4. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
5. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the City Council.
6. Adequate queuing spaces in accordance with section 4.4.8 of the UDC shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
7. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Memphis that the above-described public right-of-way be and is hereby closed for public use, subject to the aforementioned conditions.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute all Quitclaim Deed(s) to the owners of the properties abutting on the above described public right-of-way, said Deeds not to be delivered until the conditions herein stated have been met by applicant.

BE IT FURTHER RESOLVED, that a copy of this resolution be sent to the Lawyers Title Insurance Company, the Memphis Title Company, the Chicago Title Company, the Security Title Company and the Shelby County Property Assessor's Office.

City Council Resolution



CLOSURE DESCRIPTION

BEING MAGGIE H. ISABEL STREET (A 24' WIDE) WHILE ALLEYS BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE, AND A PORTION OF A 4.28 FOOT WIDE UNNAMED ALLEY BETWEEN MAGGIE H. ISABEL STREET AND JEFFERSON AVENUE.

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF D.D. KING BLDG. (86' R.O.W.) AND THE NORTH LINE OF JEFFERSON AVENUE (86' R.O.W.); THENCE S69°20'16" W ALONG THE NORTH LINE OF SAID JEFFERSON AVENUE A DISTANCE OF 149.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N69°20'16" W ALONG SAID NORTH LINE A DISTANCE OF 24.73 FEET TO POINT 1; THENCE TO THE WEST LINE OF MAGGIE H. ISABEL STREET; SAID POINT BEING THE SOUTHWEST CORNER OF THE CALVARY EPISCOPAL CHURCH (PROPERTY ENST. NO. 16011562); THENCE N20°24'43"E ALONG THE EAST LINE OF SAID CALVARY EPISCOPAL CHURCH (PROPERTY ENST. NO. 16011562) A DISTANCE OF 79.33 FEET TO THE NORTH EAST CORNER OF SAID CALVARY EPISCOPAL CHURCH; THENCE N20°24'43"E A DISTANCE OF 79.33 FEET ALONG THE SOUTH LINE OF A 4.28' ALLEY TO A POINT IN THE EAST LINE OF SAID 4.28' ALLEY; THENCE S00°00'00" W ALONG SAID EAST LINE OF SAID ALLEY A DISTANCE OF 79.33 FEET TO A POINT IN THE NORTH LINE OF JEFFERSON AVENUE; THENCE ALONG SAID NORTH LINE N69°20'16" W A DISTANCE OF 4.25 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID ALLEY; THENCE N03°03'03" E A DISTANCE OF 74.51 FEET TO POINT 1 BEING THE NORTH WEST CORNER OF SAID ALLEY; THENCE S89°20'16" W ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 79.74 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET; THENCE N03°03'03" E ALONG SAID WEST LINE A DISTANCE OF 4.25 FEET TO A POINT ON THE SOUTH LINE OF ADAMS AVENUE (86' R.O.W.); THENCE S89°20'16" W ALONG SAID SOUTH LINE A DISTANCE OF 24.73 FEET TO A POINT IN THE EAST LINE OF MAGGIE H. ISABEL STREET; THENCE S02°37'32" W ALONG SAID EAST LINE A DISTANCE OF 144.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,431 SQUARE FEET OR 0.194

CLOSURE PLAT
ALLEYWAYS BETWEEN JEFFERSON AND ADAMS

| | | | |
|-------------------------------------|---------------------------|-----------------------------|--|
| CASE NUMBER: SAC 2022-77 | | | |
| MATTERS INVOLVED | | | |
| NUMBER OF LOTS: N/A | 0.194 ACRES | PARCEL: N/A | |
| APPLICANT: CALVARY EPISCOPAL CHURCH | ENGINEER: THE REAVES FIRM | | |
| ONE-YEAR R.O.W. FEET: 20.0 | FPM MAP PANEL NO. 0702F | FPM MAP DATE: SEPT 20, 2007 | |
| AUG. 2007 | SCALE: 1"=30' | SHEET 1 OF 1 | |

AGENDA ITEM: 10

CASE NUMBER: SAC 22-006 **L.U.C.B. MEETING:** September 8, 2022

LOCATION: Maggie H. Isabel St between Adams Ave and Jefferson Ave and the contiguous public alley west of Maggie H. Isabel St

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

OWNER/APPLICANT: Calvary Episcopal Church

REPRESENTATIVE: Tim McCaskill for The Reaves Firm

REQUEST: Vacate the public right-of-way of Maggie H. Isabel St. located between Jefferson and Adams Ave. and the unnamed contiguous public alley west of Maggie H. Isabel St.

AREA: +/-8,431 square feet

CONCLUSIONS

1. The request is for a physical street closure for a segment of Maggie H. Isabel Street located between Jefferson Avenue and Adams Avenue and the contiguous unnamed public alley.
2. The street closure request is for a total of 8,431 square feet.
3. The reason for the request is to close the rights-of-way to public thru traffic.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

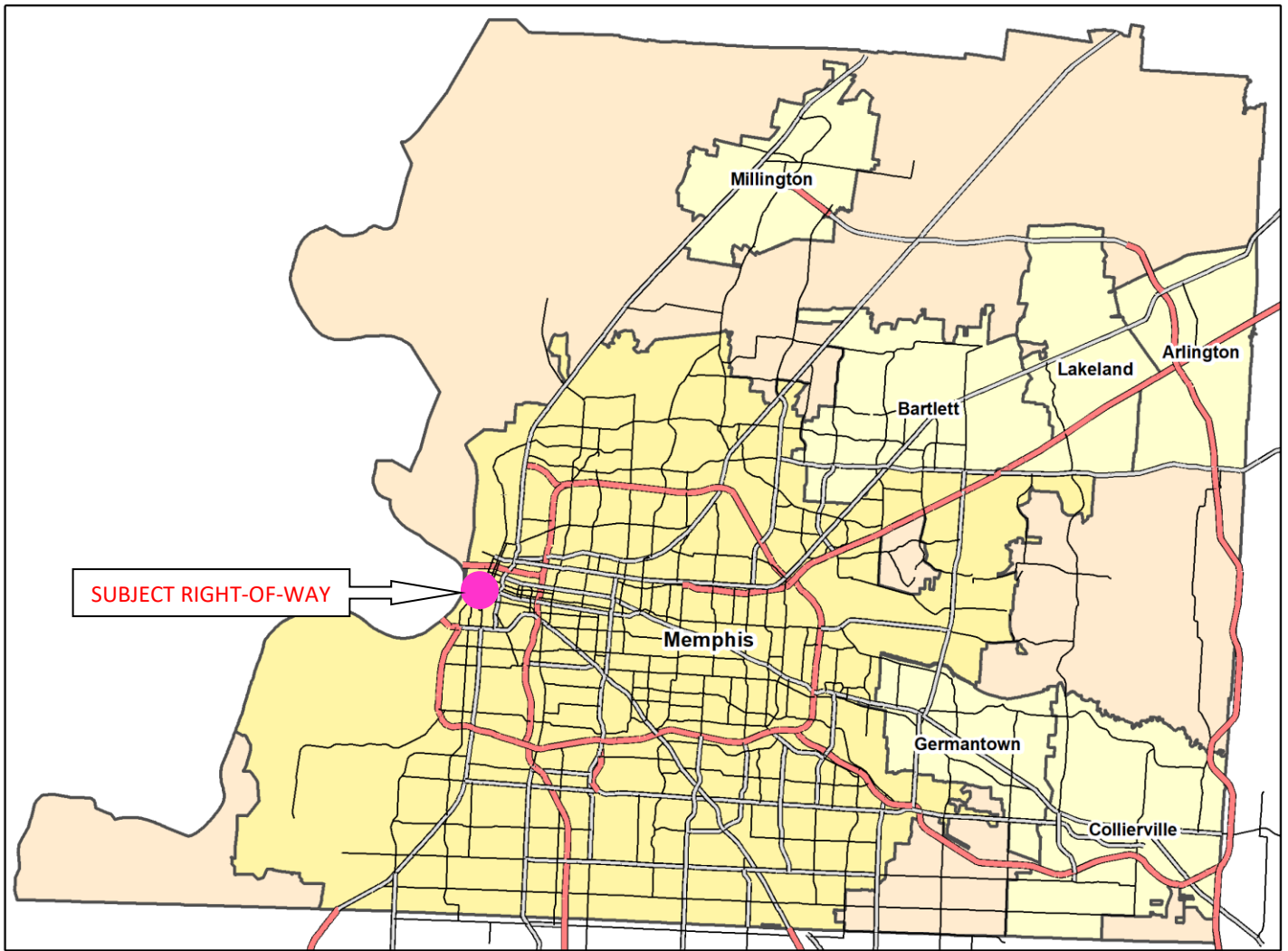
Zoning Atlas Page: 1930

Existing Zoning: Central Business District (CBD)

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 88 notices were mailed on August 25, 2022, and a total of 2 signs posted on each end of the right-of-way to be closed and vacated. The sign affidavit has been added to this report.

LOCATION MAP

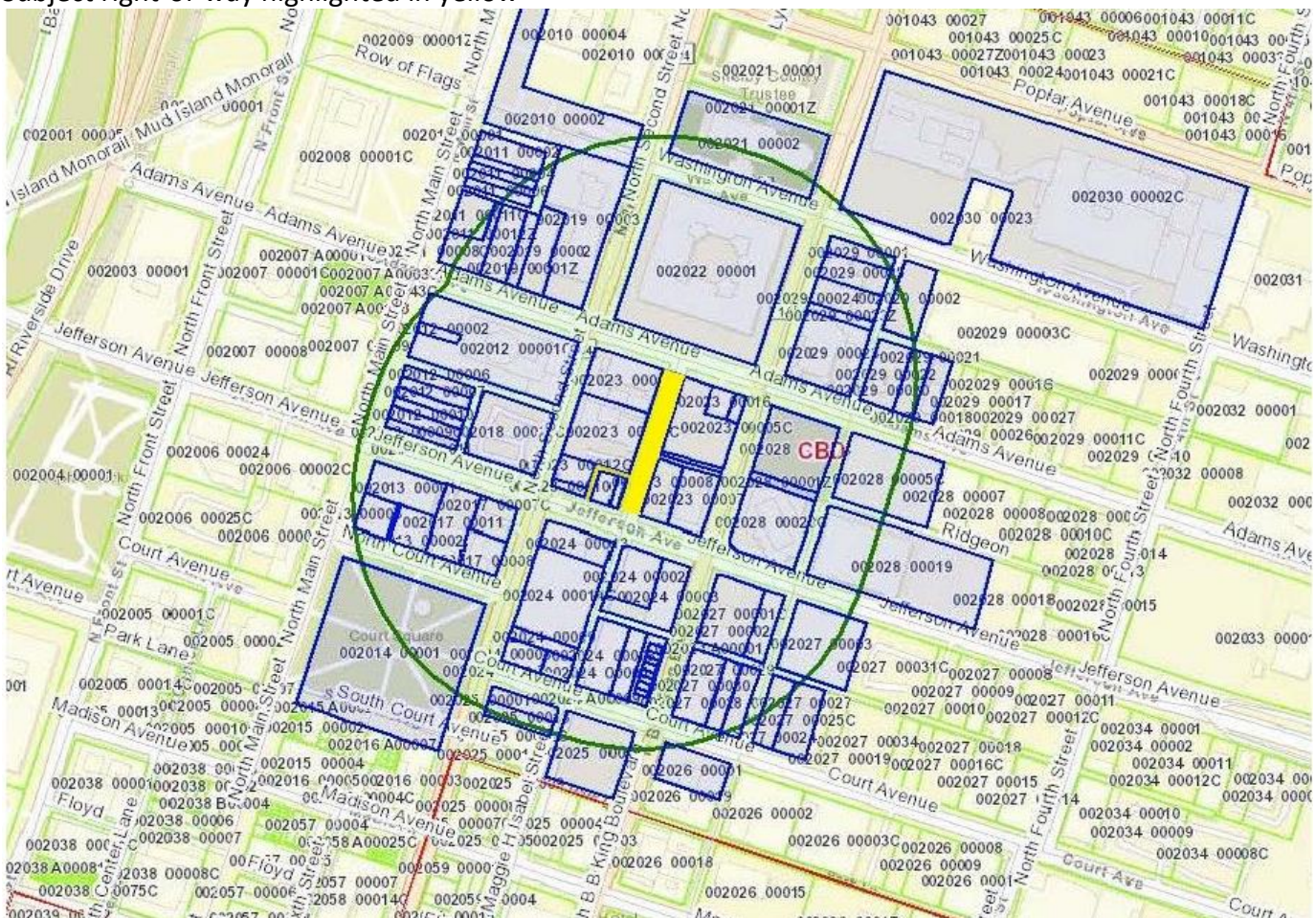


Subject right-of-way located within the pink circle, Downtown Memphis

VICINITY MAP



Subject right-of-way highlighted in yellow

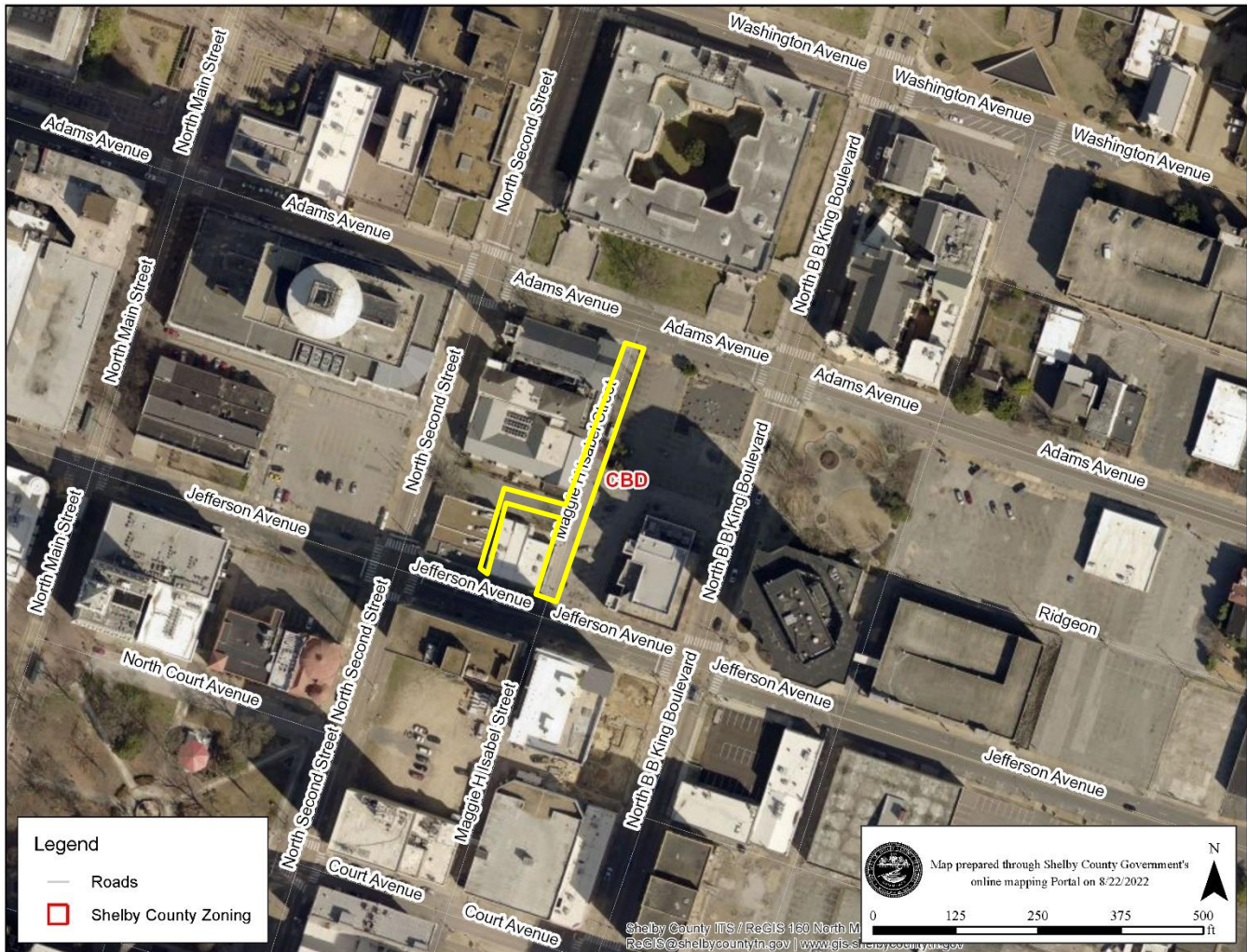


AERIAL



Subject right-of-way outlined in yellow

ZONING MAP



Subject right-of-way outlined in yellow

Existing Zoning: Central Business District (CBD)

Surrounding Zoning

North: Central Business District (CBD)

East: Central Business District (CBD)

South: Central Business District (CBD)

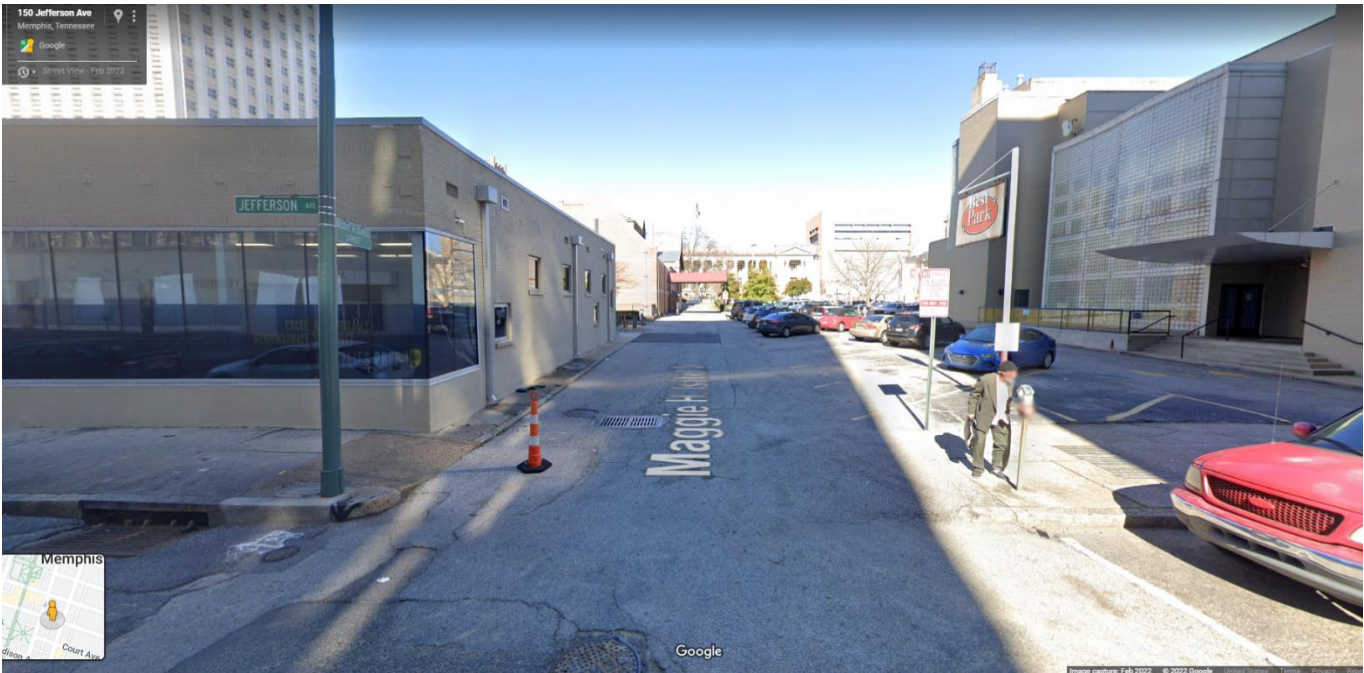
West: Central Business District (CBD)

