

**P & Z**

**COMMITTEE**

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

Planning & Development  
DIVISION

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

Planning & Zoning COMMITTEE: 5/02/2023  
DATE  
PUBLIC SESSION: 5/02/2023  
DATE

ITEM (CHECK ONE)  
X ORDINANCE      \_\_\_\_\_ RESOLUTION      X 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 N Front Street and A.W. Willis Avenue. By taking the land out of the Heavy Industrial (IH) Use District and including it in the Mixed Use (MU) Use District, known as case number Z 23-003

CASE NUMBER:      Z 23-003

LOCATION:      463 N Front Street – Northwest corner of N Front Street and A.W. Willis Avenue

COUNCIL DISTRICTS:      District 7 and Super District 8

OWNER/APPLICANT:      Ashaif Enterprises, LLC/ Ashaif Enterprises, LLC

REPRESENTATIVES:      Cindy Reaves on behalf of SR Consulting, LLC

REQUEST:      Rezoning of +/-0.506 acres from Heavy Industrial (IH) to Mixed Use (MU)

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 – April 11, 2023  
Second reading – April 25, 2023  
Third reading – May 2, 2023

**PRIOR ACTION ON ITEM:**

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
<u>03/9/2023</u>	DATE
(1) Land Use Control Board	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

	<u>DATE</u>	<u>POSITION</u>
<u>Kendra Cobbs</u>	<u>3/30/2023</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Britt Ryan</u>	<u>3/30/23</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

### **Z 23-003**

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 N FRONT STREET AND A.W. WILLIS AVENUE. BY TAKING THE LAND OUT OF THE HEAVY INDUSTRIAL (IH) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT, KNOWN AS CASE NUMBER Z 23-003

- 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, March 9, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** Z 23-003

**LOCATION:** 463 N Front Street – Northwest corner of N Front Street and A.W. Willis Avenue

**COUNCIL DISTRICT(S):** District 7 and Super District 8

**OWNER/APPLICANT:** Ashaif Enterprises, LLC/ Ashaif Enterprises, LLC

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

**REQUEST:** Rezoning of +/-0.506 acres from Heavy Industrial (IH) to Mixed Use (MU)

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**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.

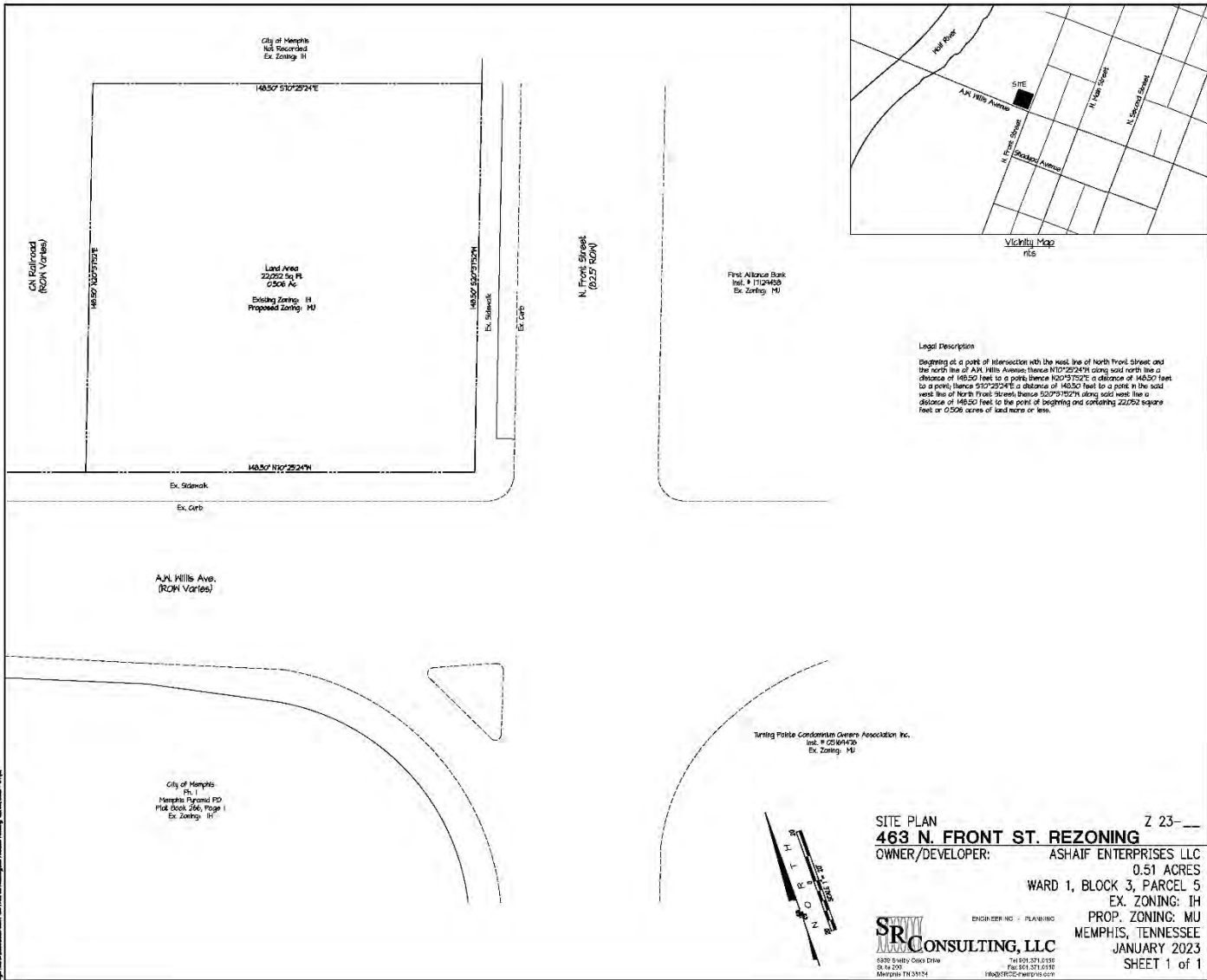
**The motion passed by a unanimous vote of 9-0 on the consent agenda.**

Respectfully,  
*Kendra Cobbs*

Kendra Cobbs, AICP  
Planner III  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

# PLOT PLAN



**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 THE NORTHWEST CORNER OF N FRONT STREET AND A.W. WILLIS AVENUE. BY TAKING THE LAND OUT OF THE HEAVY INDUSTRIAL (IH) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT, KNOWN AS CASE NUMBER Z 23-003**

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**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 23-003**; 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 HEAVY INDUSTRIAL (IH) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT.**

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

**BEGINNING AT A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH FRONT STREET AND THE NORTH LINE OF A.W. WILLIS AVENUE; THENCE N70°25'24"W ALONG SAID NORTH LINE A DISTANCE OF 148.50 FEET TO A POINT; THENCE N20°37'52"E A DISTANCE OF 148.50 FEET TO A POINT; THENCE S70°25'24"E A DISTANCE OF 148.50 FEET TO A POINT IN THE SAID WEST LINE OF NORTH FRONT STREET; THENCE S20°37'52"W ALONG SAID WEST LINE A DISTANCE OF 148.50 FEET TO THE**

**POINT OF BEGINNING AND CONTAINING 22,052 SQUARE FEET OR 0.506 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**

**//: ATTACHMENT  
Survey**



City of Memphis  
Not Recorded  
Ex. Zoning: IH

148.50' S70°25'24"E

CN Railroad  
(ROW Varies)

148.50' N20°37'52"E

Land Area  
22,052 sq Ft  
0.506 Ac  
Existing Zoning: IH  
Proposed Zoning: MU

148.50' S20°37'52"W

Ex. Sidewalk

Ex. Curb

N. Front Street  
(82.5' ROW)

First Alliance Bank  
Inst. # 17124458  
Ex. Zoning: MU

148.50' N70°25'24"W

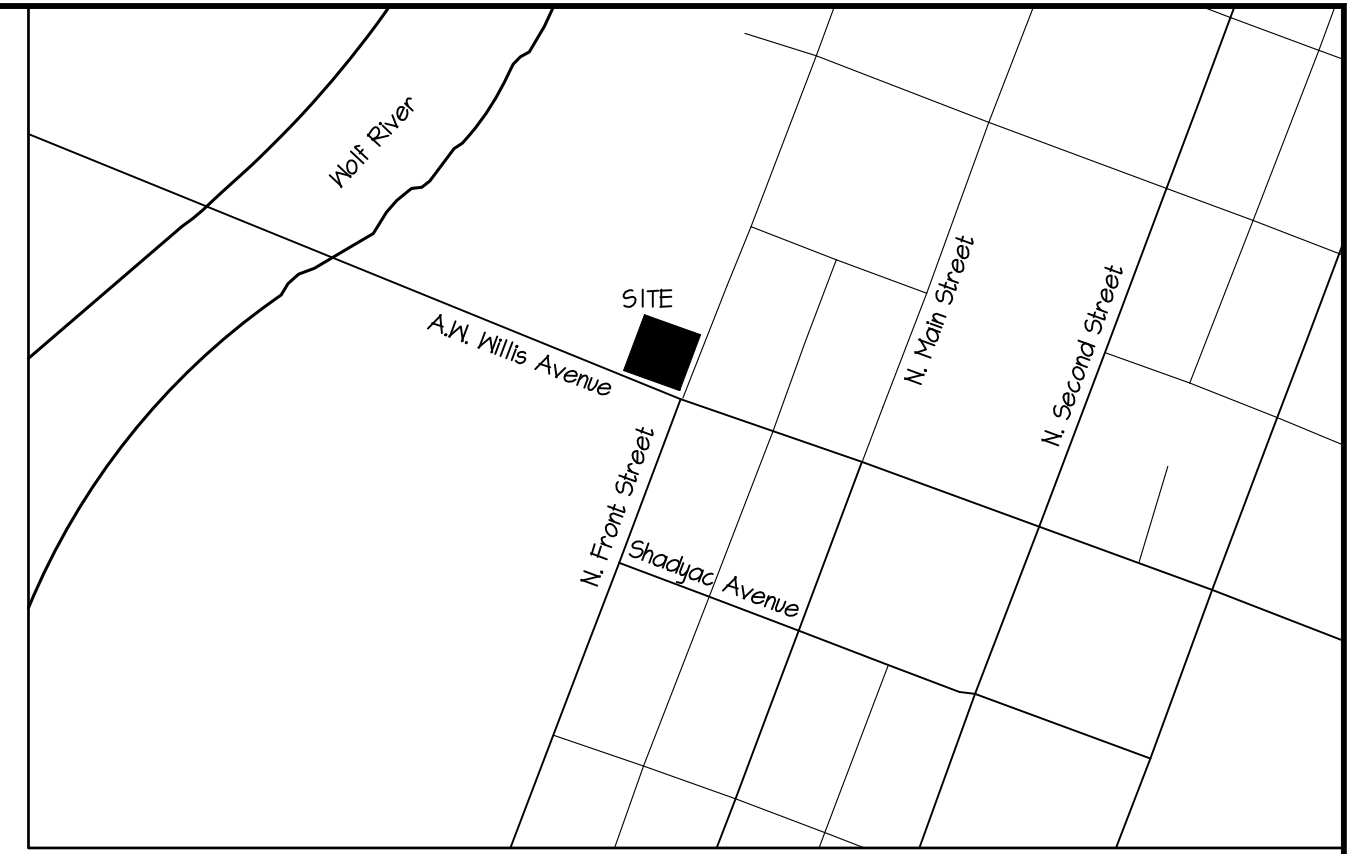
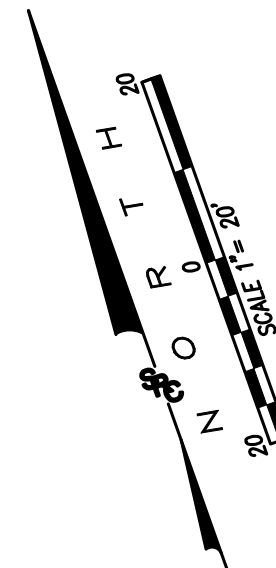
Ex. Sidewalk

Ex. Curb

A.W. Willis Ave.  
(ROW Varies)

City of Memphis  
Ph. 1  
Memphis Pyramid PD  
Plat Book 266, Page 1  
Ex. Zoning: IH

Turning Pointe Condominium Owners Association Inc.  
Inst. # 05164476  
Ex. Zoning: MU



Vicinity Map  
nts

Legal Description

Beginning at a point of intersection with the west line of North Front Street and the north line of A.W. Willis Avenue; thence N70°25'24"W along said north line a distance of 148.50 feet to a point; thence N20°37'52"E a distance of 148.50 feet to a point; thence S70°25'24"E a distance of 148.50 feet to a point in the said west line of North Front Street; thence S20°37'52"W along said west line a distance of 148.50 feet to the point of beginning and containing 22,052 square feet or 0.506 acres of land more or less.

SITE PLAN  
**463 N. FRONT ST. REZONING**

Z 23-\_\_

OWNER/DEVELOPER: ASHAIF ENTERPRISES LLC

0.51 ACRES

WARD 1, BLOCK 3, PARCEL 5

EX. ZONING: IH

PROP. ZONING: MU

MEMPHIS, TENNESSEE

JANUARY 2023

SHEET 1 of 1

**SRCONSULTING, LLC**

ENGINEERING - PLANNING

5909 Shelby Oaks Drive  
Suite 200  
Memphis TN 38134

Tel 901.371.0150  
Fax 901.371.0160  
info@SRCE-memphis.com

**AGENDA ITEM:** 17

**CASE NUMBER:** Z 2023-003 **L.U.C.B. MEETING:** March 9, 2023

**LOCATION:** 463 N Front Street – Northwest corner of N Front Street and A.W. Willis Avenue

**COUNCIL DISTRICT:** District 7 and Super District 8

**OWNER/APPLICANT:** Ashaif Enterprises, LLC/ Ashaif Enterprises, LLC

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

**REQUEST:** Rezoning of +/-0.506 acres from Heavy Industrial (IH) to Mixed Use (MU)

## CONCLUSIONS

1. The request is to rezone 0.506 acres from Heavy Industrial (IH) to Mixed Use (MU).
2. The intent of the MU District is for uses to be physically integrated, permitting land use types such as commercial, townhouses, apartments and institutions.
3. Properties directly across North Front Street, west of the subject property, are zoned MU.
4. Staff finds the request is an appropriate zoning district for the area and will be compatible with the surrounding land uses.

## CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 13-16 of this report.

## RECOMMENDATION

*Approval*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	North Front Street	+/-148.5 linear feet
	A.W. Willis Avenue	+/-148.5 linear feet
<b>Zoning Atlas Page:</b>	1925	
<b>Parcel ID:</b>	001003 00005	
<b>Area:</b>	+/-0.506 acres	
<b>Existing Zoning:</b>	Heavy Industrial (IH)	
<b>Requested Zoning:</b>	Mixed Use (MU)	