LAND USE MAP

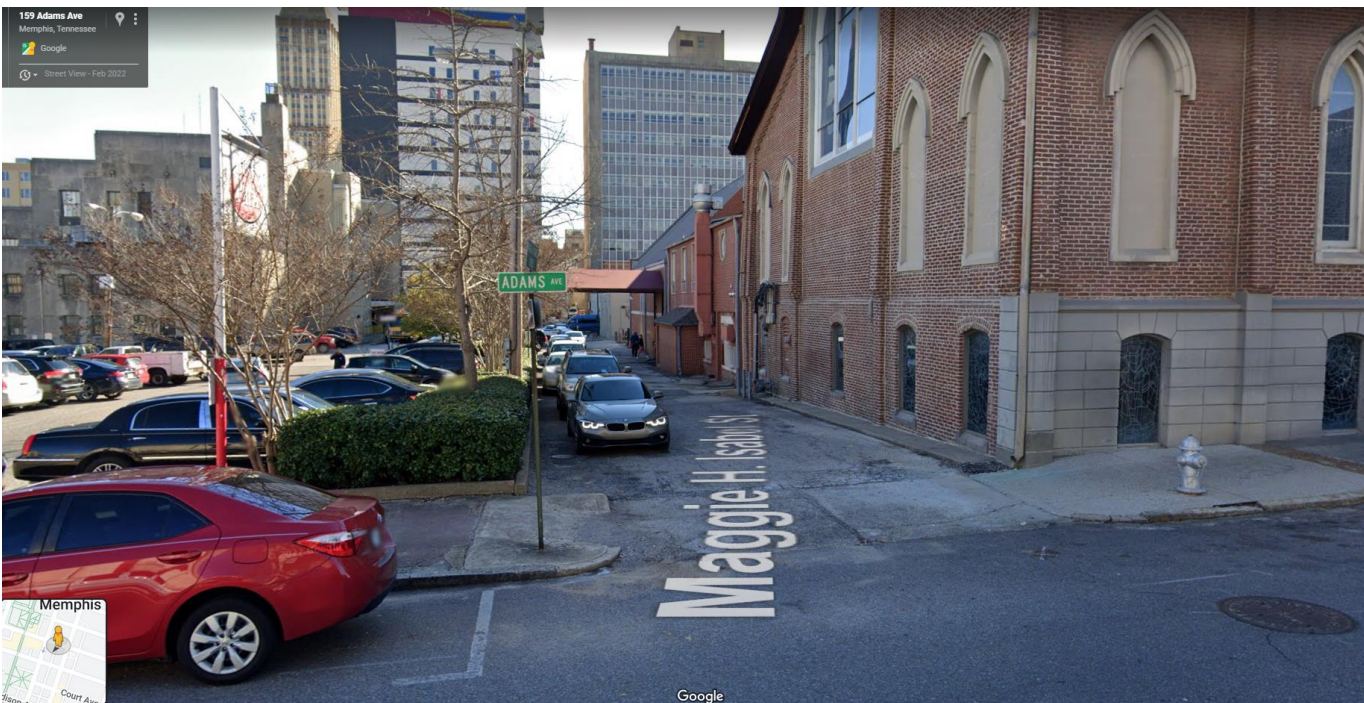


Subject right-of-way outlined in yellow

SITE PHOTOS



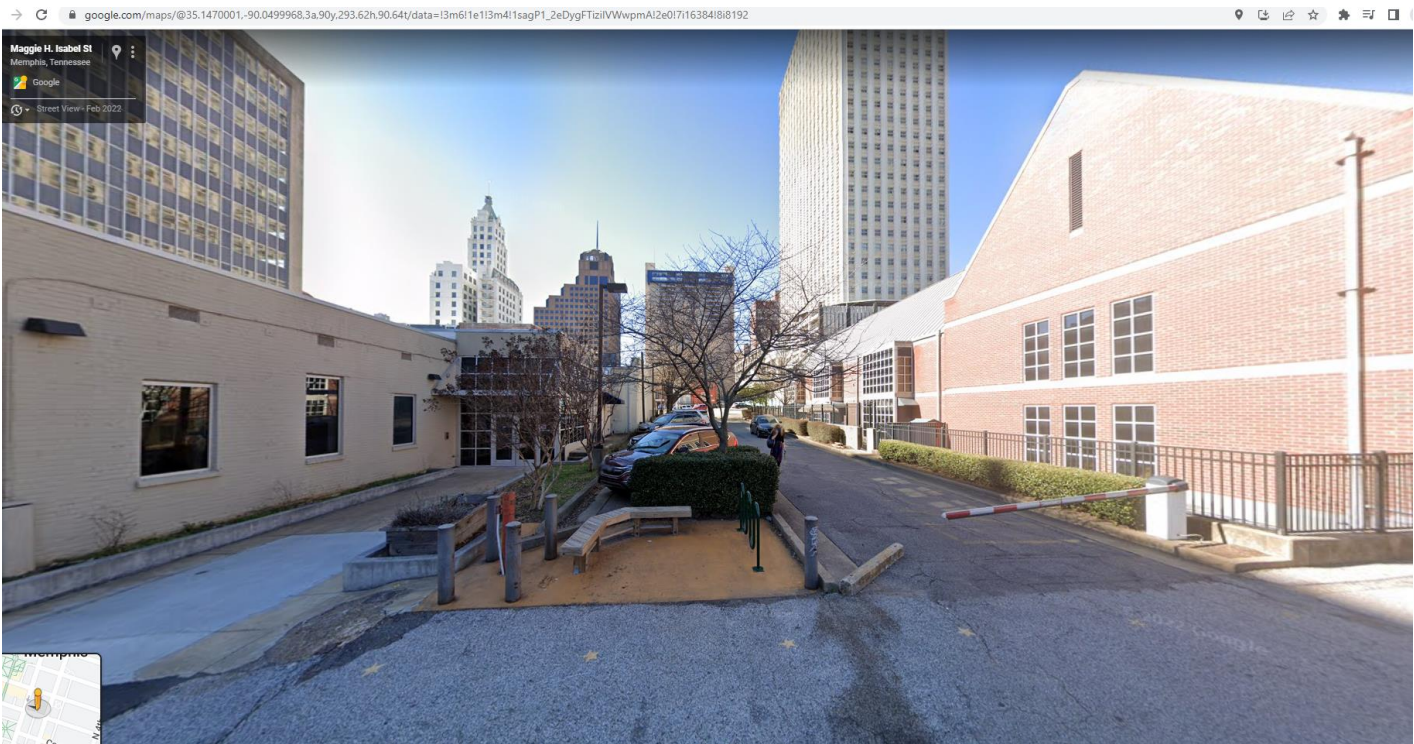
View of access point to the subject right-of-way from Jefferson Avenue looking north



View of access point to the subject right-of-way from Adams Avenue looking south



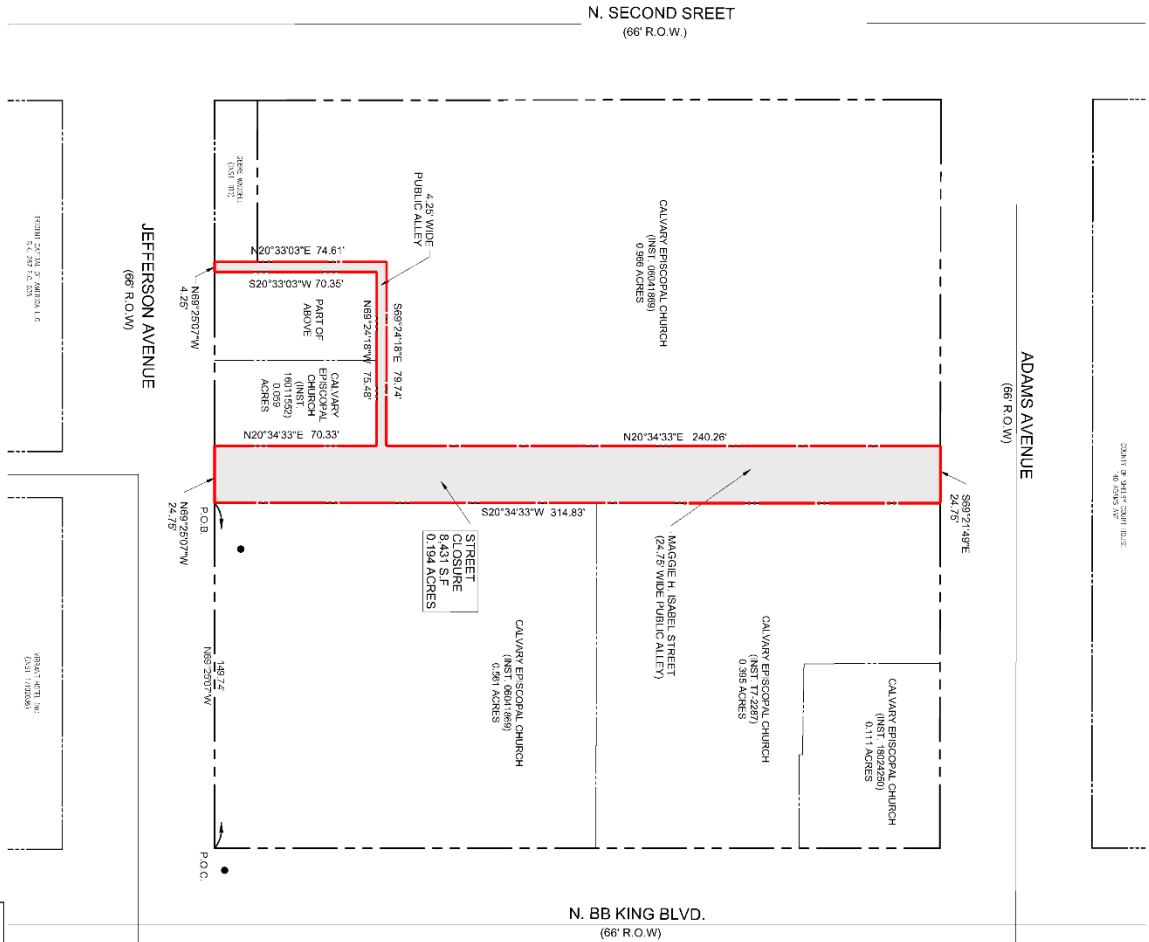
View of access point (yellow arrow) to unnamed public alley from Jefferson Avenue looking north



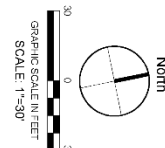
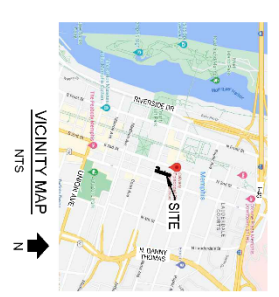
View of access point to unnamed public alley from Maggie H. Isabel Street looking west


RIGHT-OF-WAY VACATION PLAT

Christine 2024 2/10/22/22-0207 Alley between Jefferson & Adams\01 Alley Closure\Closure Plat with Model.lord.dwg Aug 04, 2022 - 2:56pm



CLOSURE DESCRIPTION
 BEING MAGGIE H. ISABEL STREET (A 24.75 FOOT WIDE ALLEY) BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE, AND A PORTION OF A 4.25 FOOT WIDE UNNAMED ALLEY BETWEEN MAGGIE H. ISABEL STREET AND JEFFERSON AVENUE.
 COMMENCING AT THE INTERSECTION OF THE WEST LINE OF B. KING BOUL. (EAST 66' R.O.W.) AND THE NORTH LINE OF JEFFERSON AVENUE (66' R.O.W.), THENCE N89°25'07\"/>





The Reaves Firm
 ARCHITECTURAL & ENGINEERING
 100 YEARS FLOOD ELEV. 233.0
 SCALE: 1"=30'
 SHEET 1 OF 1

CLOSURE PLAT
ALLEYS BETWEEN JEFFERSON AND ADAMS

| | |
|-------------------------------------|---------------------------|
| MEMBERSHIP NUMBER | MEMBERSHIP NUMBER |
| NUMBER OF LOTS: N/A | PARCEL N/A |
| APPLICANT: CALVARY EPISCOPAL CHURCH | ENGINEER: THE REAVES FIRM |
| 100 YEARS FLOOD ELEV. 233.0 | FEWA VAP PANEL NO. 0270F |
| AUGUST 2022 | SCALE: 1"=30' |
| CASE NUMBER: SAC 2022-77 | DATE: SEPT. 28, 2007 |

LEGAL DESCRIPTION

CLOSURE DESCRIPTION

BEING MAGGIE H. ISABEL STREET (A 24.75 FOOT WIDE ALLEY) BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE, AND A PORTION OF A 4.25 FOOT WIDE UNNAMED ALLEY BETWEEN MAGGIE H. ISABEL STREET AND JEFFERSON AVENUE.

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF B.B. KING BOULEVARD (66' R.O.W.) AND THE NORTH LINE OF JEFFERSON AVENUE (66' R.O.W.); THENCE N69°25'07"W ALONG THE NORTH LINE OF SAID JEFFERSON AVENUE A DISTANCE OF 149.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N69°25'07"W ALONG SAID NORTH LINE A DISTANCE OF 24.75 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE CALVARY EPISCOPAL CHURCH PROPERTY (INST. NO. 16011552); THENCE N20°34'33"E ALONG THE EAST LINE OF SAID CALVARY EPISCOPAL CHURCH PROPERTY A DISTANCE OF 70.33 FEET TO THE NORTHEAST CORNER OF SAID CHURCH PROPERTY; THENCE N69°24'18"W A DISTANCE OF 75.48 FEET ALONG THE SOUTH LINE OF A 4.25' ALLEY TO A POINT IN THE EAST LINE OF SAID 4.25' ALLEY; THENCE S20°33'03"W ALONG SAID EAST LINE OF SAID ALLEY A DISTANCE OF 70.35 FEET TO A POINT IN THE NORTH LINE OF JEFFERSON AVENUE; THENCE ALONG SAID NORTH LINE N69°25'07"W A DISTANCE OF 4.25 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID ALLEY; THENCE N20°33'03"E A DISTANCE OF 74.61 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID ALLEY; THENCE S69°24'18"E ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 79.74 FEET TO A POINT IN THE WEST LINE OF MAGGIE H. ISABEL STREET; THENCE N20°34'33"E ALONG SAID WEST LINE A DISTANCE OF 240.26 FEET TO A POINT ON THE SOUTH LINE OF ADAMS AVENUE (66' R.O.W.); THENCE S69°21'49"E ALONG SAID SOUTH LINE A DISTANCE OF 24.75 FEET TO A POINT IN THE EAST LINE OF MAGGIE H. ISABEL STREET; THENCE S20°34'33"W ALONG SAID EAST LINE A DISTANCE OF 314.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,431 SQUARE FEET OR 0.194 ACRES MORE OR LESS.

STAFF ANALYSIS

Request and Reason

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

The request is for a physical street closure for a segment of Maggie H. Isabel Street located between Jefferson Avenue and Adams Avenue and the contiguous unnamed public alley. The street closure request is for a total of 8,431 square feet.

The reason for the request is the applicant desires that public thru traffic be closed between Calvary Episcopal Church property.

Site Description

The subject segment of Maggie H. Isabel Street is +/-24.75 feet wide and +/-314.83 feet long. The unnamed public alley to be vacated is 4.25 feet wide, and at its greatest length 79.74 feet long. The alley is an immediate extension to the west of Maggie H. Isabel Street. A total area of 8,431 square feet or 0.19 acres is requested for the physical street closure. The subject right-of-way is surrounded by multiple parcels, all of which except one are owned by Calvary Episcopal Church (please see Closure Plat on page 11).

Conclusions

The applicant, Calvary Episcopal Church, seeks to close and vacate the segment of Maggie H. Isabel Street that runs between Adams Avenue to the north and Jefferson Avenue to the south. The applicant also requests the closure of the unnamed alley to the immediate west of Maggie H. Isabel Street. The unnamed alley wraps around church property and continues to Jefferson Avenue. This street closure request is for a total of 8,431 square feet.

The request has been made by Calvary Episcopal Church. Church property surrounds the rights-of-way, which the church would like to close to public traffic.

Other street alley closure requests were made by Calvary Episcopal Church and approved by the Planning Commission in 1973 (case project SAC 1973-035) and in 1984 by the Land Use Control Board (case project SAC 1984-003). These requests were for rights-of-way abutting Third Alley (Maggie H. Isabel Street) to the east and west, also located between Adams and Jefferson Avenues.

The closure of the subject right-of-way would not have any undue or substantial effect upon the existing vehicular and pedestrian traffic flow of the surrounding area.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.
2. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at

developer's expense. Note: A sanitary sewer line is located in the closure area.

3. City sanitary sewers/drainage facilities are located within the proposed closure area.
4. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.
5. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of the closure by the City Council.
6. Adequate queuing spaces in accordance with section 4.4.8 of the UDC shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
7. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

DEPARTMENTAL COMMENTS

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

| | |
|---|---|
| City/County Engineer: | See comments above in “Conditions” section. |
| City/County Fire Division: | No comments received. |
| City Real Estate: | No comments received. |
| City/County Health Department: | No comments received. |
| Shelby County Schools: | No comments received. |
| Construction Code Enforcement: | No comments received. |
| Memphis Light, Gas and Water: | No comments received. |
| Office of Sustainability and Resilience: | No comments received. |
| Office of Comprehensive Planning: | No comments received. |

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Street and Alley Closure (Right of Way Vacation)

Record Detail Information

Record Type: Street and Alley Closure (Right of Way Vacation)

Record Status: Assignment

Opened Date: August 3, 2022

Record Number: SAC 2022-006

Expiration Date:

Record Name: Calvary Episcopal Alley Closure

Description of Work: On behalf of Calvary Episcopal Church, we are submitting the enclosed application to the Division of Planning and Development for a physical street closure for a segment of Maggie H. Isabel St that is between Jefferson and Adams Ave and an unnamed dog leg alley that is contiguous for a total of 8,430 SF street closure. Included in this closure is 140 Jefferson Ave that was part of the estate of William N. Small.

Parent Record Number:

Contact Information

| | | | |
|-------------|--------------------------|--------------|-------------------|
| Name | Organization Name | Contact Type | Phone |
| Steve Smith | Calvary Episcopal Church | Applicant | (901) 312-5205 |

Suffix:
Address

| | | |
|----------------------------|---------------------------------------|-------------------|
| Christine Donhardt | Architect / Engineer / Surveyor | (901) 761-2016 |
| Address 6800 Poplar Ave | | |

| | | |
|---------------|----------------|-------------------|
| Tim McCaskill | Representative | (901) 761-2016 |
| Address | | |

| | | | |
|-------------|--------------------------|---|-------------------|
| Steve Smith | Calvary Episcopal Church | Adjacent Property Owner of Record | (901) 312-5205 |
| Address | | | |

Fee Information

| Invoice # | Fee Item | Quantity | Fees | Status | Balance | Date Assessed | Unit | Fee Code |
|-----------|--------------------------------------|----------|--------|----------|---------|---------------|------|------------------|
| 1403617 | Right of Way Vacation/Closure Fee | 1 | 400.00 | INVOICED | 0.00 | 08/04/2022 | | PLNGSTCLO S01 |
| 1403617 | Credit Card Use Fee (.026 x fee) | 1 | 10.40 | INVOICED | 0.00 | 08/04/2022 | | PLNGSTCLO S05 |

Total Fee Invoiced: \$410.40 Total Balance: \$0.00

Payment Information

| | |
|----------------|-------------------|
| Payment Amount | Method of Payment |
| \$410.40 | Credit Card |

Data Fields

PREAPPLICATION MEETING

| | |
|---------------------|---------------|
| Name of DPD Planner | Lucas Skinner |
|---------------------|---------------|

LETTER OF INTENT

Date of Meeting 08/03/2022

GENERAL INFORMATION

| | |
|--|--|
| Name of Street where closure will begin | Adams |
| Name of Street where closure will end | Jefferson |
| What is the reason for the street closure? | Close to thru traffic between the church property. |
| What is the total area of the right-of-way being closed? | 8430 |
| What is the overall length of the street closure? | 314 |
| Name of Street/Alley/ROW | Maggie H Isabel & Unnamed |
| Is this application in response to a citation from Construction Code Enforcement or Zoning Letter? | No |
| If yes, please provide additional information | - |
| Is this application a time extension? | No |

RELATED CASE INFORMATION

| | |
|-----------------------|---|
| Previous Case Numbers | - |
|-----------------------|---|

GIS INFORMATION

| | |
|---------------------------------------|----|
| Case Layer | - |
| Central Business Improvement District | No |
| Class | - |
| Downtown Fire District | No |
| Historic District | - |
| Land Use | - |
| Municipality | - |
| Overlay/Special Purpose District | - |
| Zoning | - |
| State Route | - |
| Lot | - |
| Subdivision | - |
| 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, Scott Walters, Rector (Print Name) Scott Walters (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)

CALVARY EPISCOPAL CHURCH 102 N SECOND ST
of the property located at (Bounded by the block of Adams, 2nd, BBKing, and Jefferson) except for parcel at 140 JEFFERSON AVE
and further identified by Assessor's Parcel Number 002023 00001, 5C, 8, 9, 10, 11, 15C, 12C, 8Z, 2Z,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this STEPHEN SMITH day of August in the year of 2022.

Stephen Smith
Signature of Notary Public



7-1-2023
My Commission Expires



August 4, 2022

Mr. Brett Ragsdale
Zoning Administrator
Division of Planning and Development
125 N. Main, Ste. 477
Memphis, TN 38103

**RE: Alley Closure
Between Jefferson and Adams Ave.**

Dear Mr. Ragsdale:

On behalf of Calvary Episcopal Church, we are submitting the enclosed application to the Division of Planning and Development for a physical street closure for a segment of Maggie H. Isabel St that is between Jefferson and Adams Ave and an unnamed dog leg alley that is contiguous for a total of 8,430 SF street closure. Included in this closure is 140 Jefferson Ave that was part of the estate of William N. Small.

Professional consultants include Tim McCaskill with The Reaves Firm.

Your consideration of this application is greatly appreciated.

Sincerely,



Tim McCaskill

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

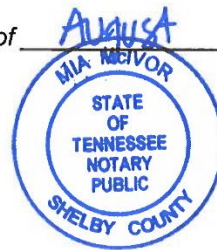
I, Tim McCaskill, being duly sworn, depose and say that at 10:30 am pm on the 25th day of August, 2022, I posted 2 Public Notice Sign(s) pertaining to Case No. SAC 22-06 at 1) Jefferson & Maggie H Isabel 2) Adams & Maggie H Isabel, providing notice of a Public Hearing before the Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

J. Mohr
Owner, Applicant or Representative

8-25-22
Date

Subscribed and sworn to before me this 25th day of August, 2022.

Mia Mohr
Notary Public



My commission expires: 11-9-2025

22-06 - Right of Way Vacation



Jefferson @ Maggie H. Isabel



Adams @ Maggie H. Isabel



PUBLIC NOTICE

**AN APPLICATION HAS
BEEN FILED FOR A**

**RIGHT-OF-WAY
VACATION**

ON THIS PROPERTY.