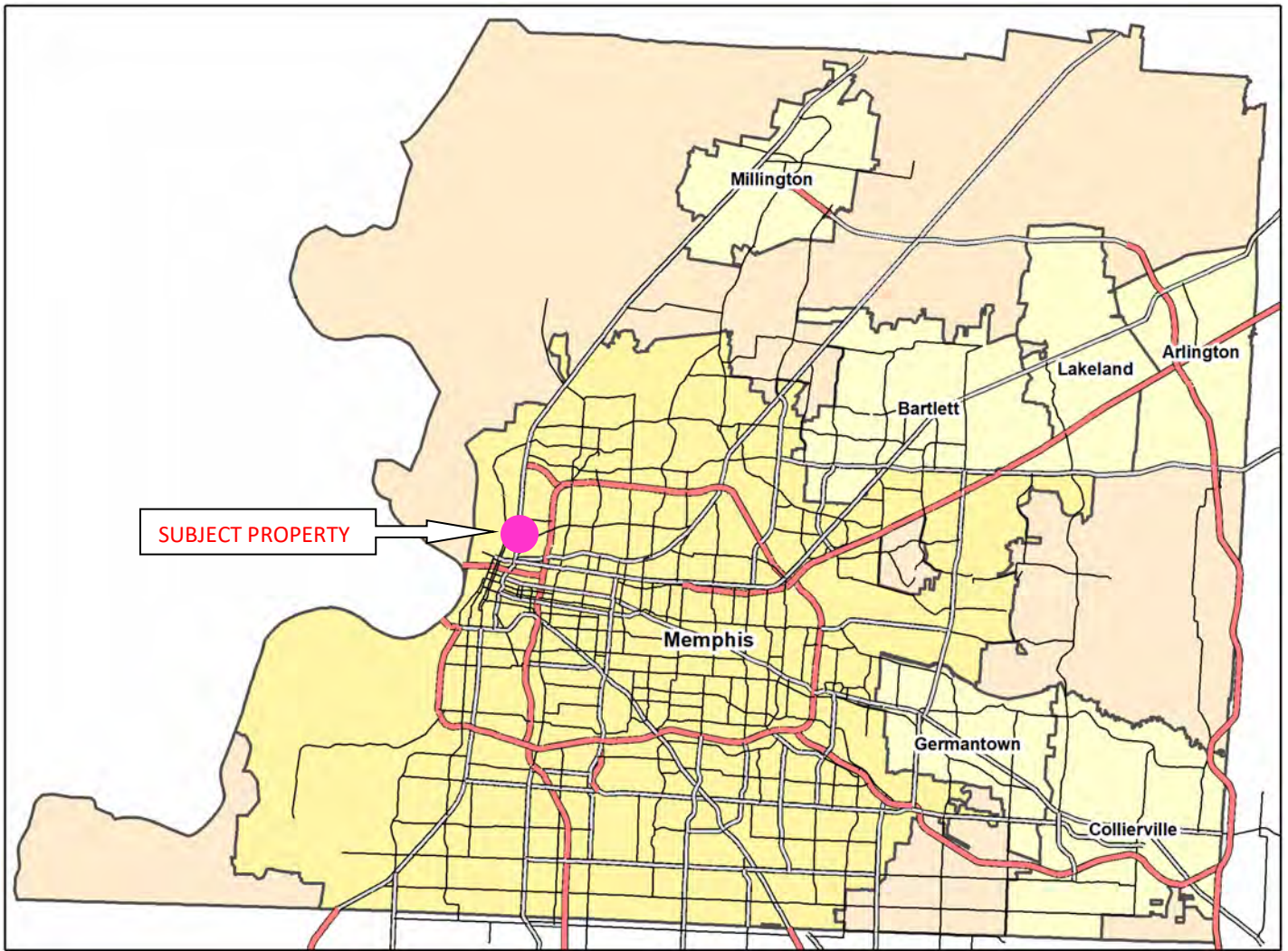
**NEIGHBORHOOD MEETING**

Not required, zoning change is in compliance with the Memphis 3.0 Plan.

**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 64 notices were mailed on February 21, 2023, 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, Pinch District neighborhood

VICINITY MAP



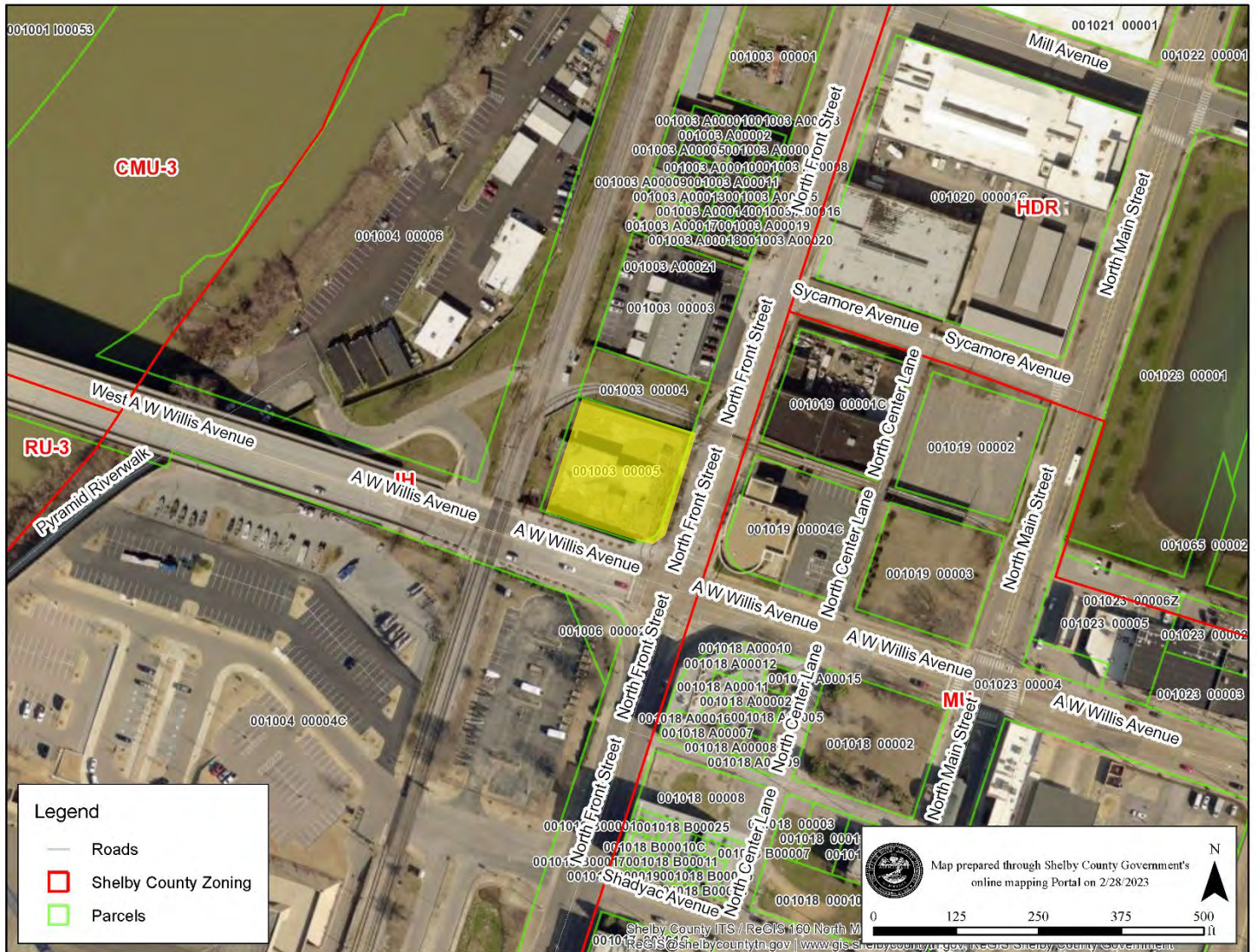
Subject property highlighted in yellow

**AERIAL**



Subject property outlined in yellow

**ZONING MAP**



Subject property highlighted in yellow

**Existing Zoning:** Heavy Industrial (IH)

**Surrounding Zoning**

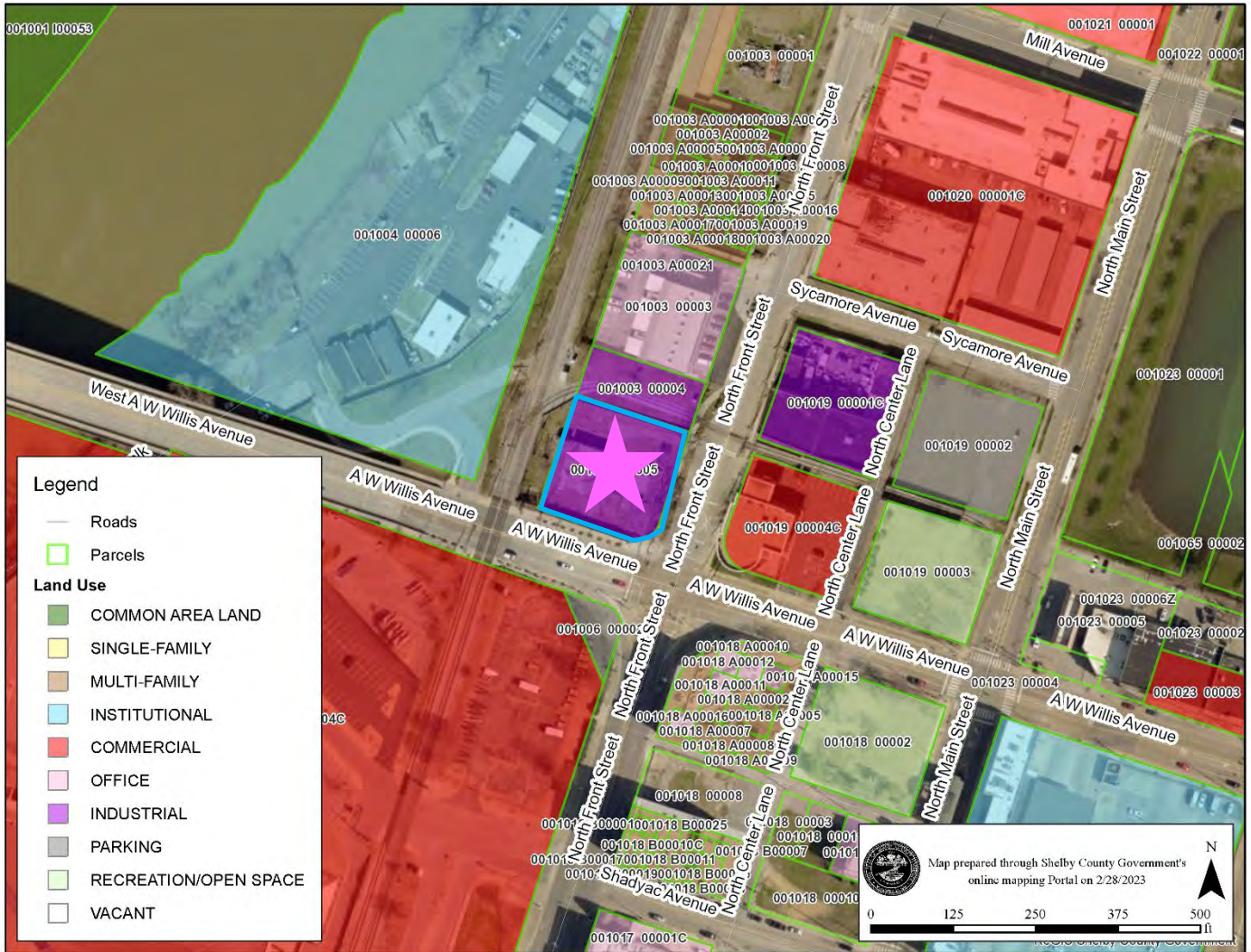
**North:** IH

**East:** Mixed Use (MU)

**South:** IH

**West:** IH

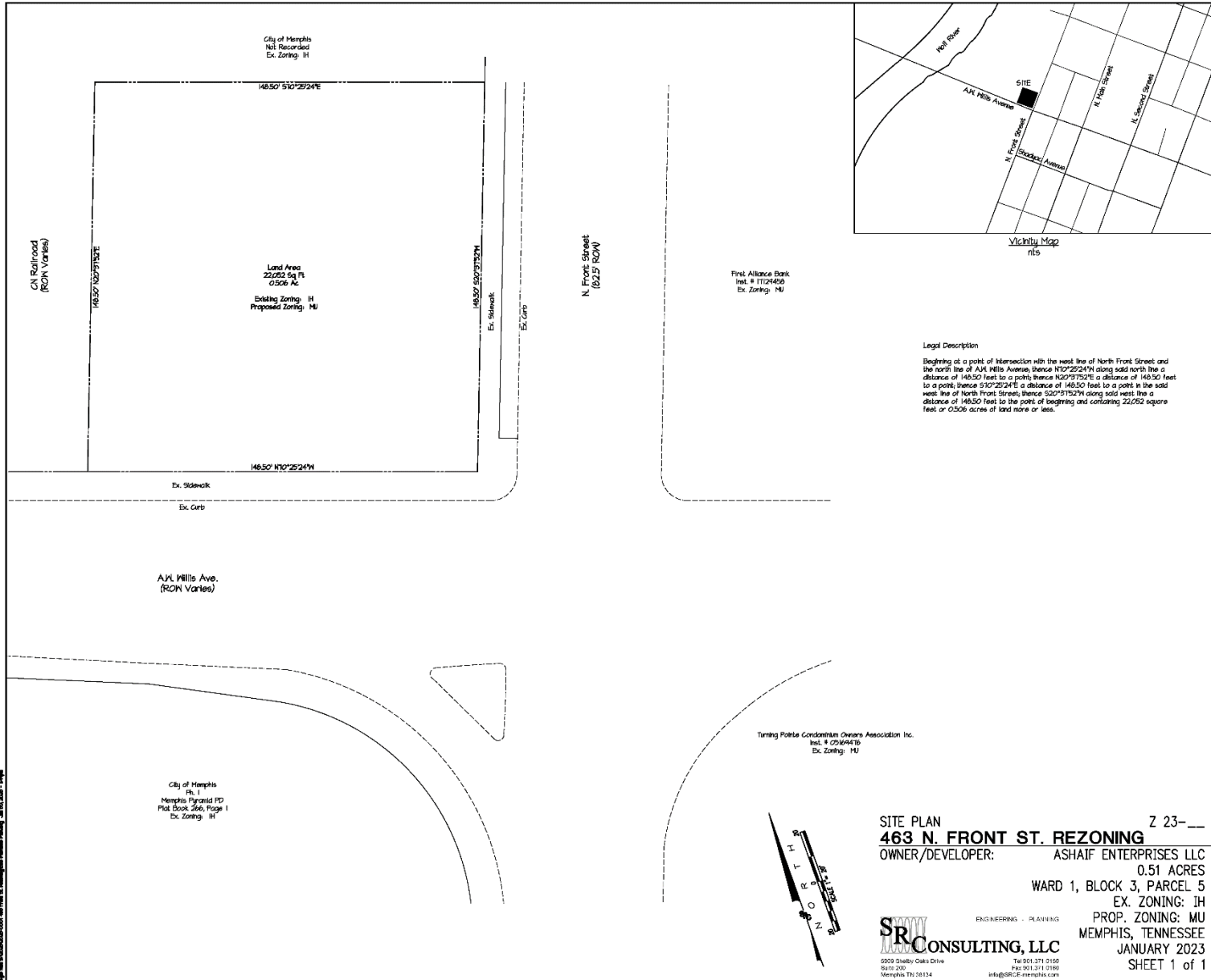
LAND USE MAP



Subject property outlined in electric blue and indicated by pink star



**PLOT PLAN**



**SITE PHOTOS**



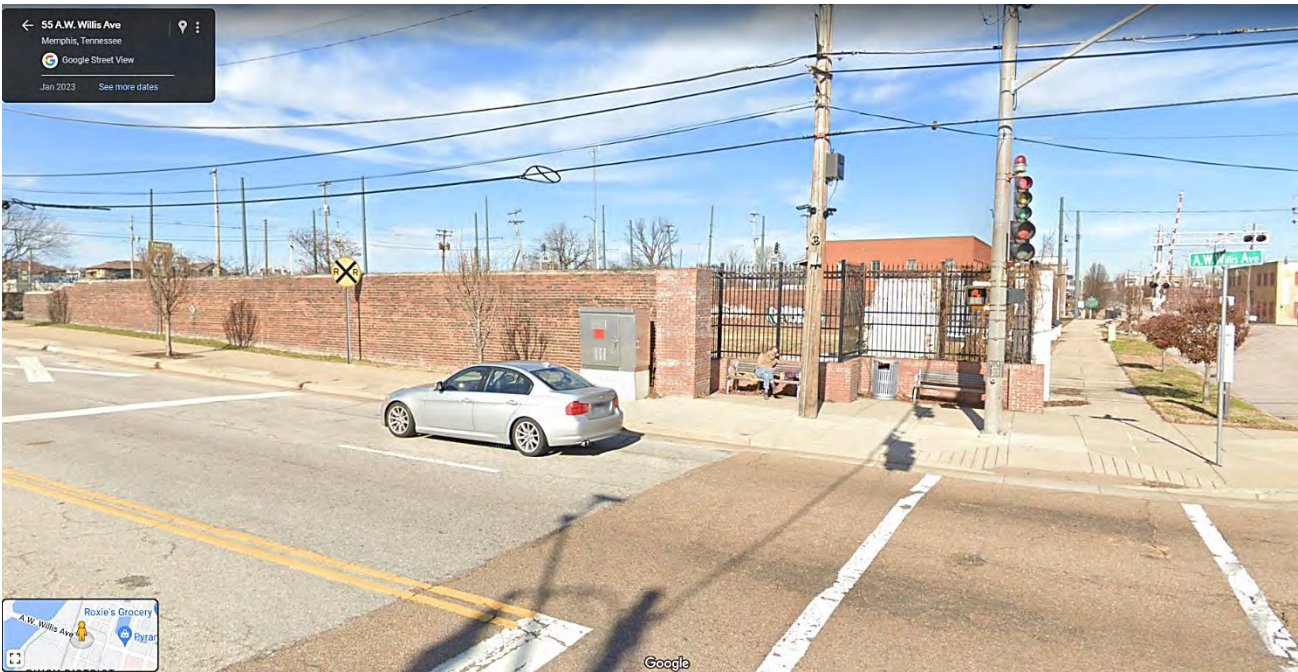
View of subject property from North Front Street looking southwest



View of subject property from North Front Street looking northwest



View of subject property from private driveway looking west



View of subject property from A.W. Willis Avenue looking north

## **STAFF ANALYSIS**

### **Request**

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

The request is to rezone 0.506 acres from Heavy Industrial (IH) to Mixed Use (MU).

### **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.*

### **Site Description**

The subject property is +/-0.506 acres and comprised of one parcel located at the northwest corner of North Front Street and A.W. Willis Avenue. The site is currently zoned Heavy Industrial (IH) and is vacant land. According to the Assessor of Property site, it is appraised as vacant industrial land. Remnants of the previous brick and wrought iron fencing are present around the perimeter, as well as a curb cut from North Front Street for the previous building. The Assessor website also shows that a demolition permit was issued for the structure on May 28, 2021. Lastly, the property abuts a railroad in the rear and to the north.

### **Conclusions**

The request is to rezone 0.506 acres from Heavy Industrial (IH) to Mixed Use (MU).

The intent of the MU District is for uses to be physically integrated, permitting land use types such as commercial, townhouses, apartments and institutions.

Properties directly across North Front Street, west of the subject property, are zoned MU.

Staff finds the request is an appropriate zoning district for the area and will be compatible with the surrounding land uses.

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:** See comments as follows:

**CITY ENGINEERING COMMENTS - 17**      **DATE: 3/3/2023**

**CASE: Z-23-003**                      **NAME: 463 N Front St; PINCH DISTRICT**

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

**Sewers:**

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

**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:** See comments as follows:

From: Leigh Huffman, Municipal Planner

Date: February 23, 2023

Subject: OSR Comments on Z 23-03: PINCH DISTRICT

**General Comments & Analysis:**

Located in Zone 1 of the Resilience Zone Framework:

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

The Applicant would like to rezone a parcel from Heavy Industrial (IH) to Mixed Use (MU). The parcel in question is not listed as a brownfield or hazardous waste site on the United States Environmental Protection Agency<sup>1</sup>; however, there are four hazardous waste EPA Facilities of Interest within a block of the location.

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

This planned development request is generally consistent with the Mid-South Regional Resilience Master Plan. The parcel is not located in an area with a high risk for flooding or ecological damage. Rezoning the property to a zoning district that allows mixed-use developments will promote future infill development, which is consistent with Section 4.2 – Smart Growth.

**Consistent with the Memphis Area Climate Action Plan best practices:** N/A

**Recommendations:** Staff recommends that the Property Owner and/or Developer continue to do due diligence regarding the former uses on the site and conduct environmental assessments prior to construction.

**Office of Comprehensive Planning:** See comments as follows:

Site Address/Location: 463 N Front

Overlay District/Historic District/Flood Zone: In the Central Business Improvement District, not in a Historic District, located in a Flood Zone with a reduced flood risk due to levee

Future Land Use Designation: Anchor Neighborhood-Urban (AN-U)

Street Type: Avenue

*The applicant is requesting to rezone the parcel from Heavy Industrial (IH) to Mixed-Use (MU). In an email correspondence between the applicant's representative and the LUDS staff planner, the applicant intends on constructing apartments on the parcel.*

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

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<sup>1</sup> EPA (n.d.). *EnviroMapper*. <https://enviro.epa.gov/enviro/em4ef.home>. Accessed February 23, 2023.