**A PUBLIC HEARING
WILL BE HELD.**

CASE NO: SAC 2022-06

INFORMATION: 636-6619

DEFACING, TAMPERING WITH OR REMOVAL OF THIS SIGN BY ANYONE OTHER THAN THE PROPERTY OWNER OR HIS AGENT IS PROHIBITED BY CITY OF MEMPHIS & SHELBY COUNTY ORDINANCES

LETTERS RECEIVED

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



MEMPHIS AND SHELBY COUNTY

Record Summary for Street and Alley Closure (Right of Way Vacation)

Record Detail Information

Record Type: Street and Alley Closure (Right of Way Vacation)

Record Status: Assignment

Opened Date: August 3, 2022

Record Number: SAC 2022-006

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Parent Record Number:

Contact Information

Name: Steve Smith Organization Name: Calvary Episcopal Church Contact Type: Applicant Phone: (901) 312-5205

Suffix:
Address

Christine Donhardt Architect / Engineer / Surveyor (901) 761-2016

Address: 6800 Poplar Ave

Tim McCaskill Representative (901) 761-2016

Address

Steve Smith Calvary Episcopal Church Adjacent Property Owner of Record (901) 312-5205

Address

Fee Information

| Invoice # | Fee Item | Quantity | Fees | Status | Balance | Date Assessed | Unit | Fee Code |
|------------------------------|-----------------------------------|----------|--------|----------|-----------------------|---------------|------|---------------|
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| 1403617 | Credit Card Use Fee (.026 x fee) | 1 | 10.40 | INVOICED | 0.00 | 08/04/2022 | | PLNGSTCLO S05 |
| Total Fee Invoiced: \$410.40 | | | | | Total Balance: \$0.00 | | | |

Payment Information

Payment Amount: \$410.40 Method of Payment: Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner: Lucas Skinner

Date of Meeting 08/03/2022

GENERAL INFORMATION

| | |
|--|--|
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| Name of Street where closure will end | Jefferson |
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| What is the total area of the right-of-way being closed? | 8430 |
| What is the overall length of the street closure? | 314 |
| Name of Street/Alley/ROW | Maggie H Isabel & Unnamed |
| Is this application in response to a citation from Construction Code Enforcement or Zoning Letter? | No |
| If yes, please provide additional information | - |
| Is this application a time extension? | No |

RELATED CASE INFORMATION

| | |
|-----------------------|---|
| Previous Case Numbers | - |
|-----------------------|---|

GIS INFORMATION

| | |
|---------------------------------------|----|
| Case Layer | - |
| Central Business Improvement District | No |
| Class | - |
| Downtown Fire District | No |
| Historic District | - |
| Land Use | - |
| Municipality | - |
| Overlay/Special Purpose District | - |
| Zoning | - |
| State Route | - |
| Lot | - |
| Subdivision | - |
| Planned Development District | - |
| Wellhead Protection Overlay District | - |

JOINT ORDINANCE NO. _____

A JOINT ORDINANCE OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY COUNTY, TENNESSEE ENACTED PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1998 AND THE UNIFORMITY IN TAX INCREMENT FINANCING ACT OF 2012; PROVIDING FOR THE ESTABLISHMENT OF THE KLONDIKE REDEVELOPMENT TRUST FUND

WHEREAS, pursuant to the Community Redevelopment Act of 1998 (the “Act”) Shelby County, Tennessee (the "County") and the City of Memphis, Tennessee (the "City") established a joint Community Redevelopment Agency ("CRA") to ameliorate the slum and blight conditions within the City of Memphis and the unincorporated areas of Shelby County; and

WHEREAS, on September 20, 2022, pursuant to Section 11 of the Act and the provisions of the Uniformity in Tax Increment Financing Act of 2012 (the “TIF Uniformity Act”), the CRA approved a proposal to establish the Klondike Tax Increment Financing District (the “Klondike TIF”) pursuant to the Klondike Redevelopment Area (the “Plan);

WHEREAS, on _____, 2022, the City Council (the “Council”) of the City of Memphis, Tennessee considered the adoption of the Klondike Community Redevelopment Plan pursuant to the requirements of the Act; and

WHEREAS, on _____, 2022, the Board of County Commissioners of Shelby County, Tennessee (the "Board") considered the adoption of the Klondike Community Redevelopment Plan pursuant to the requirements of the Act; and

WHEREAS, this Ordinance shall not become effective until after the adoption of the Plan by the Board and the Council; and

NOW, THEREFORE, BE IT RESOLVED by The Council Of The City Of Memphis And The Board Of County Commissioners Of Shelby County, Tennessee that the Community Redevelopment Plan for Klondike Area be established as follows:

SECTION 1. COMMUNITY REDEVELOPMENT AREA

The Klondike Community Redevelopment Area shall be as shown in the Legal Description attached as Exhibit A.

SECTION 2. FUNDING OF THE REDEVELOPMENT TRUST FUND

Pursuant to the provisions of Section 21 of the Community Redevelopment Act of 1998 the hereby Redevelopment Trust Fund for the Klondike Community Redevelopment Area shall include the increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of the community redevelopment under the Act.

Pursuant to the requirements of the Act, each taxing authority located within the Klondike Community Redevelopment Area shall by January 1 of each year commencing January 1, 2023 appropriate to the Redevelopment Trust Fund for the Klondike Area for so long as any indebtedness pledging increment revenue to the payment thereof is outstanding the earliest of thirty (30) years or January 1, 2053, a sum that is no less than the increment as defined and described in this Section accruing to such taxing authority.

SECTION 3. DISCRETION TO GRANT EXEMPTIONS

Subject to further proceedings of the Council and the Board pursuant to the requirements of Section 21(b)(4) of the Act, the City and the County reserve the discretion to grant an exemption to any special district that levies taxes within the Klondike Community Redevelopment Area from the funding requirements of Section 5 of this Ordinance; provided such grant of an exemption shall not violate Article 1, Section 20 of the Tennessee Constitution or Article 1, Section 10 of the United States Constitution, relating to impairment of contracts.

SECTION 4. TERM OF THE REDEVELOPMENT TRUST FUND

The Redevelopment Trust Fund for the Klondike Area shall remain in existence for thirty (30) years after the date of adoption of the original Plan. Notwithstanding anything in this Ordinance to contrary, the obligation to fund the Redevelopment Trust Fund annually shall continue until all loans, advances and indebtedness, if any, and interest thereon, of the CRA incurred as a result of redevelopment in a Community Redevelopment Area have been paid. Upon termination of the Redevelopment Trust Fund, subject to payment of all amounts required to be paid from such Redevelopment Trust Fund, any remaining moneys in the Redevelopment Trust Fund shall be returned to each taxing authority, which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Redevelopment Trust Fund by all taxing authorities within the Klondike Community Redevelopment Area during that year of the last appropriation.

SECTION 5. EXPENDITURE OF MONEYS IN THE REDEVELOPMENT TRUST FUND

A. Moneys in the Redevelopment Trust Fund may be expended from time to time for the

following purposes, when directly related to financing or refinancing of redevelopment in a Community Redevelopment Area pursuant to the Plan:

(a) administrative and overhead expenses necessary or incidental to the implementation of Plan pursuant to the Uniformity in Tax Increment Financing Act of 2012 (the "TIF Uniformity Act").

(b) expenses of redevelopment planning, surveys and financial analysis, including the reimbursement of the City or the County or the CRA for such expenses incurred before the Plan was approved and adopted.

(c) the acquisition of real property in the Community Redevelopment Area.

(d) The clearance and preparation of any portion of the Community Redevelopment Area for redevelopment and relocation of site occupants as provided in Section 17 of the Act.

(e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes and any other form of indebtedness.

(f) All expenses incidental to or connected with the issuance, sale, redemption, retirement or purchase of CRA bonds, bond anticipation notes or other form of indebtedness, including fund or any reserve, redemption or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes or other form of indebtedness.

(g) The development of affordable housing within the Community Redevelopment Area.

B. On the last day of each fiscal year of the CRA, any money which remains in the Klondike Redevelopment Trust Fund after the payment of expenses pursuant to subsection "A" of this Section 5 for such year shall be:

(a) returned to each taxing authority, which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities within the Klondike Community Redevelopment Area for that year;

(b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;

(c) deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or

(d) appropriated to a specific redevelopment project pursuant to the Plan which project will be completed within three (3) years from the date of such appropriation.

C. As allowed in Section 2 of the "Uniformity in Tax Increment Financing Act of 2012" a total of up to five percent (5%) of incremental tax revenues will be set aside for administrative expenses incurred by the CRA (Tennessee Code Annotated 9- 23-104).

D. As allowed in the "Uniformity in Tax Increment Financing Act of 2012" the tax increment base and dedicated taxes shall be calculated on the basis of each parcel within the area subject to the Community Redevelopment Plan for the Klondike Area (Tennessee Code Annotated 9-23-102).

E. In accordance with the provisions of the Act and the TIF Uniformity Act, the City and the County shall cause the CRA to provide for an independent financial audit of the trust fund each fiscal year and a report of such audit. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the Redevelopment Trust Fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which is pledged increment revenues and the remaining amount of such indebtedness. The CRA shall provide a copy of the report to each taxing authority.

BE IT FURTHER ORDAINED, that to the extent that the CRA shall approve developers to execute the redevelopment, said developers shall provide annual financial statements, including balance sheets and detailed income and expense statements to the CRA Board.

BE IT FURTHER ORDAINED, that this joint ordinance shall take effect from and after the date it shall have been enacted according to due process of law by virtue of the concurring and separate passage thereof by the Council of the City of Memphis and by the Board of Commissioners of Shelby County, Tennessee.

BE IT FURTHER ORDAINED, that the provisions of this Ordinance are severable and that any portion declared or found to be unlawful shall not affect the remaining portions.

Chairman of the City Council

Attest:

Comptroller

Ordinance No. _____

AN ORDINANCE TO AMEND ORDINANCE NO. 5670 OF THE CITY OF
MEMPHIS, RELATIVE TO THE CREATION, APPOINTMENT AND
REGULATION OF CITY COUNCIL STAFF POSITIONS AND CLASSIFICATIONS

WHEREAS, the Memphis City Council adopted Ordinance No. 5219 effective October 16, 2007 over the veto of then Mayor Willie Herenton to insure a separation of powers between the executive and legislative branches of government pursuant to the Council's broad legislative authority under the City's Charter to establish rules and regulations to govern the affairs of the Council, including the creation, appointment and regulation of its own staff; and

WHEREAS, Ordinance No. 5219 provided that the Memphis City Council that the Council, alone, has the authority to create, appoint, and regulate its own staff; and

WHEREAS, the Council repealed Ordinance No. 5219 in its entirety, and adopted Ordinance No. 5670 in lieu thereof to confirm all then existing staff positions and to authorized the creation of new positions and classifications ; and

WHEREAS, Ordinance No. 5670 also reiterated the Council's authority to create, appoint and regulate other positions and classifications as determined necessary by the Council Chairman and the Council; and

WHEREAS, consistent with Ordinance No. 5670, the Council desires to clarify that the Council Chairman has the authority to create additional staff positions and classifications on a full-time, part-time or independent contractor basis for person(s) that possess expertise and experience in specialized and technical matters such as auditing, municipal finance and budgeting and/or financial advisory services; and

WHEREAS, in order to achieve this objective, the Memphis City Council seeks to amend Ordinance No. 5670 to clarify the Chairman's authority to create an additional Council staff position and classification for a Financial Advisor and to take the necessary steps to make the necessary appointment for such position.

SECTION 1. NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS that consistent with the City's Charter and Ordinance No. 5670 of the City of Memphis, Tennessee, Sections 1 (a) and (d) thereof are hereby amended and restated to read as follows:

Section 1. **Council Staff Positions and Classifications.**

The Memphis City Council does hereby ordain that the Council alone shall create, appoint and regulate its own staff as hereinafter set forth and as it determines from time to time:

- a. The classifications of the Council's staff, which shall be as follows: Council Attorney, Chief of Staff, Deputy Chief of Staff, Chief Security Officer, Legislative Analysts and Executive Assistants, and other positions and classifications as determined necessary by the Council Chairman and approved by the Council from time to time, including but not limited to positions that require expertise and experience in specialized and technical matters such as auditing, municipal finance, municipal budgeting and/or financial advisory services;
- d. The Chairman of the Council shall have the authority to determine if any person appointed to a vacant staff position or classification shall be on a full-time, part-time or independent contractor basis and to determine the compensation of the Council's staff from time to time, which shall be included in the Council's annual budget approved by the Council.

SECTION 2. BE IT FURTHER ORDAINED, that as amended hereby all other provisions of Ordinance No. 5670 are hereby ratified and continued in full effect and any provisions of Ordinance No. 5670 inconsistent herewith are repealed.

SECTION 3. BE IT FURTHER ORDAINED, that the provisions of this Ordinance are hereby severable. If any of the 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 4. BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, that 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 Mayor in writing by the comptroller and become effective as otherwise provided by law.

Sponsor:

Chase Carlisle

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

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

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 11/1/2022
DATE
PUBLIC SESSION: 11/1/2022
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 on the east side of North Bingham, south of Jackson Avenue. By taking the land out of the Employment (EMP) Use District and including it in the Residential Urban – 3 (RU-3) Use District, known as case number Z 22-06

CASE NUMBER: Z 22-06

LOCATION: East side of North Bingham, south of Jackson Avenue

COUNCIL DISTRICTS: District 5 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Harish Yakkala

REPRESENTATIVES: Harish Yakkala

REQUEST: Rezoning of +/-2.1 acres from 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 – November 1, 2022
Second reading – November 15, 2022
Third reading – December 6, 2022

PRIOR ACTION ON ITEM:

| | |
|----------------------------------|--|
| (1) _____ | APPROVAL - (1) APPROVED (2) DENIED |
| 10/13/2022 _____ | DATE |
| (1) Land Use Control Board _____ | ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

| | <u>DATE</u> | <u>POSITION</u> |
|--------------------------|-----------------|-------------------------------------|
| <u>Neresa H. Shelton</u> | <u>10/25/22</u> | PRINCIPAL PLANNER |
| _____ | _____ | DEPUTY ADMINISTRATOR |
| <u>Burt Lynn</u> | <u>10/25/22</u> | ADMINISTRATOR |
| _____ | _____ | DIRECTOR (JOINT APPROVAL) |
| _____ | _____ | COMPTROLLER |
| _____ | _____ | FINANCE DIRECTOR |
| _____ | _____ | CITY ATTORNEY |
| _____ | _____ | CHIEF ADMINISTRATIVE OFFICER |
| _____ | _____ | COMMITTEE CHAIRMAN |



Memphis City Council Summary Sheet

Z 22-06

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 ON THE EAST SIDE OF NORTH BINGHAM, SOUTH OF JACKSON AVENUE. BY TAKING THE LAND OUT OF THE EMPLOYMENT (EMP) USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT, KNOWN AS CASE NUMBER Z 22-06

- 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.

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 ON THE EAST SIDE OF NORTH BINGHAM, SOUTH OF JACKSON AVENUE. BY TAKING THE LAND OUT OF THE EMPLOYMENT (EMP) USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT, KNOWN AS CASE NUMBER Z 22-06

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 22-06**; 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 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:

BEGINNING at the point of intersection of the north line of Ogden avenue with the east line of Bingham Street, said point being the southwest corner of the parcel herein described; thence northwardly along the said east line of Bingham Street a distance of 184.4 feet to point; thence eastwardly and parallel with Ogden Avenue a distance of 112.5 feet to a point; thence southwardly and parallel with Bingham Street a distance of 184.4 feet to a point; thence westwardly along the north line of Ogden Avenue a distance of 112.5 feet to the point of beginning.

0 N. Bingham, Memphis, Tennessee 38112-Tax Parcel ID No.: 052-051-00032C

Part of the W. O. Crump's 4.28 acres of Lots 1 and 2, Phillips and White Subdivision in Memphis, Tennessee, and more particularly described by metes and bounds as follows:

Tract I:

Beginning at a point in the east line of Bingham Street a distance of 169.37 feet southwardly as measured along the east line of Bingham Street from its point of intersection with the present south line of Jackson Avenue; thence southwardly along the east line of Bingham Street a distance of 76.8 feet to a point; thence eastwardly making an angle of 79 degrees 15 minutes in the northeast quadrant a distance of 122.4 feet to a point; thence northwardly making an angle of 87 degrees 57 minutes in the northwest quadrant a distance of 73.47 feet to a point; thence westwardly a distance of 105.5 feet to the point of beginning.

Tract II:

Beginning at a point in the east line of Bingham Street a distance of 246.17 feet southwardly as measured along the east line of Bingham Street from its point of intersection with the present south line of Jackson Avenue; thence southwardly along the east line of Bingham Street a distance of 180.2 feet to a point in the north line of University Heights Subdivision; thence eastwardly along the north line of the University Heights Subdivision a distance of 473.62 feet to a point; thence northwardly making an angle in the northwest quadrant 90 degrees, 17 minutes a distance of 181 feet to a point; thence westwardly a distance of 442.4 feet to a point of beginning.

All being part of the same property as conveyed to the party of the first part by Quit Claim Deed of record at Instrument Number 21134548 in the Register's Office, Shelby County, Tennessee.

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.

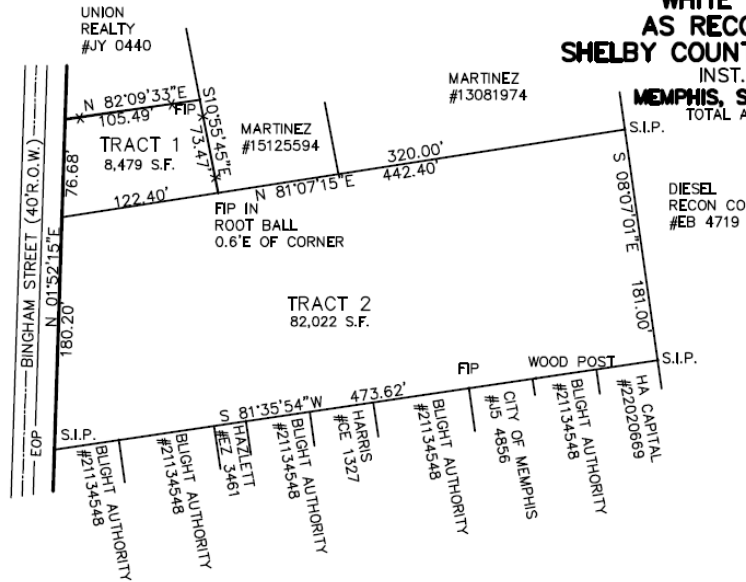
SECTION 3:

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**

**LOT SURVEY
TRACT 1 AND TRACT 2 OF
PART OF W.O. CRUMP'S 4.28 ACRES
OF LOTS 1 AND 2, PHILLIPS AND
WHITE SUBDIVISION
AS RECORDED AT THE
SHELBY COUNTY REGISTER'S OFFICE**
INST. #AW 5946
MEMPHIS, SHELBY COUNTY, TN
TOTAL AREA= 2.07 ACRES



LEGEND
FIP - FOUND IRON PIN
SIP - SET IRON PIN
EOP - EDGE OF PAVEMENT
NOTE: THERE ARE VISIBLE AND NON-VISIBLE UTILITIES ALONG BINGHAM ROAD. OTHER UTILITIES MAY BE LOCATED ON THE PROPERTY

NOTE: THIS FIRM DOES NOT PERFORM TITLE SEARCHES.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE ERROR OF POSITIONAL ACCURACY DOES NOT EXCEED 1/10 OF A FOOT AT ANY PROPERTY CORNER SHOWN HEREON, AND THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THE STATE OF TENNESSEE.

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED TO THAT PROPERTY AND SHOWS ANY OTHER PERTINENT INFORMATION SUCH AS EASEMENTS, JOINT DRIVEWAYS, ETC. OF WHICH I HAVE BEEN ADVISED BY THE TITLE ATTORNEY.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0290 F DATED NOVEMBER 28, 2007.

0 50 100
DATE: 5/11/22
SCALE: 1"=100'

PREPARED FOR:
BRANDI JONES
PREPARED BY:
THE BRAY FIRM/
SULLIVAN SURVEYING
2950 STAGE PLAZA N.
BARTLETT, TN 38134
(901) 383-8668

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, October 13, 2022**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: Z 22-06

LOCATION: East side of North Bingham, south of Jackson Avenue

COUNCIL DISTRICT(S): District 5, Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Harish Yakkala

REPRESENTATIVE: Harish Yakkala

REQUEST: Rezoning of +/-2.1 acres from Employment (EMP) to Residential Urban – 3 (RU-3)

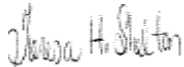
The following spoke in support of the application: None

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,

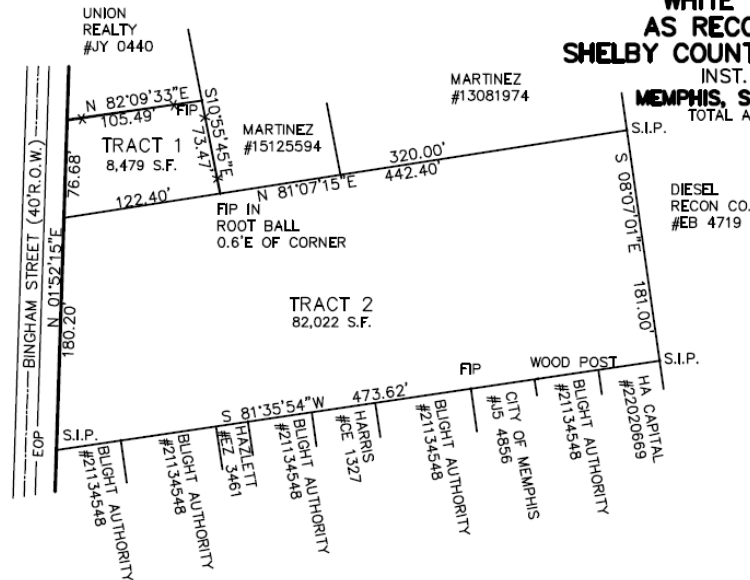


Teresa H. Shelton
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

**LOT SURVEY
TRACT 1 AND TRACT 2 OF
PART OF W.O. CRUMP'S 4.28 ACRES
OF LOTS 1 AND 2, PHILLIPS AND
WHITE SUBDIVISION
AS RECORDED AT THE
SHELBY COUNTY REGISTER'S OFFICE**

INST. #AW 5946
MEMPHIS, SHELBY COUNTY, TN
TOTAL AREA= 2.07 ACRES



LEGEND
FIP - FOUND IRON PIN
SIP - SET IRON PIN
EOP - EDGE OF PAVEMENT

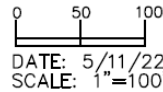
NOTE: THERE ARE VISIBLE AND NON-VISIBLE UTILITIES ALONG BINGHAM ROAD. OTHER UTILITIES MAY BE LOCATED ON THE PROPERTY

NOTE: THIS FIRM DOES NOT PERFORM TITLE SEARCHES.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE ERROR OF POSITIONAL ACCURACY DOES NOT EXCEED 1/10 OF A FOOT AT ANY PROPERTY CORNER SHOWN HEREON, AND THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THE STATE OF TENNESSEE.

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED TO THAT PROPERTY AND SHOWS ANY OTHER PERTINENT INFORMATION SUCH AS EASEMENTS, JOINT DRIVEWAYS, ETC. OF WHICH I HAVE BEEN ADVISED BY THE TITLE ATTORNEY.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0290 F DATED NOVEMBER 28, 2007.



PREPARED FOR:
BRANDI JONES

PREPARED BY:
THE BRAY FIRM/
SULLIVAN SURVEYING
2950 STAGE PLAZA N.
BARTLETT, TN 38134
(901) 383-8668



AGENDA ITEM: 5

CASE NUMBER: Z 2022-06 **L.U.C.B. MEETING:** October 13, 2022

LOCATION: 0 N Bingham St.

COUNCIL DISTRICT: District 5 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Harish Yakkala

REPRESENTATIVE: Harish Yakkala

REQUEST: Rezoning of +/- 2.1 acres from Employment (EMP) to Residential Urban - 3 (RU-3) on the east side of North Bingham, south of Jackson Ave.

AREA: +/-2.1 acres

EXISTING ZONING: Employment (EMP)

CONCLUSIONS

1. The applicant is requesting a rezoning of +/- 2.1 acres from Employment (EMP) to Residential Urban - 3 (RU-3) on the east side of North Bingham, south of Jackson Ave.
2. The purpose of this request is to develop a 40-unit multifamily housing apartment complex on this lot.
3. This requested use is not compatible with the future land use description/intent, form & location characteristics and zoning notes as the proposed use is residential rather than industrial. However, the existing, adjacent land uses on the north, west and south side of the parcel are residential, and the proposed use is **consistent** with these uses.
4. The subject property is vacant at this time.

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 10-12 of this report.

RECOMMENDATION

Approval

GENERAL INFORMATION

Street Frontage: North Bingham Street +/-253.0 curvilinear feet
Zoning Atlas Page: 1935
Parcel ID: 052051 00032C
Existing Zoning: Employment (EMP)
Requested Zoning: Residential Urban -3 (RU-3)

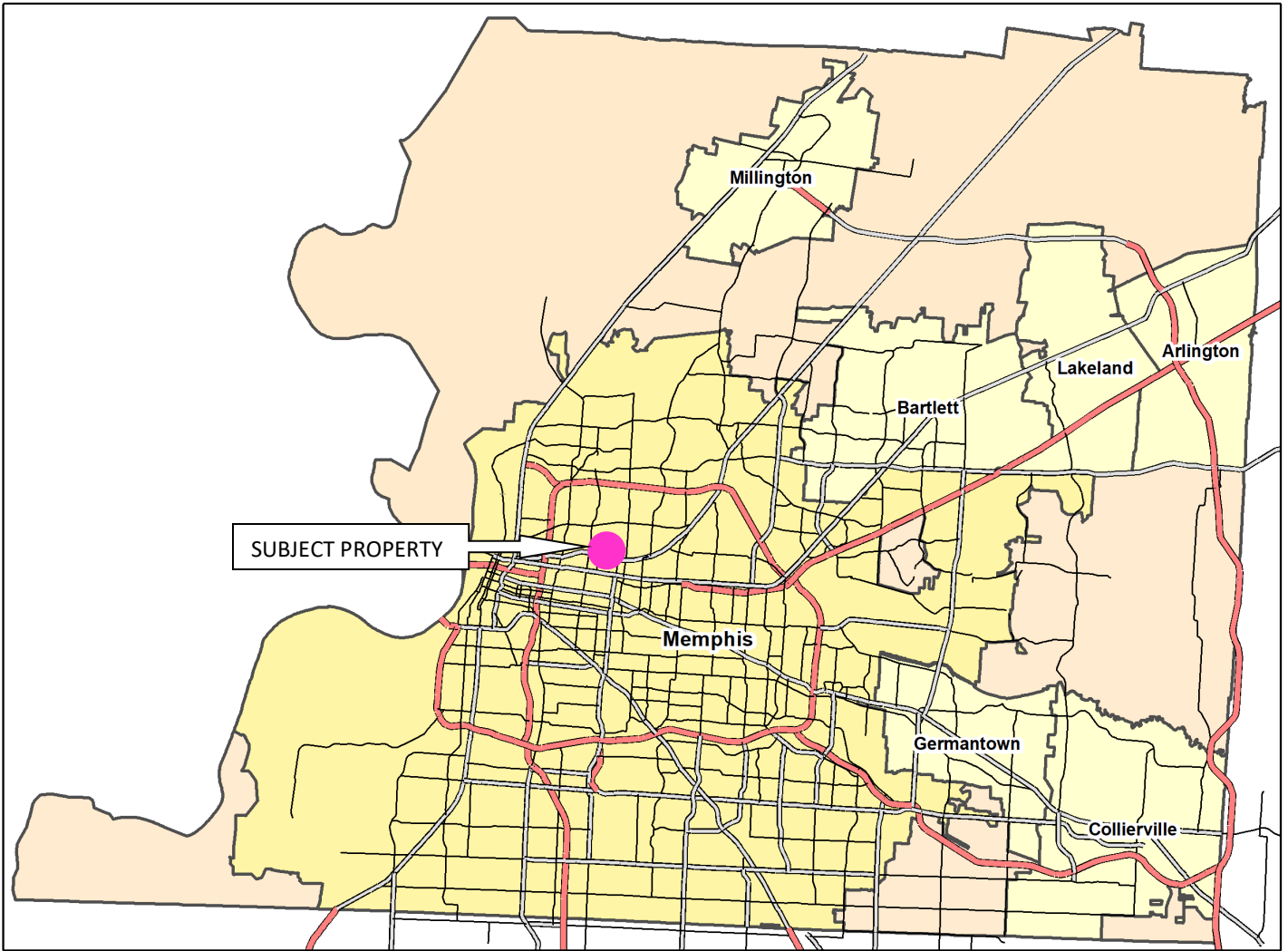
NEIGHBORHOOD MEETING

The meeting was held at 6:30 PM on Wednesday, August 24, 2022, at Taco Loco located at 3964 Jackson Ave. (See page 17 of this report)

PUBLIC NOTICE

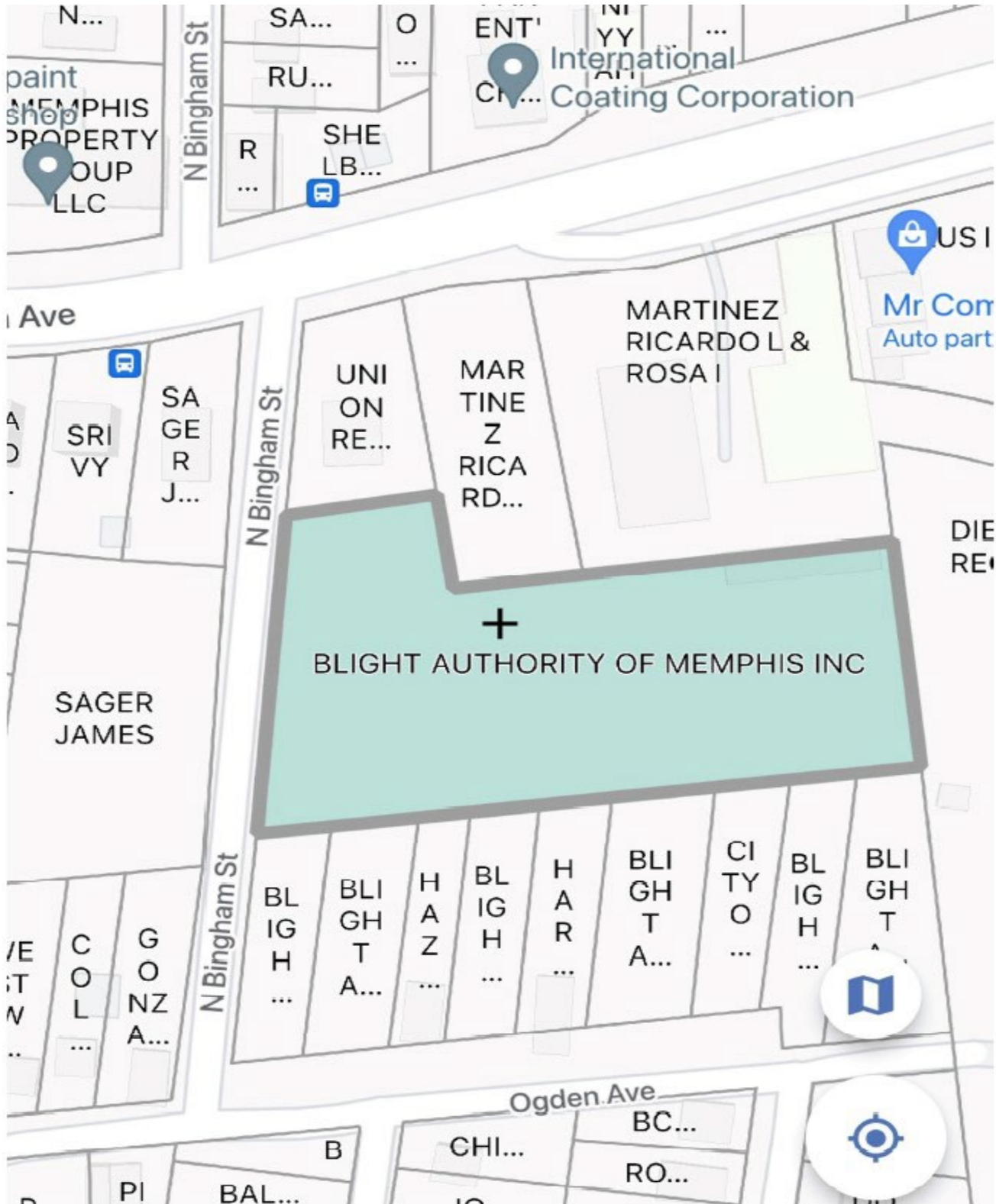
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 104 notices were mailed on August 25, 2022, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report. (See page 16 of this report)

LOCATION MAP



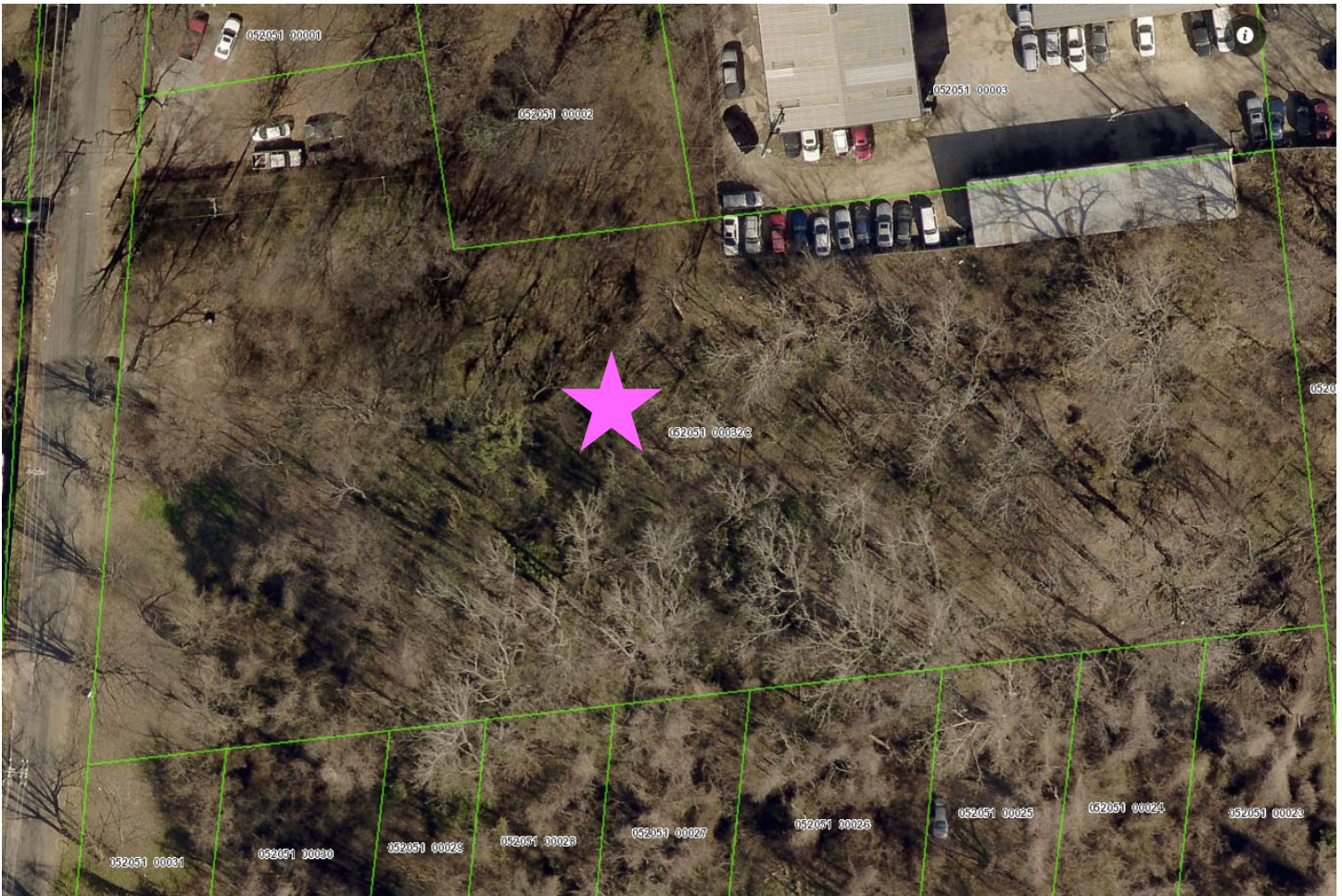
Subject property located within the pink circle

VICINITY MAP



Subject property highlighted in sea green

AERIAL



Subject property indicated by a pink star

ZONING MAP



Subject property indicated by a pink star

Existing Zoning: Employment (EMP)

Surrounding Zoning

North: RU-1

East: EMP

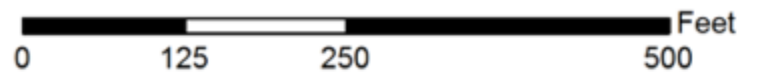
South: RU-1

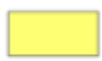



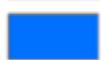




West: RU-1

LAND USE MAP



LandUse



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



Subject property indicated by pink star

SITE PHOTOS



View of subject property from N Bingham looking northeast



View of subject property from N Bingham looking north

STAFF ANALYSIS

Request

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

The request is to rezone +/- 2.1 acres from Employment (EMP) to Residential Urban - 3 (RU-3) on the east side of North Bingham, south of Jackson Ave.

Review Criteria

Staff agrees 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.*

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: LUCB Z 22-06: Hyde Park

Site Address/Location: 0 N Bingham Street (Parcel ID: 052051 00032C)

Overlay District/Historic District/Flood Zone: Not in an Overlay District, Historic District, or Flood Zone

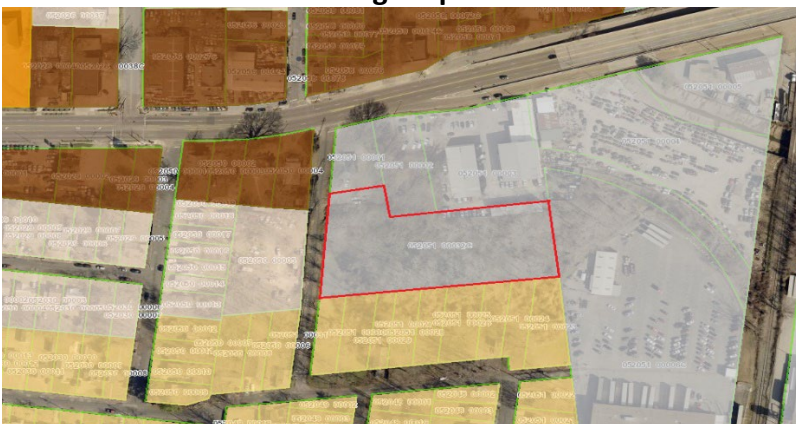
Future Land Use Designation: Industrial Flex (IF)

Street Type:

The applicant is seeking a rezone a parcel from EMP to RU-3, with the intention of constructing a 40-unit multifamily housing apartment on the lot.

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

Lower intensity industrial areas with a mix of uses and building scales that are generally compatible with nearby neighborhoods. Graphic portrayal of IF is to the right.



“IF” Form & Location Characteristics

Industrial with some commercial and service uses 1-6 stories

“IF” Zoning Notes

Generally compatible with the following zone districts: EMP, IH in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider establishing Industrial mixed-use zones or CMU-zones that can accommodate compatible production-oriented facilities related to neighborhoods, using EMP more specifically to certain kinds of development (at the time of a small area plan).

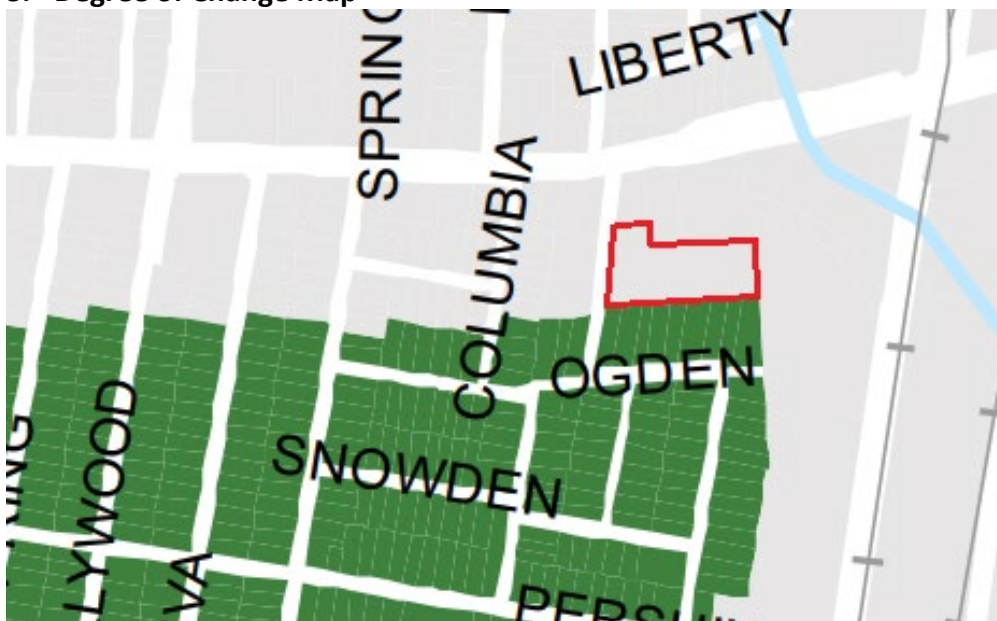
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, EMP

Adjacent Land Use and Zoning: Single-Family, Multi-Family, Industrial and Commercial; EMP, CMU-3 and RU-1

Overall Compatibility: *This requested use is not compatible with the future land use description/intent, form & location characteristics and zoning notes as the proposed use is residential rather than industrial. However, the existing, adjacent land uses on the north, west and south side of the parcel are residential, and the proposed use is consistent with these uses.*

3. Degree of Change Map



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

4. Degree of Change Description

N/A

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

The requested use is consistent with Objective 1.3 – Develop strategies that reduce blight and vacancy, Action 1.3.8 – Outside of anchor neighborhoods, consider transitional land uses for vacant properties following the Vacant Lot Activation Toolkit; The proposed use would serve as a transition between the lighter industrial uses to the east of the property and the single-family neighborhood to the south and west of the property by utilizing vacant land and reducing blight.

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

N/A

Consistency Analysis Summary

The applicant is seeking to rezone a parcel from EMP to RU-3 with the intention of constructing a 40-unit multifamily housing apartment on the lot.

This requested use is not compatible with the future land use description/intent, form & location characteristics and zoning notes as the proposed use is residential rather than industrial. However, the existing, adjacent land uses on the north, west and south side of the parcel are residential, and the proposed use is consistent with these uses.

The requested use is consistent with Memphis 3.0 Goal 1.3 – Develop strategies that reduce blight and vacancy. Action 1.3.8 – Outside of anchor neighborhoods, consider transitional land uses for vacant properties following the Vacant Lot Activation Toolkit as the proposed use would serve as a transition between the lighter industrial uses to the east of the property and the single-family neighborhood to the south and west of the property by utilizing vacant land and reducing blight.

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

Summary Compiled by: Brian Mykulyn, Comprehensive Planning.

Conclusions

The applicant is requesting a rezoning of +/- 2.1 acres from Employment (EMP) to Residential Urban - 3 (RU-3) on the east side of North Bingham, south of Jackson Ave.

The purpose of this request is to develop a 40-unit multifamily housing apartment complex on this lot.

This requested use is not compatible with the future land use description/intent, form & location characteristics and zoning notes as the proposed use is residential rather than industrial. However, the existing, adjacent land uses on the north, west and south side of the parcel are residential, and the proposed use is **consistent** with these uses.

The subject property is vacant at this time.

RECOMMENDATION

Staff recommends approval.