### 1. Future Land Use Planning Map



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

### 2. Land Use Description/Intent

Anchor Neighborhood-Urban (AN-U) are walkable residential and mixed-use within a 5 – 10-minute walk of a City Anchor, consisting of block-scale buildings. Graphic portrayal of AN-U is to the right.



#### “AN-U” Form & Location Characteristics

NURTURE, SUSTAIN, and ACCELERATE

Buildings attached, semi-detached, and detached; Primarily block-scale with some house-scale, Residential, commercial, or mix of uses; Primarily within 1/4 mile of a Citywide Anchor

#### “AN-U” Zoning Notes

Generally compatible with the following zone districts: RU-4, RU-5, R-B, CBD in accordance with form and characteristics listed above.

#### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, IH

Adjacent Land Use and Zoning: Commercial, MU, CMU-3

**Overall Compatibility:** *This requested use is compatible with the land use description/intent, form & location characteristics, and existing, adjacent land use and zoning. While, the requested zoning is not listed in the zoning notes, it is compatible with all zoning districts listed.*

### 3. Degree of Change Map



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

### 4. 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 application is a private investment and promoting pedestrian-oriented infill development and allowing a greater mix of uses.*

### 5. 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.*

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

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

### Consistency Analysis Summary

*The applicant is requesting to rezone the parcel from Heavy Industrial (IH) to Mixed-Use (MU). In an email correspondence between the applicant’s representative and the LUDS staff planner, the applicant intends on constructing apartments on the parcel. This requested use is compatible with the land use description/intent, form & location*



*characteristics, and existing, adjacent land use and zoning. While, the requested zoning is not listed in the zoning notes, it is compatible with all zoning districts listed.*

*The proposed application is a private investment and promoting pedestrian-oriented infill development and allowing a greater mix of uses. 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 City Planning District and the requested use is consistent with Core City priority – Encourage growth and density by improving underutilized land for development.*

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

Summary Compiled by: Melanie Batke Olejarczyk, Comprehensive Planning.

**APPLICATION**



### Record Summary for Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Assignment

Opened Date: February 3, 2023

Record Number: Z 2023-003

Expiration Date:

Record Name: 463 N. Front St. Rezoning

Description of Work: Rezoning from IH to MU

Parent Record Number:

**Address:**

463 N FRONT ST, MEMPHIS 38105

**Owner Information**

Primary Owner Name

Y ASHAIF ENTERPRISES LLC

Owner Address

3000 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

**Parcel Information**

001003 00005

**Data Fields**

PREAPPLICATION MEETING

Name of DPD Planner N/A

Date of Meeting -

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning No

**GENERAL INFORMATION**

Letter?  
 Have you held a neighborhood meeting? No  
 If yes, please provide additional information -  
**GIS INFORMATION**  
 Central Business Improvement District Yes  
 Case Layer -  
 Class I  
 Downtown Fire District No  
 Historic District -  
 Land Use VACANT  
 Municipality MEMPHIS  
 Overlay/Special Purpose District Central Business Improvement District  
 Zoning IH  
 State Route -  
 Lot 420T0423  
 Subdivision -  
 Planned Development District -  
 Wellhead Protection Overlay District -

**Contact Information**

Name ASHAIF ENTERPRISES LLC Contact Type APPLICANT  
 Address

Phone  
-

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1446547	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	02/03/2023
1446547	Credit Card Use Fee (.026 x fee)	1	26.00	INVOICED	0.00	02/03/2023

Total Fee Invoiced: \$1,026.00 Total Balance: \$0.00

**Payment Information**

Payment Amount \$1,026.00 Method of Payment Credit Card

**LETTER OF INTENT**



Date: January 24, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: 463 N. Front St. Rezoning

**LETTER OF INTENT**

We are submitting a Rezoning application for property at 463 N. Front Street, at the northwest corner of N. Front Street and A.W. Willis Avenue. The property is within the IH zoning district and is approximately 0.51 acres in area. We are requesting a rezoning to the MU zoning district which is compatible with the adjacent properties to the east.