DEPARTMENTAL COMMENTS

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

City/County Engineer: DATE: **9/1/2022**

CASE: Z-22-06 NAME: **Hyde Park: EMP to RU-3**

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: SEE PAGES 10-12

APPLICATION



Memphis and Shelby County
Office of Planning and Development
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR REZONING APPROVAL

Date: 07/08/2022

Case #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: HARISH YAKKALA Phone #: 9014579812

Mailing Address: 875 W POPLAR AVE STE 23-232 City/State: COLLIERVILLE, TN Zip 38017

Property Owner E-Mail Address: HARISH@SRIVY.COM

Applicant: HARISH YAKKALA Phone # 9014579812

Mailing Address: 875 W POPLAR AVE STE 23-232 City/State: _____ Zip _____

Applicant E- Mail Address: HARISH@SRIVY.COM

Representative: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip _____

Representative E-Mail Address: _____

Engineer/Surveyor: _____ Phone # _____

Mailing Address: _____ City/State: _____ Zip _____

Engineer/Surveyor E-Mail Address: _____

Street Address Location: PARCEL ID 052051 00032C (0 N BINGHAM ST - PARCEL SOUTH OF 2601 JACKSON AVE)

Distance to nearest intersecting street: < 0.05 MILES (200 FEET)

| | Parcel 1 | Parcel 2 | Parcel 3 |
|---------------------------|--------------|----------|----------|
| Area in Acres: | 2.1 ACRES | _____ | _____ |
| Existing Zoning: | COMMERCIAL | _____ | _____ |
| Existing Use of Property | VACANT LAND | _____ | _____ |
| Requested Use of Property | MULTI FAMILY | _____ | _____ |
| Requested Zoning | RU3 | _____ | _____ |

Pre-Application Conference held on: _____ with _____

Neighborhood Meeting Requirement Met: Yes or Not Yet or Not Required (see below)
(If yes, documentation must be included with application materials)

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

Harish
Property Owner of Record
7/8/2022
Date

Harish
Applicant
7/8/2022
Date

LETTER OF INTENT



July 8th, 2022

To:
Land Use Control Board, Memphis and Shelby County
Division of Planning and Development, Memphis and Shelby County

From: Harish Yakkala

Re: Letter of Intent – North Bingham Street Rezoning – Parcel 05205100032C

Harish Yakkala (Owner of SRIVY General Partnership) is requesting for an rezoning and subdividing Parcel 05205100032C located on North Bingham Street, South of Jackson Ave, North of Ogden Avenue. Proposal is to rezone it to allow multifamily construction (40 Units). I also recently purchase four additional lots on Ogden Avenue (Parcels - 052051 00031, 052051 00030, 052051 00028, 052051 00026) which are currently zoned residential and planning in progress to build single family homes. I am attaching the zoning application, recorded deed, conceptual multifamily plan, floor plan and elevations.

I kindly request the boards approval for this Project.

Truly,

A handwritten signature in black ink that reads "Harish Yakkala".

07/08/2022

Harish Yakkala

Date

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, HARISH YAKKALA, being duly sworn, depose and say that at 9:30 am/pm on the 6th day of September, 2022, I posted 1 Public Notice Sign(s) pertaining to Case No. E-2022-006 at Panel-05205100032C (W Bingham St) providing notice of a Public Hearing before the (check one):

Land Use Control Board
 Board of Adjustment
 Memphis City Council
 Shelby County Board of Commissioners


for consideration of a proposed land use action, a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

HARISH YAKKALA Harish 9/7/2022
Owner, Applicant or Representative Date

Subscribed and sworn to before me this 7th day of September, 2022.

Janet McIlvain
Notary Public
My Comm. Exp. May 8, 2023

My commission expires: _____



NEIGHBORHOOD MEETING MINUTES

Meeting minutes from Neighborhood Meeting - held at 3964 Jackson Ave at 6:30 PM on 8/24/2022

- Sherly Hazlett - Owner of 2614 Ogden Ave - sent in her representative Brian (son), he inquired about the project and wanted to know the price range for rents and told him it will be around \$900 and explained to him our tenant screening process. He was happy and supportive of the project.
- Lucille Alexander - Owner of 755 N Bingham St - She is the neighborhood watch president and was at the meeting personally. She inquired if we are willing to do something to the community/neighborhood as we have the four lots adjacent to the subject property. Told her that we are open to donating one of the lots to the city, if the city is willing to make that as a small play area or a small park. She wanted to see if I will give this in writing, and told her that I will first run this by you and go from there. Not sure, if the City would take on a project like that or not.
- Cimone Beal - Owner of 778 Los Angeles - she and her sister (who owned a lot on Los Angeles Street - don't have the address) were at the meeting ahead of time and I handed them the project notes. They were interested to know what's happening in the neighborhood etc. and were happy with the project.

Neighbors Contacted prior to the meeting

- James Sager - Owner of 2589 Jackson Ave - James called me after he got the letter about the project that you mailed out and he inquired about the project. He lived here for 40 years and was not in favor of apartments and I explained to him that this apartment will only enhance the value of the neighborhood and not deteriorate it. After the phone call, I met him personally, when I was visiting the property on 8/20/2022 - we had a great conversation and agreed that we as good neighbors will be working in the best of interest of him and the neighborhood in general. He did say he cannot attend the meeting, but we discussed all aspects ahead of time.
- Magaly Cruz - cruzmagaly96@gmail.com - she contacted by email and not sure, what lot she's representing or owner of and I couldn't get the address - she requested me to share the plans and rezoning application and I shared it by email. She asked what the price range for each apartment will be and I told her it will be around \$900. She wanted to get updates as we progressed with the project and I corresponded with her that I will be sharing updates periodically.

LETTERS RECEIVED

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



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

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

October 14, 2022

Harish Yakkala
875 W. Poplar Ave., Ste. 23-232
Collierville, TN 38017

Sent via electronic mail to: harish@srivy.com

Case Number: Z 22-06
LUCB Recommendation: Approval

Dear applicant,

On Thursday, October 13, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your rezoning application of 2.1 acres located on the east side of North Bingham, south of Jackson Avenue to be included in the Residential Urban – 3 (RU-3) Zoning District.

This application will be forwarded, for final action, to the Council of the City of Memphis. Ordinances appear on three consecutive Council Agendas with the third one being the Public Hearing. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

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

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

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

Respectfully,



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

Letter to Applicant
Z 22-06

Cc: Harish Yakkala
File

**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) _____ | APPROVAL - (1) APPROVED (2) DENIED |
| <u>09/08/2022</u> | DATE |
| (1) <u>Land Use Control Board</u> | ORGANIZATION - (1) BOARD / COMMISSION |
| | (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

| | <u>DATE</u> | <u>POSITION</u> |
|--------------------|-----------------|-------------------------------------|
| <u>Kendra Cobb</u> | <u>10/11/22</u> | PRINCIPAL PLANNER |
| | | DEPUTY ADMINISTRATOR |
| <u>Burt Rye</u> | <u>10/11/22</u> | ADMINISTRATOR |
| | | DIRECTOR (JOINT APPROVAL) |
| | | COMPROLLER |
| | | 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.

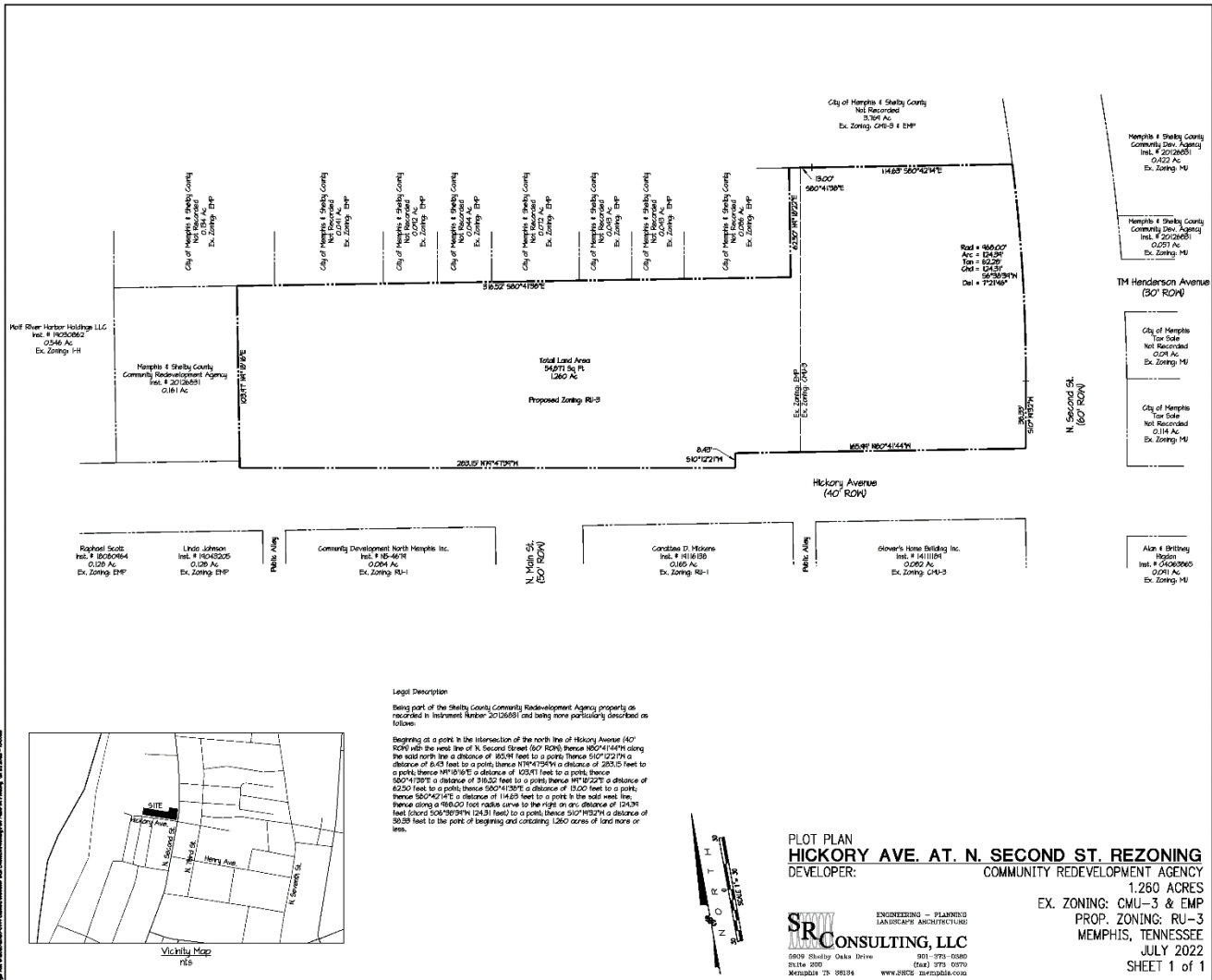
The motion passed by a unanimous vote of 9-0 on the consent agenda.

Respectfully,
Kendra Cobbs

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

Cc: Committee Members
File

PLOT PLAN



Peel River Harbor Holdings LLC
 Int. # 19200862
 0.346 Ac.
 Ex. Zoning: IH

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

City of Memphis & Shelby County
 Not Recorded
 0.214 Ac.
 Ex. Zoning: EMP

Raphael Scott
 Int. # 22509844
 0.028 Ac.
 Ex. Zoning: EMP

Linus Johnson
 Int. # 19452205
 0.028 Ac.
 Ex. Zoning: EMP

Public Alley

Community Development North Memphis Inc.
 Int. # 15146781
 0.024 Ac.
 Ex. Zoning: RU-1

N. Main St.
 (30' ROW)

Caroline D. Hixson
 Int. # 11181350
 0.160 Ac.
 Ex. Zoning: RU-1

Public Alley

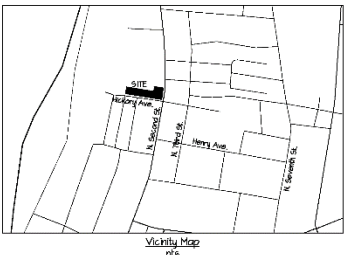
Oliver's Home Building Inc.
 Int. # 14111591
 0.082 Ac.
 Ex. Zoning: CH-3

Public Alley

Alon & Britney
 Regan
 Int. # 04063965
 0.291 Ac.
 Ex. Zoning: MU

Legal Description
 Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 201726651 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 (30' ROW); thence N50°41'14\"/>



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

SR CONSULTING, LLC
 ENGINEERING - PLANNING
 LANDSCAPE ARCHITECTURE
 3838 Shady Oaks Drive
 Suite 200
 Memphis TN 38194
 901-375-1080
 (fax) 375-0970
 www.srcc.com

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)

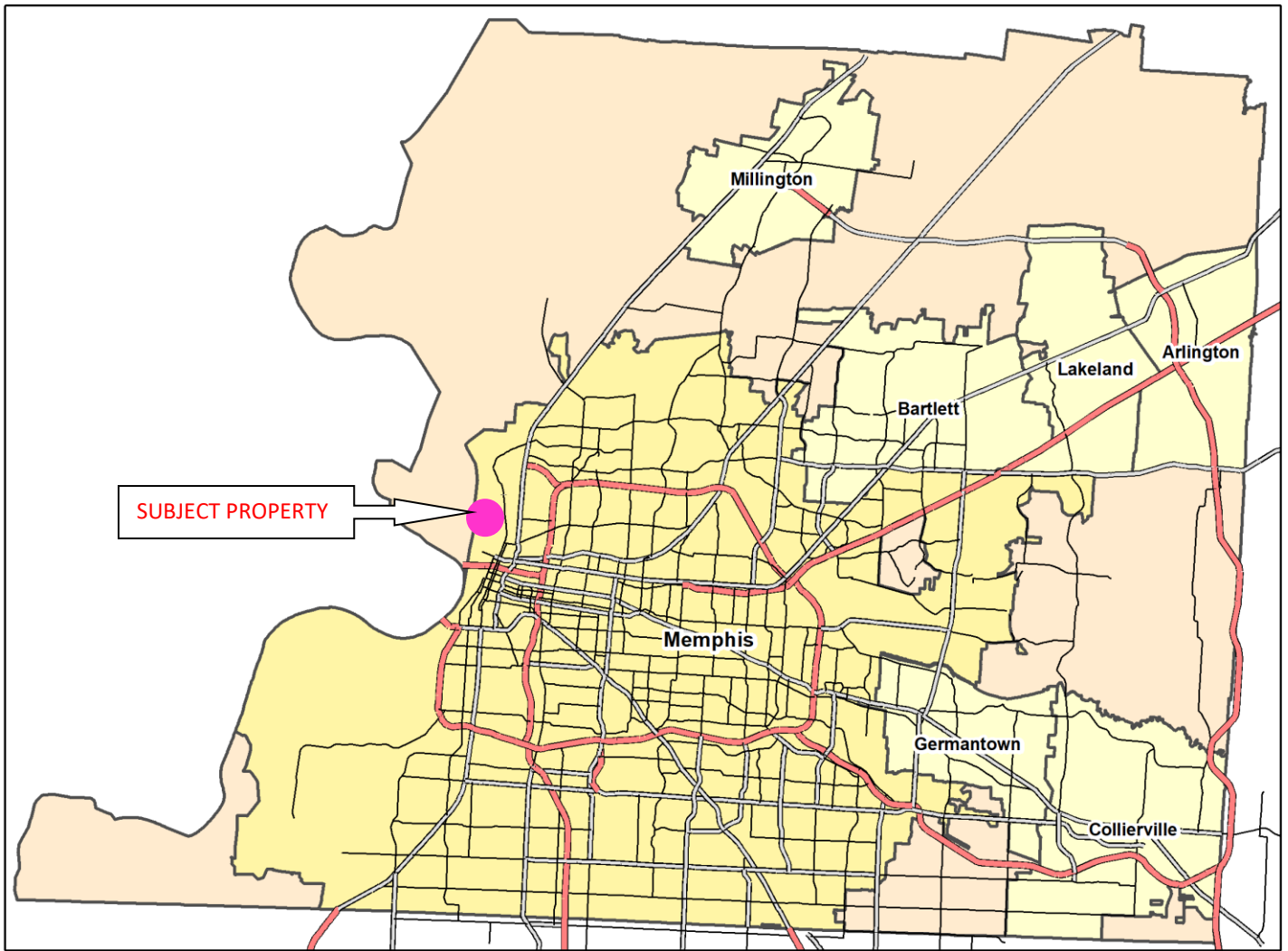
NEIGHBORHOOD MEETING

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.

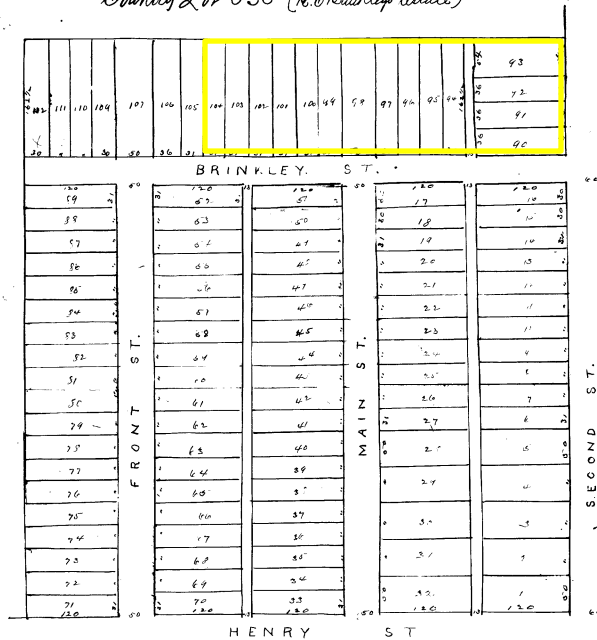
LOCATION MAP



Subject property located within the pink circle, Uptown Redevelopment District

FREEMAN AND BRINKLEY SUBDIVISION (1891)

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



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

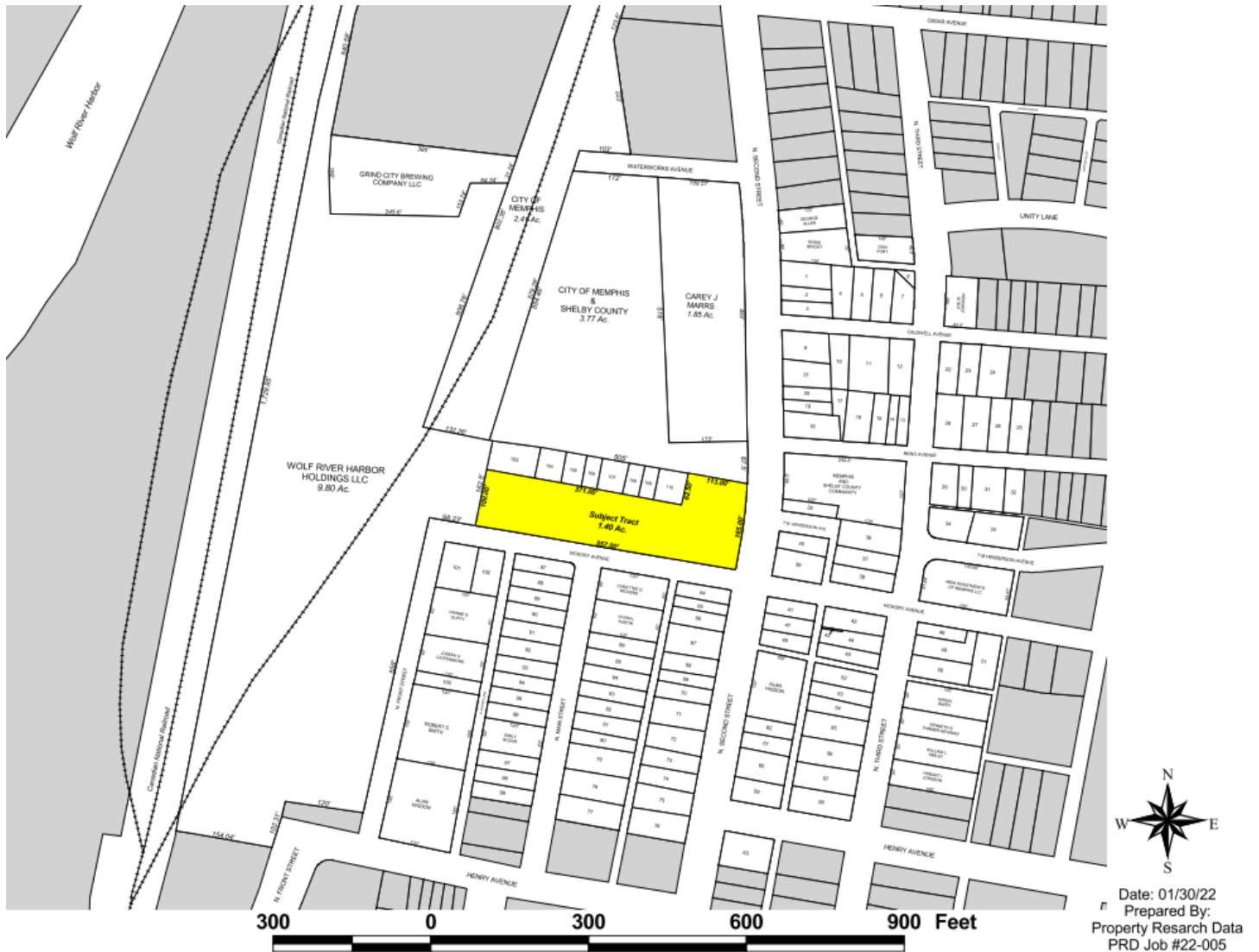
*Surveyed April 1891 for Freeman & Brinkley
by J. W. Thompson CE*

*State of Tennessee }
Shelby County } Personally appeared before me A. G. Booth
a Notary Public in and for said state and county at my official duty commission
expired 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
Notary Seal)*

*State of Tennessee }
Shelby County } Filed for registration May 12, 1891, at 1022
O'clock a.m. and recited in note Book 2013 page 155
and was recorded May 12, 1891. E. L. Edwards Register
by A. G. Booth & Co.*