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

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Cindy Reaves, being duly sworn, depose and say that at 5:28 pm on the 27th day of February, 2023 I posted two Public Notice Signs pertaining to Case No. Z 23-003 one on the property located at 463 N. Front Street and one on A.W. Willis Avenue providing notice of a Public Hearing before the March 9, 2023 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.

Cindy Reaves  
Owner, Applicant or Representative

2/28/2023  
Date

Subscribed and sworn to before me this 28<sup>th</sup> day of February, 2023

Robert M. Sweeney  
Notary Public  
My commission expires: 9/27/23





**MEMPHIS AND  
SHELBY COUNTY**  **DIVISION OF PLANNING  
AND DEVELOPMENT**  
CITY HALL, 125 N. MAIN STREET, SUITE 468, MEMPHIS, TN 38103-2084, (901) 636-6619

# **PUBLIC NOTICE**

**AN APPLICATION HAS  
BEEN FILED FOR A**

**REZONING**

**ON THIS PROPERTY.**

**A PUBLIC HEARING  
WILL BE HELD.**

**CASE NO: Z 23-003**

**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.



## Record Summary for Rezoning

### Record Detail Information

Record Type: Rezoning

Record Status: Assignment

Opened Date: February 3, 2023

Record Number: Z 2023-003

Expiration Date:

Record Name: 463 N. Front St. Rezoning

Description of Work: Rezoning from IH to MU

Parent Record Number:

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### Address:

463 N FRONT ST, MEMPHIS 38105

### Owner Information

Primary Owner Name

Y ASHAIF ENTERPRISES LLC

Owner Address

3000 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

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### Parcel Information

001003 00005

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### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner

N/A

Date of Meeting

-

#### GENERAL INFORMATION

Is this application in response to a citation from  
Construction Code Enforcement or Zoning

No



**GENERAL INFORMATION**

Letter?  
Have you held a neighborhood meeting? No  
If yes, please provide additional information -

**GIS INFORMATION**

Central Business Improvement District Yes  
Case Layer -  
Class I  
Downtown Fire District No  
Historic District -  
Land Use VACANT  
Municipality MEMPHIS  
Overlay/Special Purpose District Central Business Improvement District  
Zoning IH  
State Route -  
Lot 420T0423  
Subdivision -  
Planned Development District -  
Wellhead Protection Overlay District -

**Contact Information**

Name ASHAIF ENTERPRISES LLC Contact Type APPLICANT

Address

Phone

-

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1446547	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	02/03/2023
1446547	Credit Card Use Fee (.026 x fee)	1	26.00	INVOICED	0.00	02/03/2023

Total Fee Invoiced: \$1,026.00

Total Balance: \$0.00

**Payment Information**

Payment Amount \$1,026.00 Method of Payment Credit Card

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

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

**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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


I, Nash Hassen (Print Name)  (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 463 N. Front St.  
and further identified by Assessor's Parcel Number 001003 00005  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 25<sup>th</sup> day of Jan in the year of 2023.

  
Signature of Notary Public



My Commission Expires  
January 19, 2025  
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](http://www.SRCE-memphis.com)

Date: January 24, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: 463 N. Front St. Rezoning

## **LETTER OF INTENT**

We are submitting a Rezoning application for property at 463 N. Front Street, at the northwest corner of N. Front Street and A.W. Willis Avenue. The property is within the IH zoning district and is approximately 0.51 acres in area. We are requesting a rezoning to the MU zoning district which is compatible with the adjacent properties to the east.

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

City of Memphis  
Not Recorded  
Ex. Zoning: IH

148.50' S70°25'24"E

CN Railroad  
(ROW Varies)

148.50' N20°37'52"E

Land Area  
22,052 sq Ft  
0.506 Ac

Existing Zoning: IH  
Proposed Zoning: MU

148.50' S20°37'52"W

Ex. Sidewalk

Ex. Curb

N. Front Street  
(82.5' ROW)

First Alliance Bank  
Inst. # 17124458  
Ex. Zoning: MU

148.50' N70°25'24"W

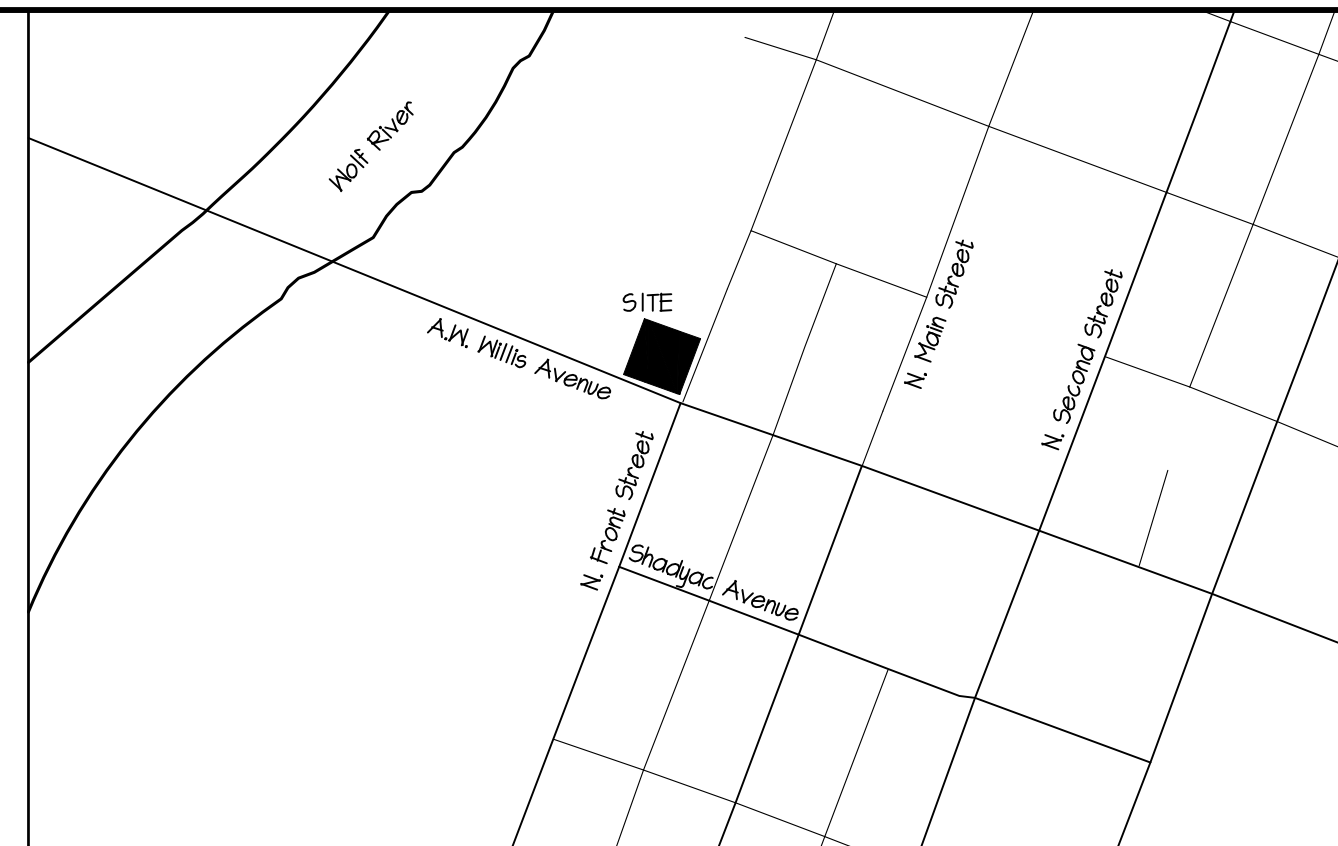
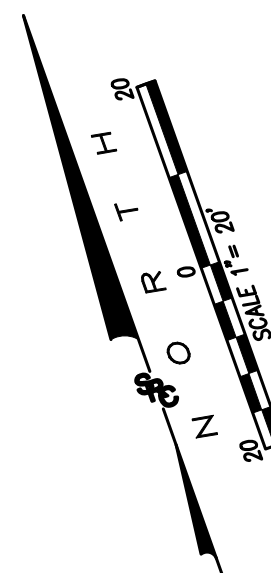
Ex. Sidewalk

Ex. Curb

A.W. Willis Ave.  
(ROW Varies)

City of Memphis  
Ph. 1  
Memphis Pyramid PD  
Plat Book 266, Page 1  
Ex. Zoning: IH

Turning Pointe Condominium Owners Association Inc.  
Inst. # 05164476  
Ex. Zoning: MU



Vicinity Map  
nts

Legal Description

Beginning at a point of intersection with the west line of North Front Street and the north line of A.W. Willis Avenue; thence N70°25'24"W along said north line a distance of 148.50 feet to a point; thence N20°37'52"E a distance of 148.50 feet to a point; thence S70°25'24"E a distance of 148.50 feet to a point in the said west line of North Front Street; thence S20°37'52"W along said west line a distance of 148.50 feet to the point of beginning and containing 22,052 square feet or 0.506 acres of land more or less.

SITE PLAN  
**463 N. FRONT ST. REZONING**

Z 23-\_\_

OWNER/DEVELOPER: ASHAIF ENTERPRISES LLC

0.51 ACRES

WARD 1, BLOCK 3, PARCEL 5

EX. ZONING: IH

PROP. ZONING: MU

MEMPHIS, TENNESSEE

JANUARY 2023

SHEET 1 of 1

**SRCONSULTING, LLC**

ENGINEERING - PLANNING

5909 Shelby Oaks Drive  
Suite 200  
Memphis TN 38134

Tel 901.371.0150  
Fax 901.371.0160  
info@SRCE-memphis.com

## Legal Description

Beginning at a point of intersection with the west line of North Front Street and the north line of A.W. Willis Avenue; thence N70°25'24"W along said north line a distance of 148.50 feet to a point; thence N20°37'52"E a distance of 148.50 feet to a point; thence S70°25'24"E a distance of 148.50 feet to a point in the said west line of North Front Street; thence S20°37'52"W along said west line a distance of 148.50 feet to the point of beginning and containing 22,052 square feet or 0.506 acres of land more or less.



**Legend**


**polygonLayer**

- Override 1
- Override 2

**polygonLayer**

- Override 1

- Roads
- Parcels
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Map prepared through Shelby County Government's online mapping Portal on 1/16/2023

0 0.02 0.04 0.06 0.08 mi

North Arrow

ASHAIF ENTERPRISES LLC  
3000 WALNUT GROVE RD #200  
MEMPHIS TN 38111

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

GPN LLC  
PO BOX 771684 #  
MEMPHIS TN 38177

SHOFFNER CHARLES W  
612 S MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

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

CITY OF MEMPHIS PARK COMM  
125 N MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

N FRONT 400 LLC  
3500 S DUPONT HWY #  
DOVER DE 19901

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

EDWARDS W TERRY & BARBARA B  
2901 PINE VALLEY DR #  
MIRAMAR BEACH FL 32550

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

SCIFRES HAROLD L JR AND MARY A SCIFRES  
205 ALTA VISTA #  
MARION AR 72364

LYNCH COREY A & CHRISTINE A  
6829 S ATLANTIC AVE #  
NEW SMYRNA BEACH FL 32169

SANDERSON JEFF & SUSANNE  
4269 U S HIGHWAY 45 W #  
KENTON TN 38233

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

UNITED STATES OF AMERICA US COAST GUARD  
2 AUCTION AVE #  
MEMPHIS TN 38105

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

DOWNTOWN MINI STORAGE LLC  
525 N MAIN ST #  
MEMPHIS TN 38105

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

BASA RAMESH & JAYALAKSHMI PATTELA  
5395 GARDEN TRAIL LN  
COLLIERVILLE TN 38017

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

FREIRE AMADO X & NANCY V  
9901 S HOUSTON WAY #  
GERMANTOWN TN 38139

CSC PROPERTIES CRAIG MEDNIKOW  
5265 WILTON CV #  
MEMPHIS TN 38117

N6GH INVESTMENTS LLC  
475 N MAIN ST  
MEMPHIS TN 38105

VRANICH YOLANDA  
497 N FRONT ST ##109  
MEMPHIS TN 38109

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

CITY OF MEMPHIS PARK COMM  
125 N MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

WILSON HEATHER J  
440 N FRONT ST #208  
MEMPHIS TN 38105

MEMPHIS AREA TRANSIT AUTHORITY  
1370 LEVEE RD #  
MEMPHIS TN 38108

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST  
MEMPHIS TN 38105

CRONK MICHAEL T  
1793 MADISON AVE #203  
MEMPHIS TN 38104

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

HIGHSMITH WILLIE JR IRREVOCABLE TRUST  
PO BOX 1090 #  
PARIS TN 38242

WASHINGTON SIMONE  
426 N FRONT ST #302  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

CRAIG S MEDNIKOW AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

TORELLI BRUCE L  
426 N FRONT ST #301  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

RIVER MERCHANT LOFTS CONDOMINIUM OWNERS  
480 N FRONT ST #  
MEMPHIS TN 38105

BARKER WILLIAM J JR  
426 N FRONT ST #204  
MEMPHIS TN 38105

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

TURNING POINTE CONDOMINIUM OWNERS  
390 S MAIN ST #  
MEMPHIS TN 38103

STITTIAMS RYAN K  
426 N FRONT ST #206  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