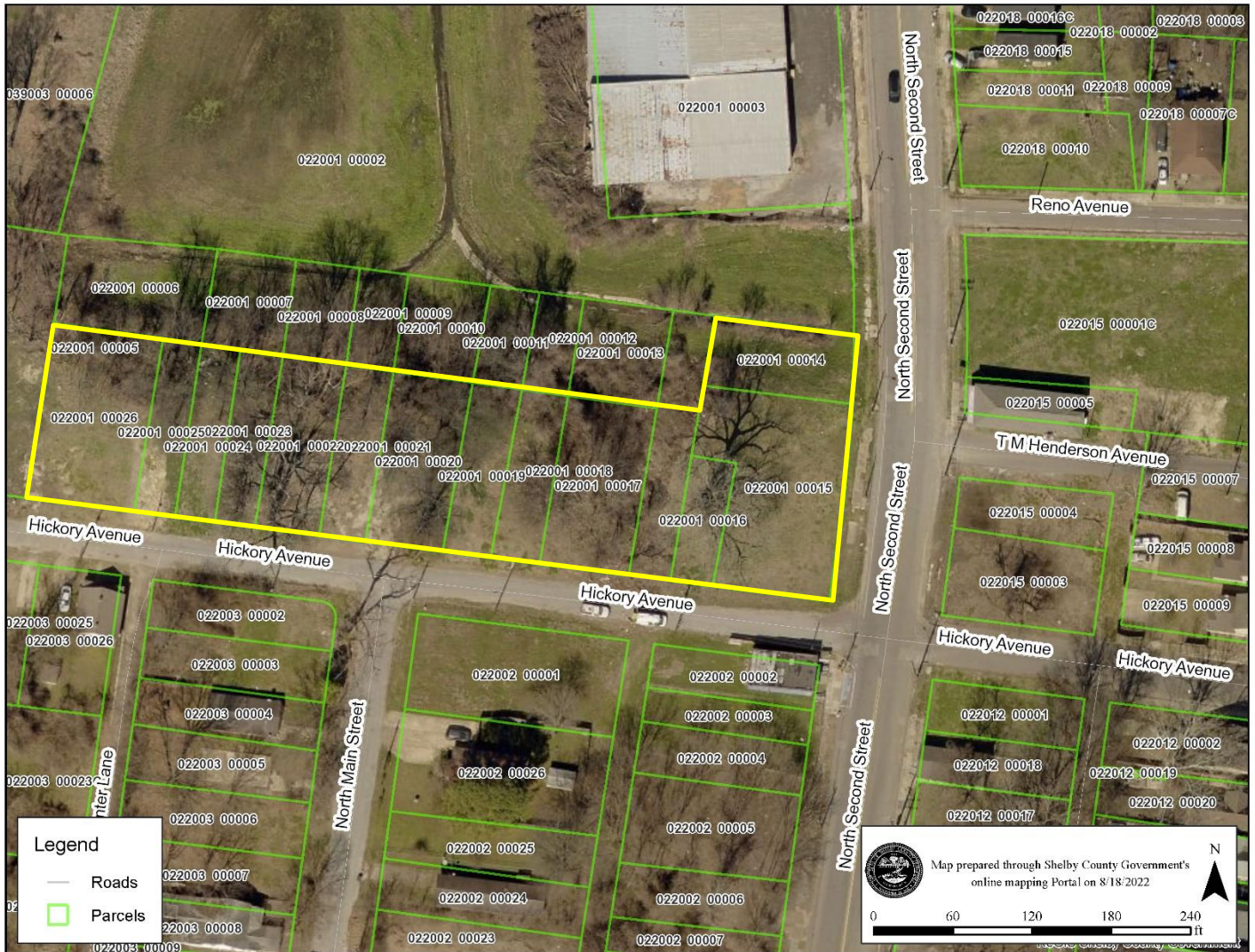
Subject property outlined in yellow, Lots 93-104

VICINITY MAP



Subject property highlighted in yellow

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)

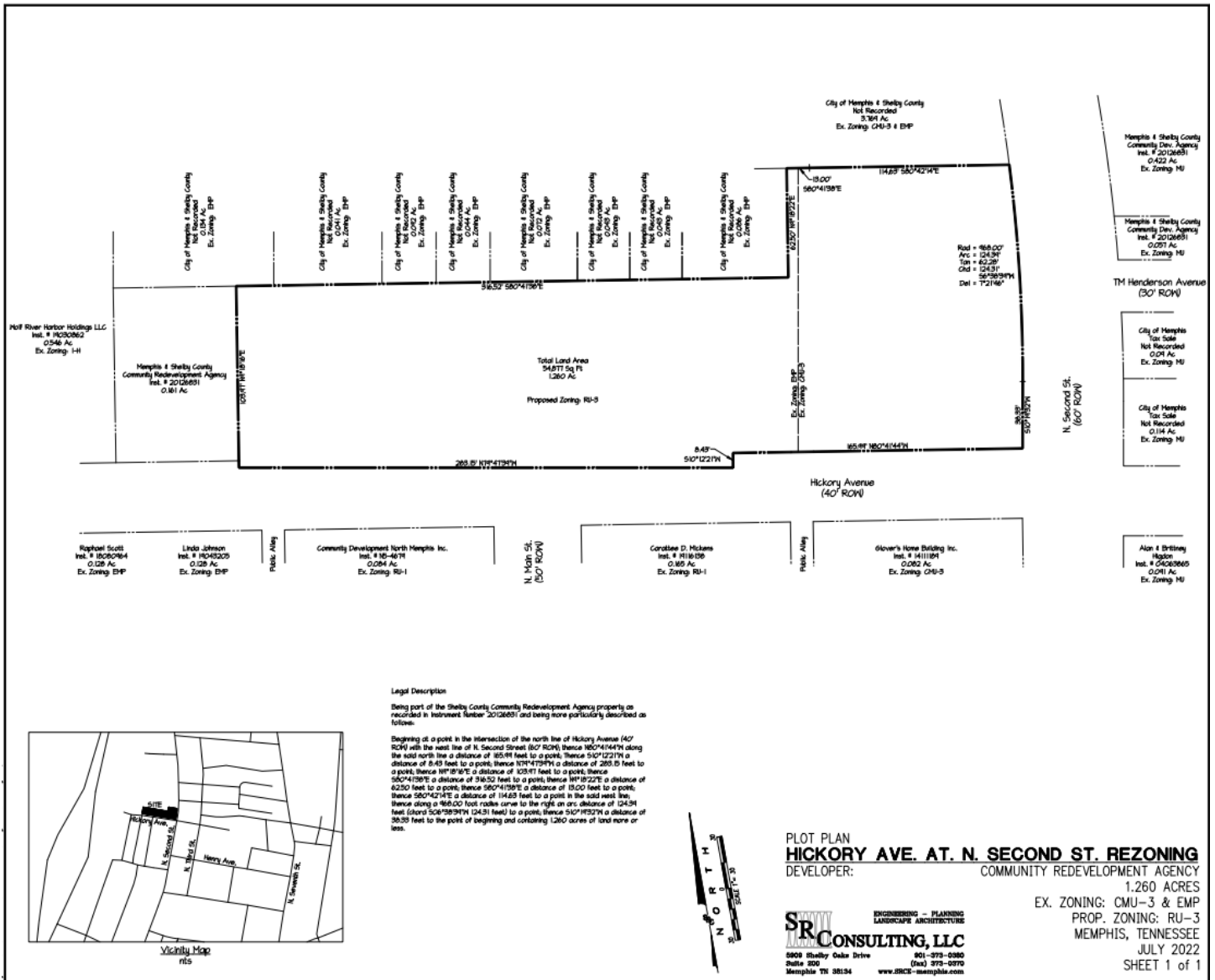
West: Heavy Industrial (IH)

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:

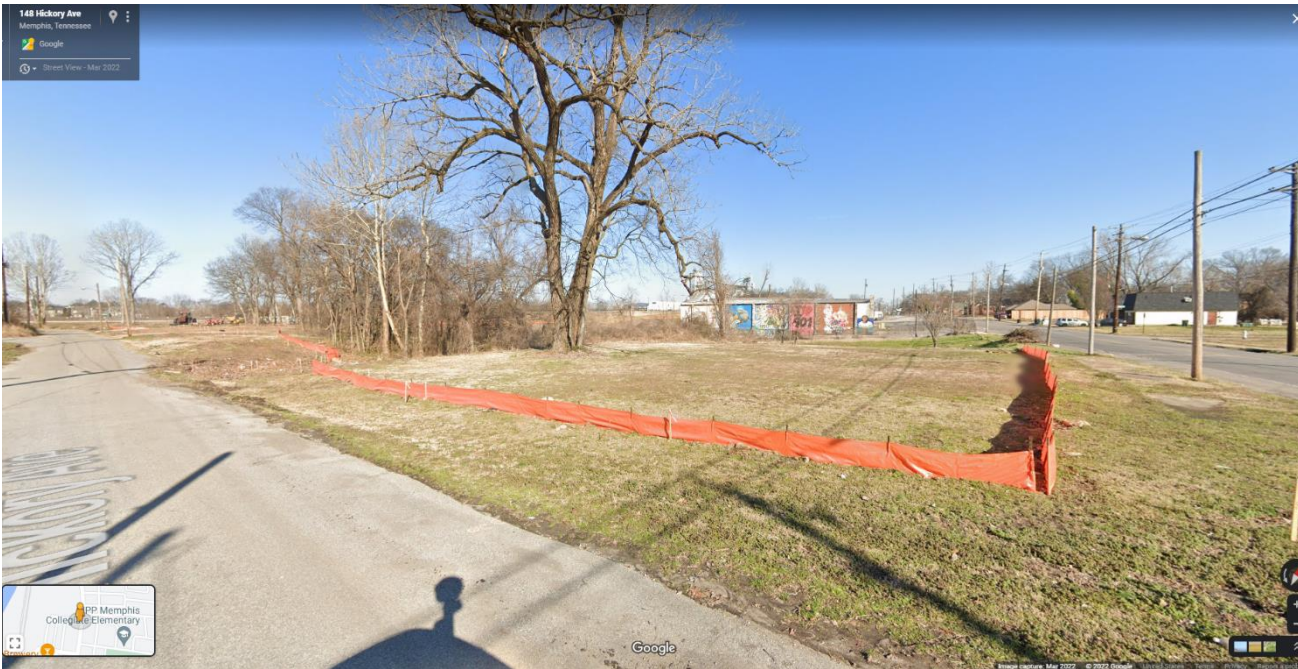
Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW), thence N00°14'44" along the said north line a distance of 85.99 feet to a point, thence S07°12'21" a distance of 8.43 feet to a point, thence N74°13'39" a distance of 285.35 feet to a point, thence N1°18'16" a distance of 103.87 feet to a point, thence S07°12'21" a distance of 318.50 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 38.30 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



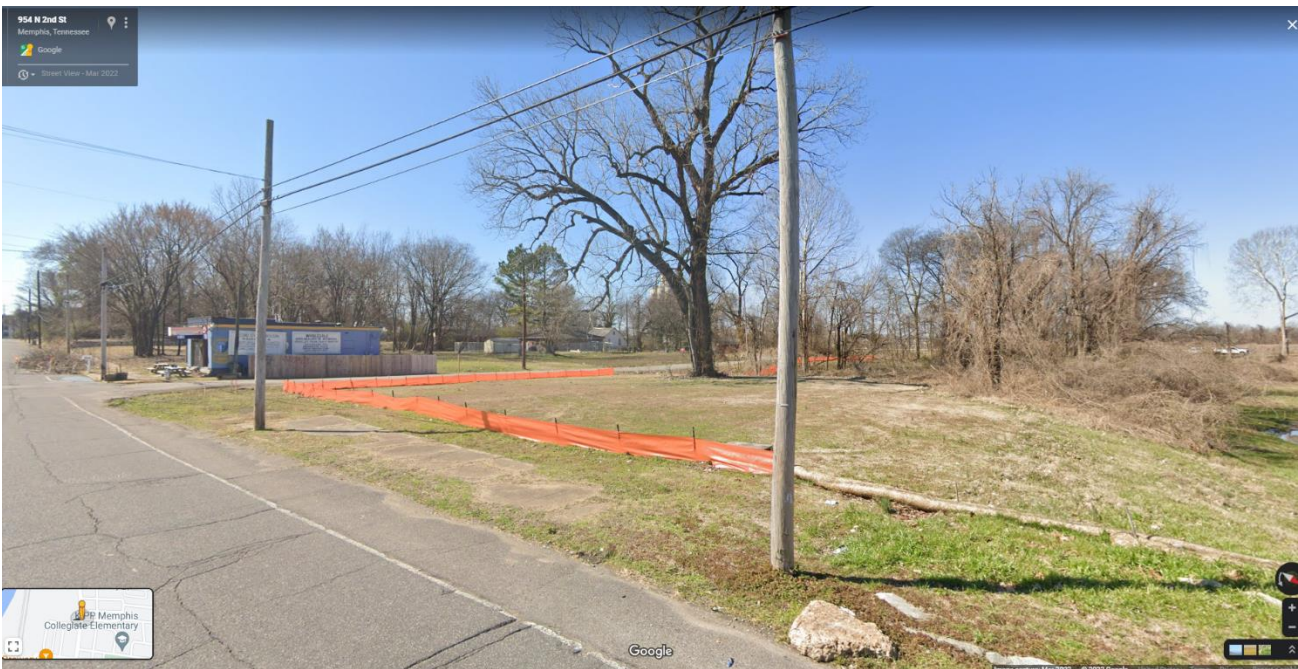
View of subject property from Hickory Avenue looking northwest



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.

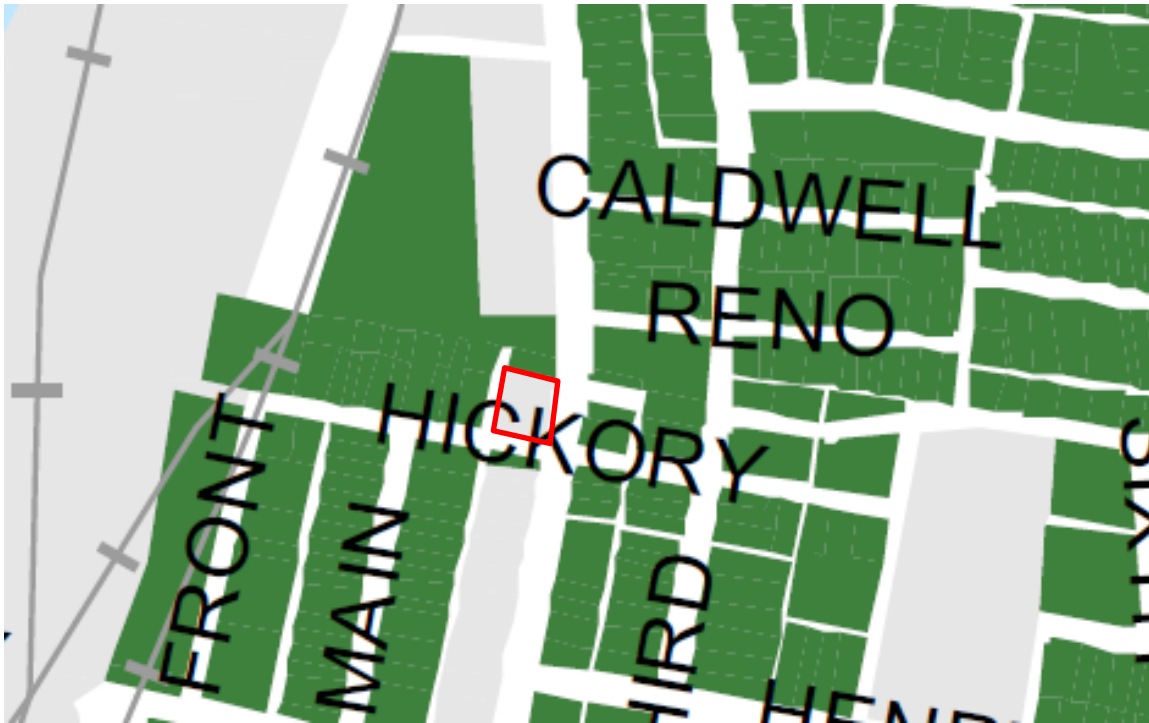
Existing, Adjacent Land Use and Zoning

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

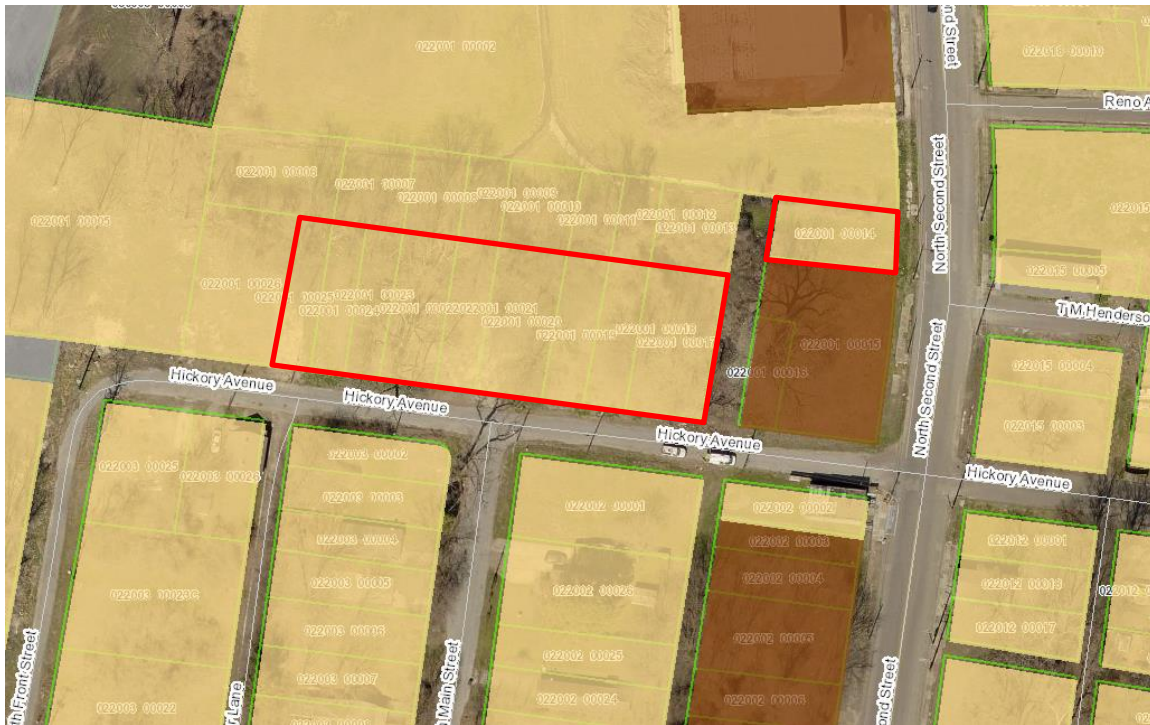
Overlay District/Historic District/Flood Zone: Located in the Central Business Improvement District, but not in any Historic District, or Flood Zone

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.

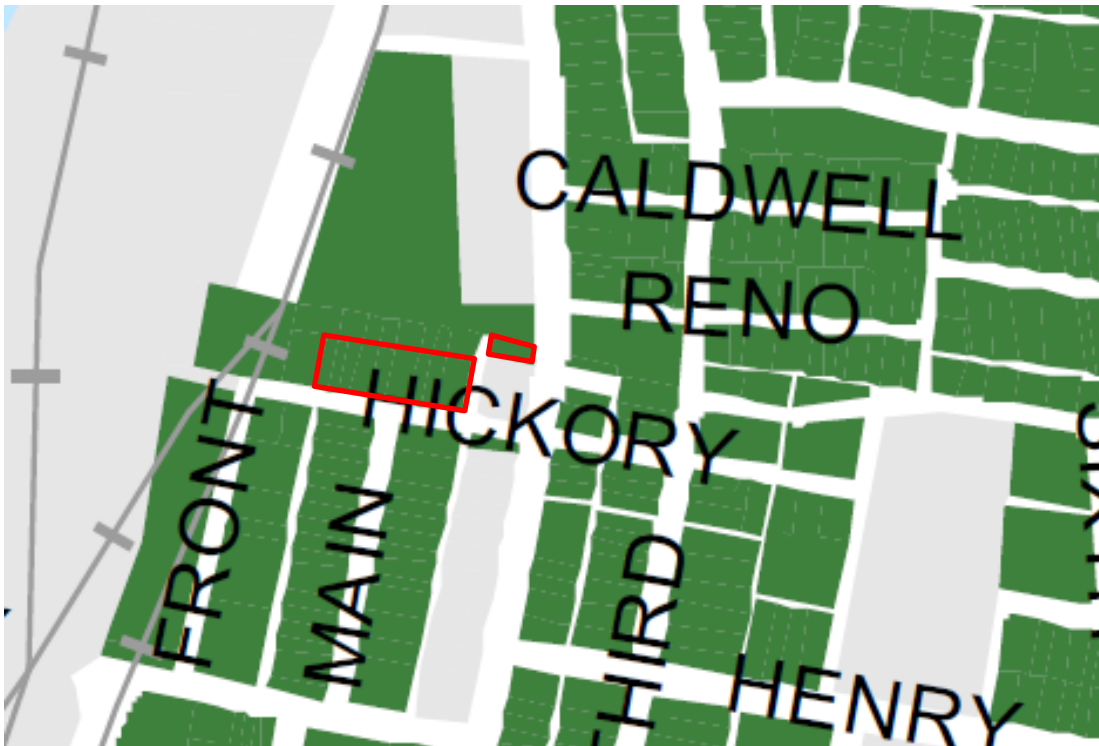
Existing, Adjacent Land Use and Zoning

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):

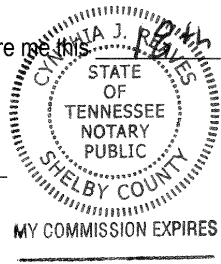
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in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





MEMPHIS AND
SHELBY COUNTY



DIVISION OF PLANNING
AND DEVELOPMENT

CITY HALL, 129 N. MAIN STREET, SUITE 402, MEMPHIS, TN 38103-0204 (901) 630-6619

PUBLIC NOTICE

AN APPLICATION HAS
BEEN FILED FOR A

REZONING

ON THIS PROPERTY.

A PUBLIC HEARING
WILL BE HELD.

CASE NO: Z 22-07

INFORMATION: 636-6619

OFFICIAL PAMPHLETS MUST BE RECORDED. IF THIS SIGN IS APPLIED BEFORE THE PROPERTY
OWNER OR HIS AGENT IS PROVIDED BY CITY OF MEMPHIS & SHELBY COUNTY ORDINANCES



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:

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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 | | | |

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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

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

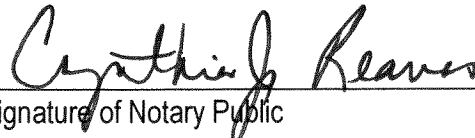
“Owner” as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

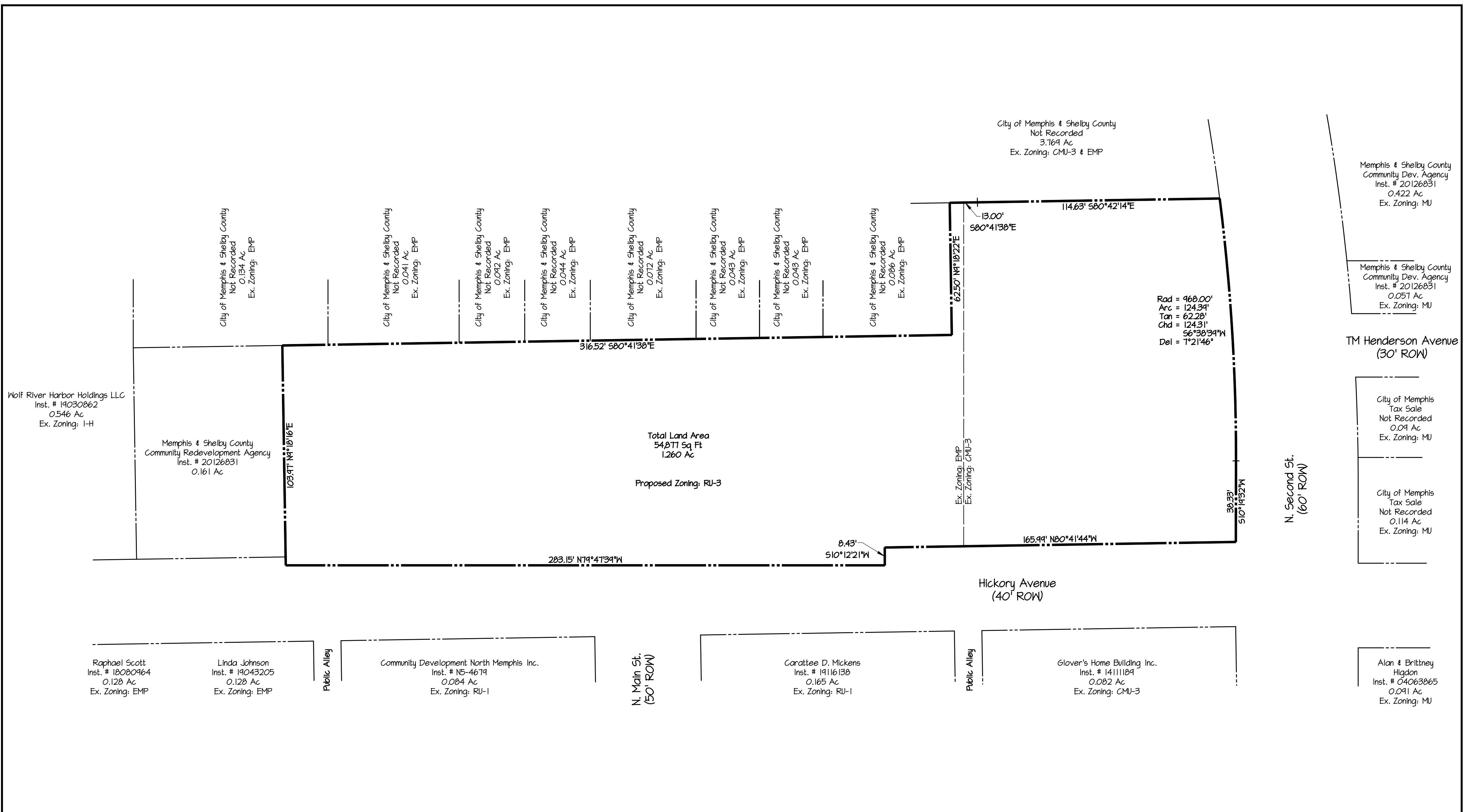
Re: Hickory Ave. at N. Second St. Rezoning

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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.

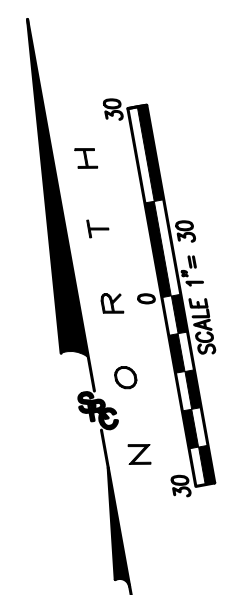
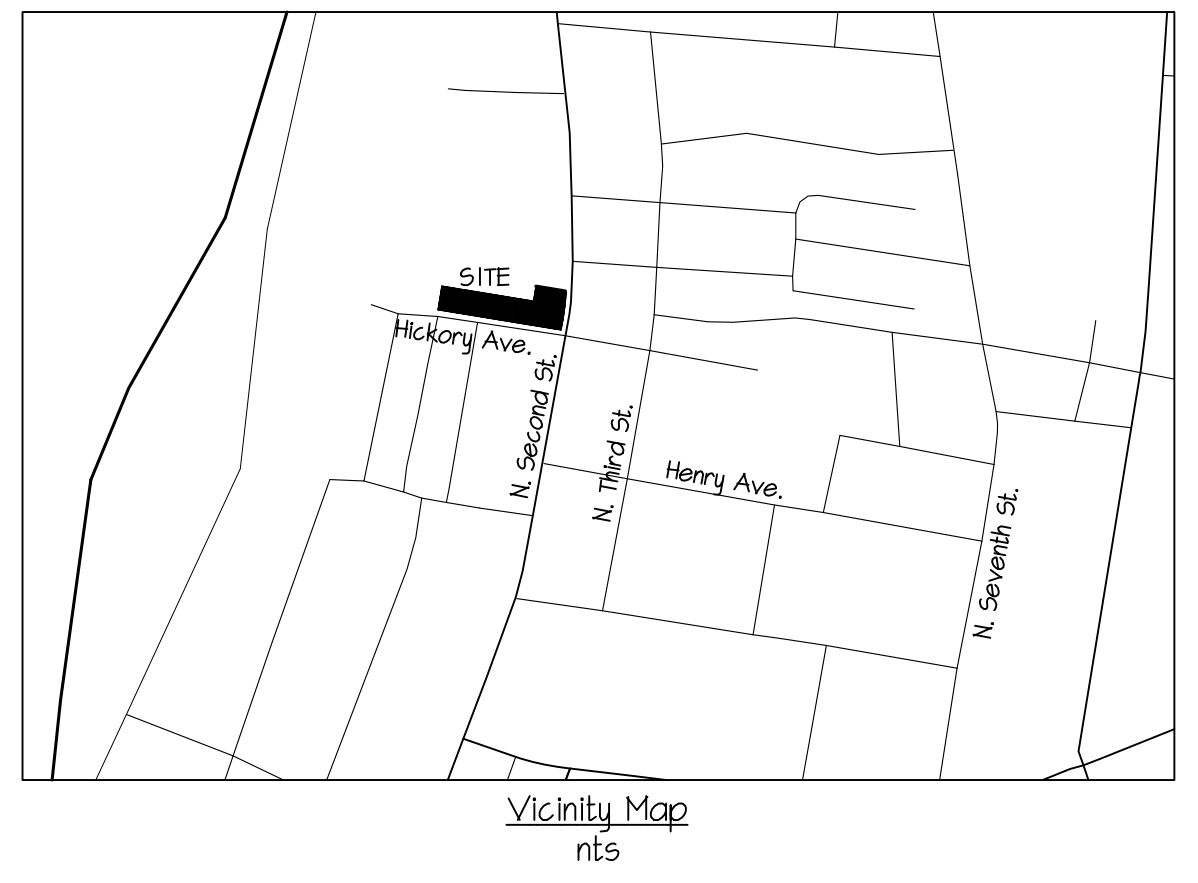
File No. 9/20/2020-014 (unless otherwise noted) Examinee's Seal: Planning, July 21, 2022 - 10:50am



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°47'39"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

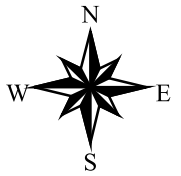
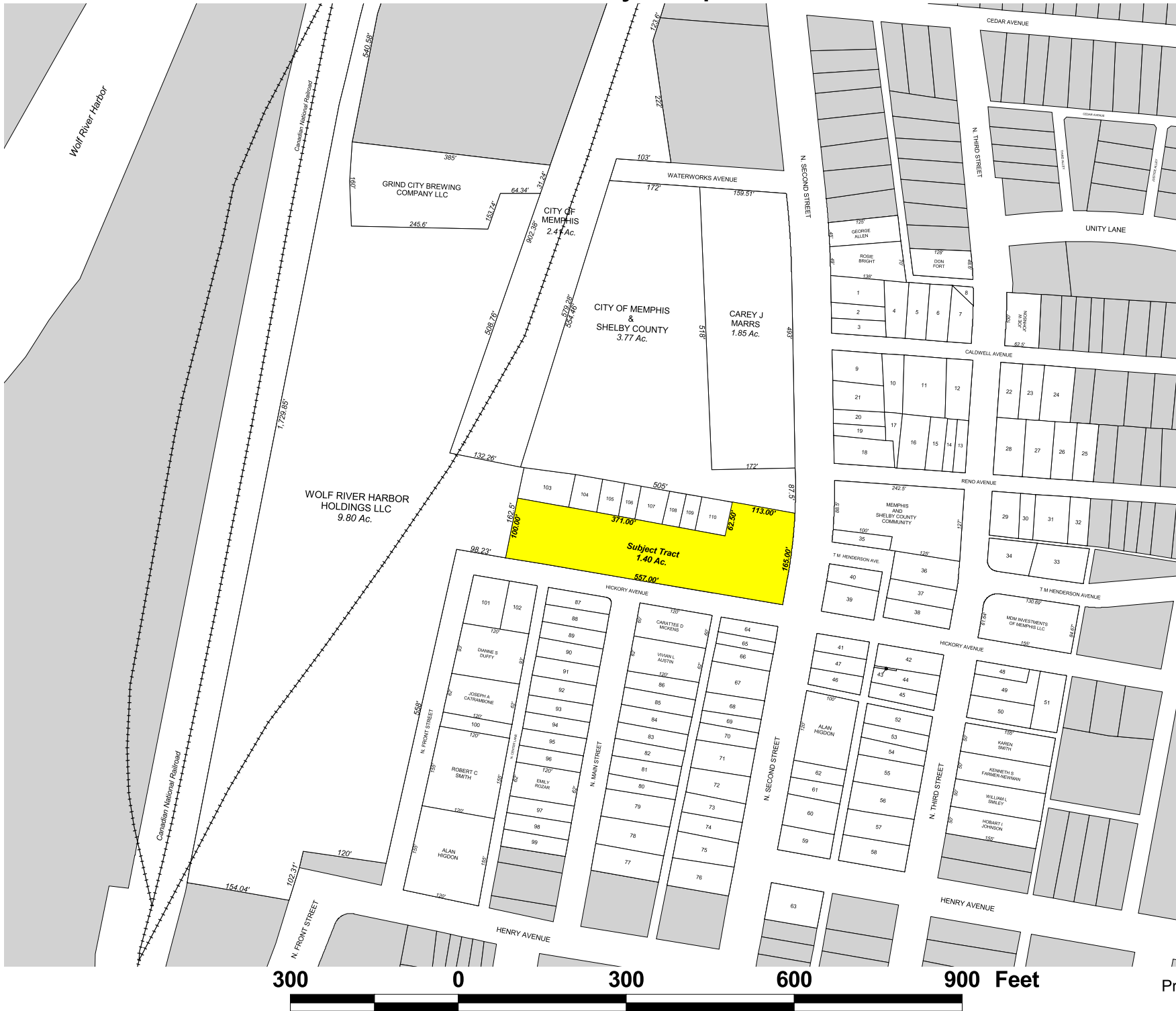
1.260 ACRES
EX. ZONING: CMU-3 & EMP
PROP. ZONING: RU-3
MEMPHIS, TENNESSEE
JULY 2022
SHEET 1 of 1

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:

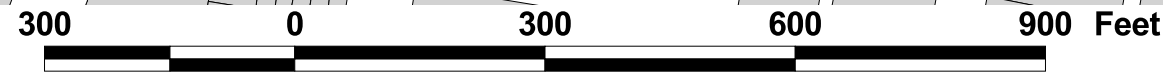
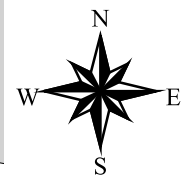
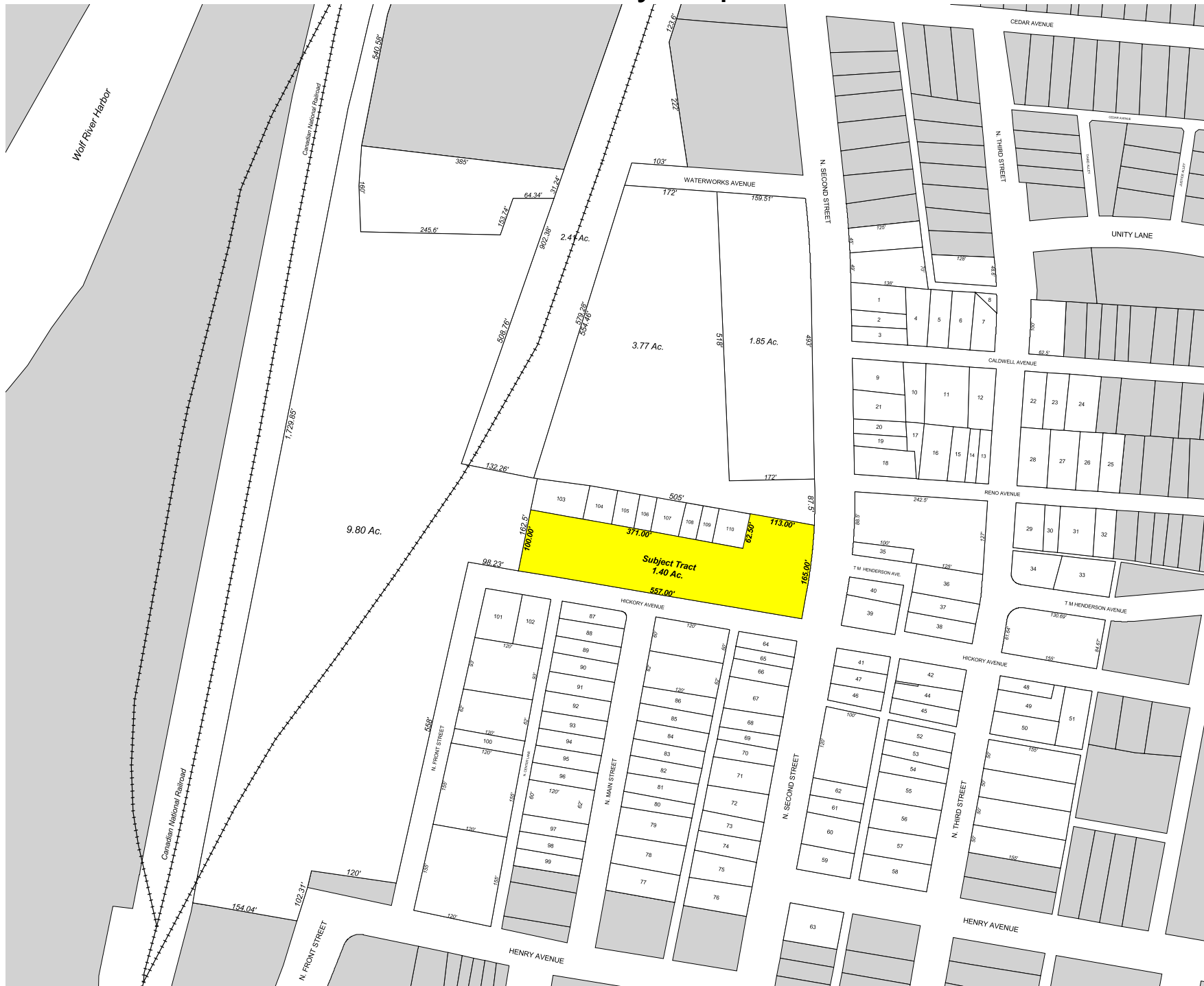
Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N80°41'44"W along the said north line a distance of 165.99 feet to a point; Thence S10°12'21"W a distance of 8.43 feet to a point; thence N79°47'39"W a distance 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



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

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

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

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

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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 ^{City of} Memphis **SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY**, Grantee.
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



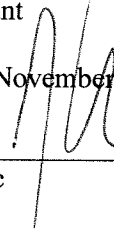
STATE OF TENNESSEE
COUNTY OF SHELBY

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.

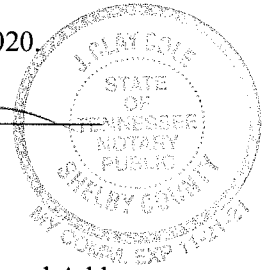


Affiant

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

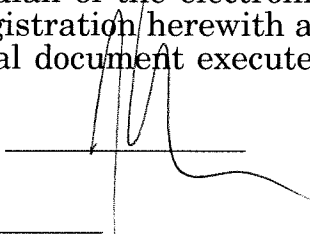
Part of Block G, Bickford Park Subdivision in the City of Memphis, Shelby County, Tennessee, more particularly described as follows:

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.

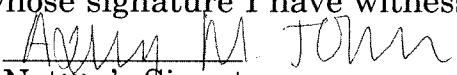
I, J. Clay Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee

County of Shelby

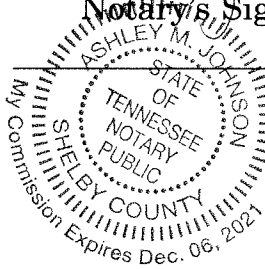
Personally appeared before me, Ashley M. Johnson, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



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.

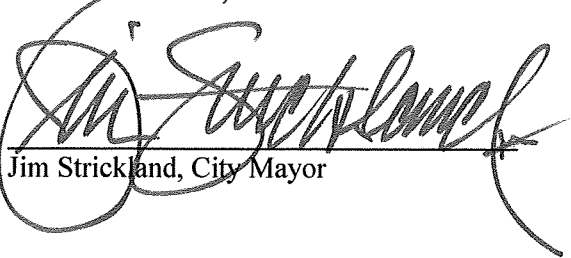
IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

SIGNATURES FOLLOW ON NEXT PAGE

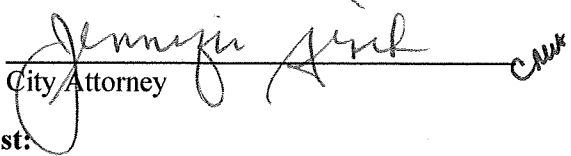
Grantor:

CITY OF MEMPHIS, TENNESSEE

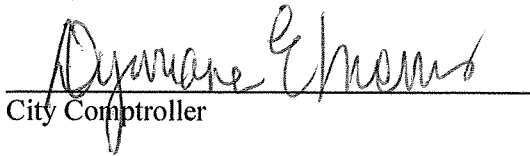
By:

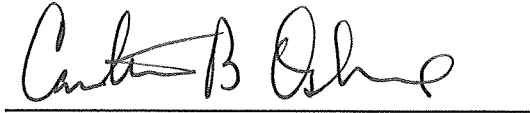

Jim Strickland, City Mayor

Approved:


City Attorney *CMK*

Attest:


City Comptroller



Real Estate Manager

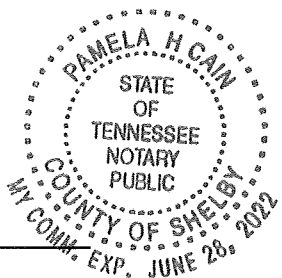
**STATE OF TENNESSEE
COUNTY OF SHELBY**

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

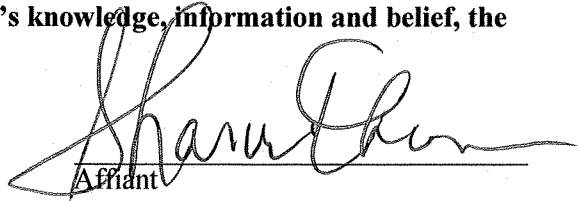
6/28/22




Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

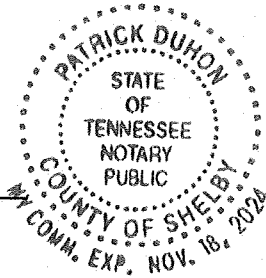
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is EXEMPT.



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.

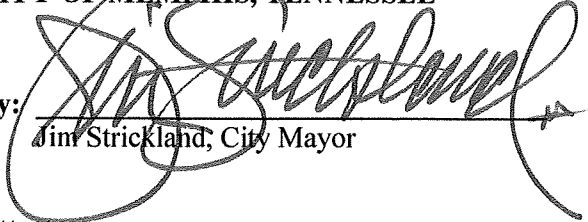
Grantor makes no claim or warranty relative to the environmental condition of the above described property.

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:

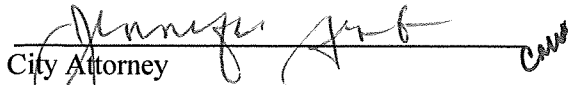
CITY OF MEMPHIS, TENNESSEE

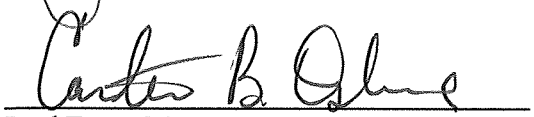
By: 
Jim Strickland, City Mayor

Attest:


City Comptroller

Approved:


City Attorney

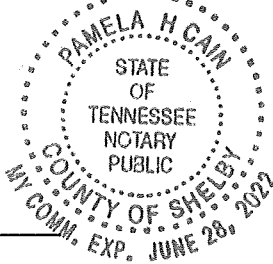

Real Estate Manager

**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




Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

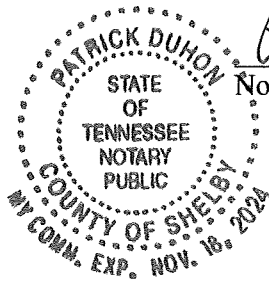
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is EXEMPT.

[Handwritten Signature]
Affiant

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

My Commission Expires

Nov. 18, 2024



[Handwritten Signature]
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.

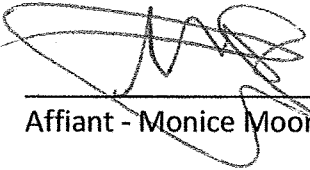


THE
HAGLER
LAW GROUP, PLLC

ARCHWAY TITLE & ESCROW, LLC

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

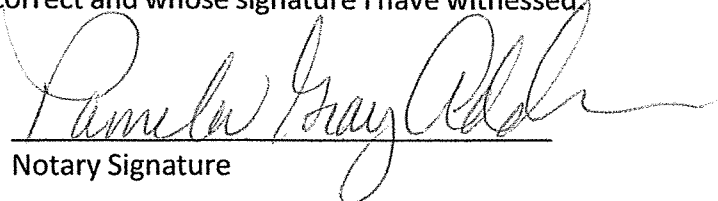
I, Monice Moore Hagler, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according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



Affiant - Monice Moore Hagler

STATE OF TENNESSEE
COUNTY OF SHELBY

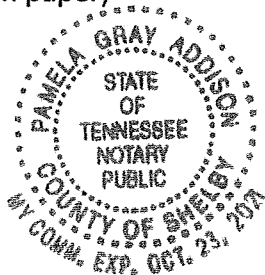
Personally appeared before me, Pamela Gray Addison, a notary public for this county and state, Monice Moore Hagler, who acknowledges that this certification of an electronic certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

MY COMMISSION EXPIRES 10/23/21

Notary's Seal (if on paper)





RESOLUTION approving the final plat for:
Woodland Hills II PD, Phase 16, Part of Area 7 (County)
and accepting Bond as security

WHEREAS, **Coastal Fuels, Inc.**, is the Developer of a certain property in the present limits of Shelby County and located at the southwest quadrant of Trinity Road and Woodland Lake Drive intersection in Shelby County, Tennessee

and

WHEREAS, the developer desires to develop the property reflected on the engineering plans;

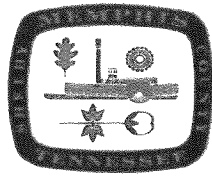
and

WHEREAS, attached hereto is a standard improvement contract entered into by and between **Coastal Fuels, Inc.**, and the City of Memphis covering the public improvements as a part of developing the property; and

WHEREAS, the terms and conditions of the contract are in accordance with the policies of the City of Memphis for developing such a project.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the engineering plans for **Woodland Hills II PD, Phase 16, Part of Area 7 (County)** are hereby approved.

BE IT FURTHER RESOLVED, that the proper official be and are hereby authorized to execute the attached standard improvement contract and accept **Financial Federal Letter of Credit No. 260A** in the amount of **\$181,900.00** in lieu of bond as security.



Memphis City Council Summary Sheet

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

Resolution seeks approval to receive \$50,000 from Bank of America. Funds will be used for the Office of Youth Services' MPLOY program to purchase MATA bus passes, provide professional development and career and job fairs.

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

Office of Youth Services - Executive Division

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

N/A

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

It will impact all council districts and super districts.

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

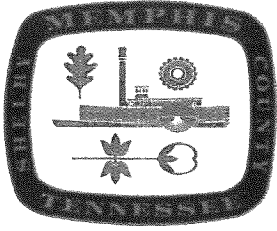
N/A

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

N/A

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

N/A



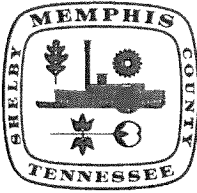
A Resolution to accept \$50,000 for the MPLOY Youth Summer Experience program from Bank of America

WHEREAS, Bank of America has awarded \$50,000 in grant funds to the City of Memphis' Office of Youth Services; and

WHEREAS, the Office of Youth Services' summer youth employment program, MPLOY Youth Summer Experience, will utilize the grant funds for transportation, professional development, job skills training and career and job fairs; and

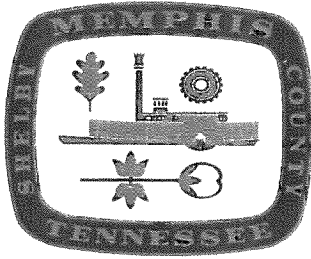
WHEREAS, eligible participants in the MPLOY Youth Summer Experience program will receive MATA (Memphis Area Transit Authority) bus passes to ensure reliable transportation; and

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby approves the receipt and allocation of \$50,000 in grant funds from Bank of America via Innovate Memphis



Memphis City Council Summary Sheet

1. Resolution seeking acceptance of a donation to the City of Memphis Division of Police Services, ICAC Unit (Internet Crimes Against Children). ICAC has been awarded a donation of an Electronic Storage Device canine including Acquisition of K9 and initial training, hotel cost for initial training, flight for training, food Per Diem during training, crate, leash, harness, toys, misc. K9 supplies, annual food and vet bills, and annual recertification, with an estimated monetary value totaling Twenty-Six Thousand, Forty-Eight Dollars and 00/100 (\$26,048.00) from Operation Underground Railroad (O.U.R.). The sole purpose of this donation is to assist ICAC investigators while executing search warrants for electronic storage devices (cell phones, thumb drives, SD cards, etc.) that may contain Child Sexual Exploitation Material, commonly known as Child Porn. This donation will also include the following:
 2. Resolution will not change an existing ordinance or resolution.
 3. Resolution will not require a new contract or amendment to an existing contract.
 4. Resolution will not require an expenditure of funds equal to the amount of the donation will not require a budget amendment.



RESOLUTION

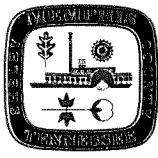
WHEREAS, the City of Memphis Division of Police Services, ICAC Unit, has been awarded a donation of an Electronic Storage Device canine which includes Acquisition of K9 and initial training, hotel cost for initial training, flight for training, food Per Diem during training, crate, leash, harness, toys, misc. K9 supplies, annual food and vet bills, and annual recertification, with an estimated monetary value totaling Twenty-Six Thousand Forty-Eight dollars and 00/100 (\$26,048.00) from Operation Underground Railroad(O.U.R); and

WHEREAS, the donation is to be used to assist ICAC investigators while executing search warrants for electronic storage devices (cell phones, thumb drives, SD cards, etc.) that may contain Child Sexual Exploitation Material, commonly known as Child Porn.; and

WHEREAS, it is necessary to accept the donation for Fiscal Year 2023; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the donation of said canine also including Acquisition of K9 and initial training, hotel cost for initial training, flight for training, food Per Diem during training, crate, leash, harness, toys, misc. K9 supplies, annual food and vet bills, and annual recertification with an estimated monetary value totaling Twenty-Six Thousand Forty-Eight dollars and 00/100 (\$26,048.00); be accepted by the City of Memphis.

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:

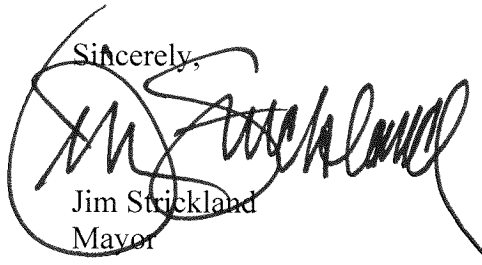
Subject to Council approval, I hereby recommend that:

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

BIOGRAPHICAL INFORMATION
APPOINTMENT TO BOARD/COMMISSION

Board of Equalization

BOARD/COMMISSION

Name: Frances S. Howard Race BI M F

E-Mail Address: franhow63@gmail.com Fax _____

Profession/Employer: Program Administrar/ Retired

Business Address: _____ Zip _____ Phone: _____

Education: LeMoyne-Owen College, BS; Clark-Atlanta University, MPA

Name of Spouse: Divorced Number of Children: 3

Home Address: 1597 Antona Place Phone: 315-391-0525

City: Memphis State: TN Zip: 38106

I certify that I am a resident of the City of Memphis (Unincorporated areas and surrounding counties are not considered). Yes or No If yes, how long? 4 mos

Professional Organization/Associations:
National Council of Negro Women, NAACP, NAEYC

Other Organizations/Association:
Delta Sigma Theta Sorority, Inc., Eastern Stars, Syracuse UEA,

Other Interests:
Gardening, Sewing and Painting

Signature Frances S. Howard Date 09/21/2022

FRANCES S. HOWARD

1597 Antona Place, Memphis, TN 38106 (315)-391-0525 franhow63@gmail.com

Administrative Assistant with 10+ years of experience, flawless preparation of presentations, preparing facility reports and maintaining the utmost confidentiality. Possesses a B.S. in Education and M.P.A. Proven team leader, able to manage budgets, strong planning skills. Expertise in various system applications. Looking to leverage my knowledge and experience into a role as Project Manager or similar capacity.

PROFESSIONAL EXPERIENCE

DEPARTMENT OF COMMERCE, DIVISION OF EMPLOYMENT SECURITY, RALEIGH, NC

Program Assistance, August 2009 – June 2022

- Thorough knowledge of services, policies and procedures related to program. Knowledge of program information systems to communicate and process administration. Able to demonstrate, perform and apply administrative tasks to explain and interpret information to clients/customers and staff.
- Compiled, assimilated and organized printed and electronic information. And the knowledge of data collection, storage, origination, manipulation and/or analysis of data.
- Identified and understood issues, problems and opportunities; used effective approaches for choosing a course of action or developing appropriate solutions.
- Most importantly able to present ideas clearly and effectively in written form; ability to adjust language or terminology to meet the needs of the audience; ability to use correct grammar, organization and structure.

DUNBAR ASSOCIATION, INC., SYRACUSE, NY

Director of Youth Services, June 2004 – August 2008

- Awarded 5 million dollars grant funded various state and federal afterschool, teen and summer programs.
- Interviewed and trained a staff of over 40 individuals to work year-round for funded programs; including university students.
- Prepared documents along with admin such as correspondence, drafts, memos, and emails, and prepared reports weekly and quarterly for management
- Opened, sorted, and distributed incoming messages and correspondence
- Purchased and maintained office supply inventories, and being careful to adhere to budgeting practices
- Greeted visitors and determined to whom and when they could speak with specific individuals

EDUCATION

LEMOYNE-OWEN COLLEGE, MEMPHIS, TN B.S.

CLARK-ATLANTA UNIVERSITY, ATLANTA, G M.P.A.

ADDITIONAL SKILLS

- Expert in Microsoft Office, with a focus on Excel
- Program Coordinator; Management
- Licensed Secondary Education
- Transportation Planner
- Knowledge of services, policies and procedures related to various programs
- Performed and applied administrative tasks to explain and interpret information to clients, customers and staff.

REFERENCES AVAILABLE UPON REQUEST

City of Memphis



TENNESSEE

JIM STRICKLAND
MAYOR

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 |
|--------|---------|--------|
| | | |
| | | |
| | | |



City of Memphis

BIOGRAPHICAL INFORMATION APPOINTMENT TO BOARD/COMMISSION

BOARD/COMMISSION

Name: Angus Blair Race Caucasian M F

E-Mail Address: angusmblair@yahoo.com Fax 901.261.4435

Profession/Employer: Revenue Management / The Peabody Memphis

Business Address: 149 Union Ave Zip 38103 Phone: 901.529.4123

Education: BSBA from Appalachian State University

Name of Spouse: Anna Blair Number of Children: 2

Home Address: 1561 Vinton Ave Phone: 901.233.4740

City: Memphis State: TN Zip: 38104

I certify that I am a resident of the City of Memphis (Unincorporated areas and surrounding counties are not considered). Yes or No If yes, how long? 18 years

Professional Organization/Associations:

Other Organizations/Association:

Other Interests:

Biking, Woodworking, Cooking

Signature Angus Blair Date _____

ANGUS M. BLAIR, CHHE

1561 Vinton Ave | Memphis, TN 38104 | 901-233-4740 | angusmblair@yahoo.com

PROFESSIONAL EXPERIENCE

THE PEABODY HOTEL

Memphis, TN

Director of Revenue Management

February 2013-Present

- Responsible for all aspects of rooms forecasting & budgeting, inventory control, pricing structure, third-party relationships, booking engine, GDS, commissions, and group rooms pricing.
- Oversee operation of In-House Reservations Department.
- Heavily involved in PMS, CRS, and Sales and Catering conversion and training.
- Strong relationship with Sales and Catering team, focusing on driving all revenues.
- Work collaboratively with Marketing team on e-commerce and social media strategies.
- Achieving aggressive RevPAR growth while overcoming market challenges.

Acting Director of Rooms

July 2012-February 2013, May 2010-July 2010*

- Oversaw operation of the Front Office, Guest Services, Security, Valet, Housekeeping, and Laundry in a four-star & four-diamond historic hotel.
- Prepared yearly budget and capitals as well as monthly PNL analyses and narratives.
- Member of Peabody Hotel's Executive Committee.
- Involved in complete guest room and corridor renovation.

*Acting Director of Rooms while Director of Rooms was placed at other Peabody Hotel Group Properties.

Director of Housekeeping

February 2009-February 2013

- Responsible for 464 guest rooms, public space, and laundry operation.
- Led two managers, six supervisors, and sixty-five associates.
- Maintained a 96% in Housekeeping guest satisfaction scores.
- Oversaw all inventories, purchasing, checkbook, narratives, payroll control, staffing, quality control, and vendor relations.

Opening Task Force Team

October 2010

- Assisted with the final guest room punch on an 800-room tower addition to The Peabody Hotel in Orlando, Florida.

Executive Steward

August 2007-February 2009

- Led five supervisors and thirty-four associates.
- Ensured kitchens and pantries are kept in accordance with Health Department Regulations.
- Worked with CNS Food Inspector to ensure compliance with Federal Health Code standards.
- Maintained par and inventory on all of banquet's china, glassware, and silver products.

Assistant Director of Housekeeping

April 2007-August 2007

Assistant Director of Front Office Operations

December 2005-April 2007

Assistant Front Office Manager

April 2005-December 2005

Front Desk Supervisor

August 2004-April 2005

Reservations Agents/Front Desk Agent/Overnight Clerk

September 2003-August 2004

EDUCATION

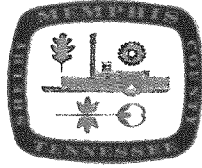
APPALACHIAN STATE UNIVERSITY, Boone, North Carolina
Bachelor of Science/Bachelor of Arts, Hospitality Tourism Management
Honors: Dean's List, Hospitality Management Student Association Committee Member,
S.W.O.T. Analysis Lecture Leader for the City of Lenoir, North Carolina
International Business Study Abroad, Australia, Summer 2003

HOSPITALITY AWARDS

The Peabody Hotel: Leader of the Quarter, First Quarter 2014; Leader of the Quarter, Second Quarter 2010; Leader of the Quarter, Fourth Quarter 2008; Leader of the Year 2006; Leader of the Quarter, Third Quarter 2006; Rookie of the Year 2005; Associate of the Month, January 2005.

ADDITIONAL TRAINING AND SKILLS

Forbes 2012 Training; American Hotel & Lodging Certified Hospitality Housekeeping Executive;
Proficient in Opera, Opera S&C, Delphi, iHotelier, Ideas RMS, Epitome, Microsoft Office, Time Saver,
Hotsos, and Redrock.



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.

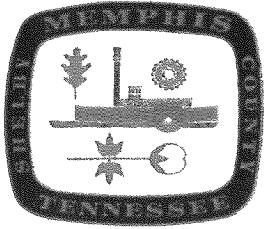
This will require a new Architecture and Engineering contract with Ross Witt PLLC Architecture.

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 |

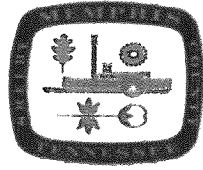
NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the Fiscal Year 2023 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$371,250.00 from Contract Construction, funded by G.O. Bonds from project number FS02033 to Architecture and Engineering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

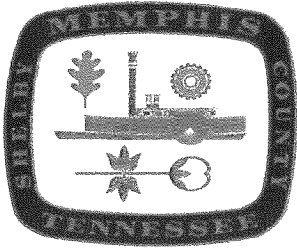
This request required a new contract which was executed on December 13, 2021 for 5 year term with G & W Diesel Service Inc.

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

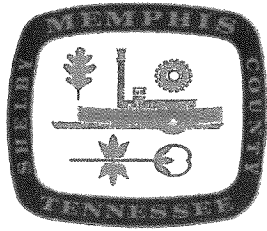
WHEREAS, the original contract was signed on December 13, 2021 in the amount of \$650,000 being executed between the City of Memphis and G & W Diesel Service Inc.; and

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

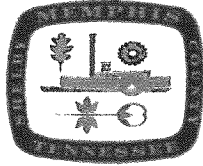
Project Number: FS23101

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.

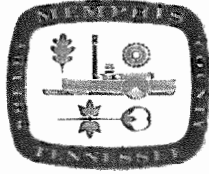
This will require a new contract with Renaissance Group, INC.

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



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 lot to the Memphis-Shelby County Schools.

Whereas the City of Memphis owns Parcel # 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”;

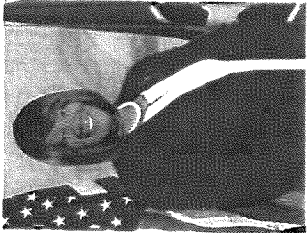
Whereas the original Release and Settlement Agreement expired June 30, 2019, and was amended in a Second Amendment dated June 22, 2021, to be completed no later than December 31, 2021, which has been extended due to delay in survey and boundary lines being established;

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 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



Shelby County GIS / ReGIS - 160 North Main, Suite 1000 - Memphis, TN 38103, email: ReGIS@shelbycountytg.gov | www.gis.shelbycountytg.gov, ReGIS, Shelby County Government



Resolution to Approve Expenditures for Renovation of the Little Red Schoolhouse. [District 5, Super District 9].

WHEREAS, the FY23 Capital Improvement Budget included \$2,600,000 in funding for Council District Specific Projects for improvements to Parks, Libraries, and Neighborhoods; and

WHEREAS, the City of Memphis owns the Little Red Schoolhouse, which operated on Presidents Island as a one-room, segregated schoolhouse for African American students until the mid-1900s; and

WHEREAS, the Little Red Schoolhouse is currently stored on City of Memphis property and has fallen into disrepair; and

WHEREAS, the City of Memphis desires to relocate the Little Red Schoolhouse to the Museum of Science and History, restore the structure, and operate it as a historical outdoor exhibit for the continued education of museum visitors; and

WHEREAS, the Administration requests that Council approve the expenditure of up to \$200,000 for the restoration of the Little Red Schoolhouse;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that it hereby approves the expenditure of up to \$200,000 from Council District Specific Projects for the restoration of the Little Red Schoolhouse.

RESOLUTION

A RESOLUTION ESTABLISHING A PUBLIC HEARING DATE FOR FINDING OF CONDITIONS FOR COMMUNITY REDEVELOPMENT IN THE KLONDIKE AREA AND CONSIDERATION OF A COMMUNITY REDEVELOPMENT PLAN FOR THE KLONDIKE AREA AND AMENDMENT OF THE WORKABLE PROGRAM OF THE COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the General Assembly of the State of Tennessee enacted the Community Redevelopment Act of 1998, and the Uniformity in Tax Increment Financing Act of 2012, and

WHEREAS, the City Council of the City of Memphis and The Shelby County Board of Commissioners by joint resolution and ordinance did establish the Memphis and Shelby County Community Redevelopment Agency, Bylaws, and Board of Directors; and

WHEREAS, the Memphis and Shelby County Community Redevelopment Agency, a joint city-county agency has all the necessary powers to plan, finance, and implement development and redevelopment activities; and

WHEREAS, the City Council of the City of Memphis have been apprised of a Community Redevelopment Plan for the Klondike Area; and

WHEREAS, the City Council of the City of Memphis and the Shelby County Board of Commissioners by Joint Resolution adopted the Community Redevelopment Workable Plan and there is a need to further amend said Workable Plan to add the Klondike Area; and

WHEREAS, the Community Redevelopment Act of 1998, requires that a fifteen-day notice be given on any action to approve an amendment to a community redevelopment plan; and

WHEREAS, a public notice was to be placed in the Daily News and New Tri-State Defender newspapers and a notice sent to each taxing authority by registered mail in accordance with the Community Redevelopment Act of 1998.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, that a public hearing on “Adopting a Community Redevelopment Plan for the Klondike Area” shall be a part of and be held during the November 1, 2022 Memphis City Council Meeting.