MEMPHIS CITY OF  
125 N MAIN ST #  
MEMPHIS TN 38103

MOORE JON G  
440 N FRONT ST #207  
MEMPHIS TN 38105

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

WALDMAN CHARLES E  
440 N FRONT ST #205  
MEMPHIS TN 38105

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST  
MEMPHIS TN 38105

MEMPHIS CENTER CITY REVENUE FINANCE CORP  
695 W POPLAR AVE #1  
COLLIERVILLE TN 38017

BOSCH JASON  
79-755 RYAN WAY  
BERMULA DONES CA 92203



HARDY ROBERT JR  
440 N FRONT ST #201  
MEMPHIS TN 38105

WEERASINGHE NALIN S  
426 N FRONT ST #101  
MEMPHIS TN 38103

BARNETT LLOYD S & AMIE K DEVEREUX  
426 N FRONT ST #304  
MEMPHIS TN 38103

GABRE EZRA G  
497 N FRONT ST #205  
MEMPHIS TN 38105

FIRST ALLIANCE BANK  
51 GERMANTOWN CT #100  
CORDOVA TN 38018

HARBOR LIGHTS CONDOMINIUM OWNERS  
493 N FRONT ST #104  
MEMPHIS TN 38103

SULLIVAN ELLEN J  
497 N FRONT ST #110  
MEMPHIS TN 38105

STELLA TURNER LIVING TRUST  
655 S RIVERSIDE DR #1208  
MEMPHIS TN 38103

CITY OF MEMPHIS TENNESSEE  
125 N MID AMERICA MALL #568  
MEMPHIS TN 38103

WALLACE JAMES H  
497 N FRONT ST #105  
MEMPHIS TN 38105

MEMPHIS CENTER CITY REVENUE FINANCE CORP  
695 W POPLAR AVE #1  
COLLIERVILLE TN 38017

SHIPMAN KELLY R  
426 N FRONT ST #305  
MEMPHIS TN 38103

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

FARNSLEY RYAN L  
426 N FRONT ST #107  
MEMPHIS TN 38103

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

WILLIAMS MARLON L  
426 N FRONT ST #105  
MEMPHIS TN 38103

SCHMIDT BRYAN T  
440 N FRONT ST #103  
MEMPHIS TN 38103

FOX JOSEPH D  
426 N FRONT ST #202  
MEMPHIS TN 38103

BARNETT BARRY L & LINDA D  
493 N FRONT ST #104  
MEMPHIS TN 38105

SWAUNCY AISHA  
426 N FRONT ST #104  
MEMPHIS TN 38103

CASHMIR LLC  
1084 PORTSIDE DR  
CORDOVA TN 38018

ROSS ERION  
426 N FRONT ST #103  
MEMPHIS TN 38103

CASHMIR LLC  
426 N FRONT ST #402  
MEMPHIS TN 38103

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

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

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

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

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

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

001003 00005 - ASHAIF ENTERPRISES LLC  
001003 00003 - SHOFFNER CHARLES W  
001018 00002 - CITY OF MEMPHIS PARK COMM  
001017 00001C - N FRONT 400 LLC  
001023 00006Z - CITY OF MEMPHIS  
001018 B00006 - LYNCH COREY A & CHRISTINE A  
001018 00008 - MCCONNELL KUM C  
001018 A00005 - MCCONNELL KUM C  
001018 A00011 - MCCONNELL KUM C  
001018 A00015 - MCCONNELL KUM C  
001003 A00014 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00012 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00013 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00011 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00004 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00003 - SANDERSON JEFF & SUSANNE  
001003 A00002 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00001 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001018 B00019 - BASA RAMESH & JAYALAKSHMI PATTELA  
001018 B00018 - FREIRE AMADO X & NANCY V  
001018 B00008 - GPN LLC  
001018 B00002 - P FIN I LLC  
001003 00004 - CITY OF MEMPHIS  
001018 B00024 - EDWARDS W TERRY & BARBARA B  
001018 A00004 - SCIFRES HAROLD L JR AND MARY A SCIFRES

001018 A00016 - MCCONNELL KUM C  
001004 00006 - UNITED STATES OF AMERICA US COAST GUARD  
001020 00001C - DOWNTOWN MINI STORAGE LLC  
001023 00001 - CITY OF MEMPHIS  
001019 00001C - CSC PROPERTIES CRAIG MEDNIKOW  
001019 00002 - N6GH INVESTMENTS LLC  
001019 00003 - CITY OF MEMPHIS PARK COMM  
001024 00002C - MEMPHIS AREA TRANSIT AUTHORITY  
001018 A00012 - MCCONNELL KUM C  
001003 A00020 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00019 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00018 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00016 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00017 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00008 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00009 - VRANICH YOLANDA  
001003 A00007 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001003 A00006 - MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
001018 B00020 - HIGHSMITH WILLIE JR IRREVOCABLE TRUST  
001003 00001 - CRAIG S MEDNIKOW AND STACY P MEDNIKOW  
001003 A00021 - RIVER MERCHANT LOFTS CONDOMINIUM OWNERS  
001018 A00010 - TURNING POINTE CONDOMINIUM OWNERS  
001006 00002 - MEMPHIS CITY OF  
001018 00003 - N MAIN 429 LLC  
001023 00005 - MEMPHIS CENTER CITY REVENUE FINANCE CORP

001018 00011 - N MAIN 429 LLC  
001018 A00009 - WILSON HEATHER J  
001018 B00015 - CRONK MICHAEL T  
001018 B00014 - WASHINGTON SIMONE  
001018 B00013 - TORELLI BRUCE L  
001018 B00011 - BARKER WILLIAM J JR  
001018 B00010C - STITTIAMS RYAN K  
001018 A00008 - MOORE JON G  
001018 A00006 - WALDMAN CHARLES E  
001018 A00003 - BOSCH JASON  
001018 A00002 - HARDY ROBERT JR  
001003 A00015 - GABRE EZRA G  
001003 A00010 - SULLIVAN ELLEN J  
001003 A00005 - WALLACE JAMES H  
001018 B00017 - SHIPMAN KELLY R  
001018 B00007 - FARNSLEY RYAN L  
001018 B00005 - WILLIAMS MARLON L  
001018 B00009 - FOX JOSEPH D  
001018 B00004 - SWAUNCY AISHA  
001018 B00003 - ROSS ERION  
001018 B00001 - WEERASINGHE NALIN S  
001019 00004C - FIRST ALLIANCE BANK  
001018 A00007 - STELLA TURNER LIVING TRUST  
001023 00004 - MEMPHIS CENTER CITY REVENUE FINANCE CORP  
001018 00012 - N MAIN 429 LLC

001018 00010 - N MAIN 429 LLC

001018 A00013 - SCHMIDT BRYAN T

001018 B00023 - BARNETT BARRY L & LINDA D

001018 B00022 - CASHMIR LLC

001018 B00021 - CASHMIR LLC

001018 B00016 - BARNETT LLOYD S & AMIE K DEVEREUX

001018 B00025 - HARBOR LIGHTS CONDOMINIUM OWNERS

001004 00004C - CITY OF MEMPHIS TENNESSEE



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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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.

21062392

05/23/2021 - 06:27:30 PM

4 PGS

CHRISTINAM 2231936-21062392

VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	24.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument Prepared by  
And Return To:  
Stewart G. Austin, Jr.  
GLANKLER BROWN, PLLC  
6000 Poplar, Suite 400  
Memphis, TN 38119

**QUIT CLAIM DEED**

THIS INDENTURE, made and entered into effective as of the 10 day of May, 2021, by and between **LOUIS BUCCERI**, Trustee in his capacity as Trustee of the Edward Gore Reynolds Revocable Trust<sup>\*</sup> and the Trustee of the Terminating Trust created under the under the Edward Gore Reynolds Revocable Trust (hereinafter called "Grantor"), and **ASHAIF ENTERPRISES LLC**, a Tennessee limited liability company (hereinafter called "Grantee").

\*, dated January 6, 2015,

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, quit claim and convey unto Grantee any and all of her interest in the following described real estate, situated and being in the City of Memphis, Shelby County, State of Tennessee, to-wit:

Beginning at a point of intersection with the northwest line of North Front Street and the northeast line of Auction Street; thence northeastwardly along said northwest line a distance of 148.50 feet to a point; thence northwestwardly parallel with Auction Street a distance of 148.50 feet to a point; thence southwestwardly parallel with North Front Street a distance of 148.50 feet to a point in the northeast line of Auction Street; thence southeastwardly along said northeast line a distance of 148.50 feet to the point of beginning.

Being the same property conveyed to Edward G Reynolds by deed of record at Instrument No. 08016218 in the Register's Office of Shelby County, Tennessee. Edward George Reynolds died on or about July 4, 2018, and his estate as to Tennessee property has been administered under Shelby County Probate Court Case No. PR-18284-I, with the sale of the Property



WITNESS the execution of this instrument by Grantor as of the day and year first above written.

*[Handwritten Signature]*

**LOUIS BUCCERI**, Trustee in his capacity as Trustee of the Edward Gore Reynolds Revocable Trust and the Trustee of the Terminating Trust created under the under the Edward Gore Reynolds Revocable Trust

STATE OF Connecticut  
COUNTY OF Litchfield

\*, dated January 6, 2015,

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LOUIS BUCCERI**, Trustee of the Edward Gore Reynolds Revocable Trust and the Trustee of the Terminating Trust created under the under the Edward Gore Reynolds Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10<sup>th</sup> day of May, 2021.

*[Handwritten Signature]*  
Notary Public

My Commission expires: \_\_\_\_\_

**NICOLE M. CHASE**

**NOTARY PUBLIC** \*\*\*\*\*

My Commission Expires March 31, 2022 State of: Tennessee County of: Shelby

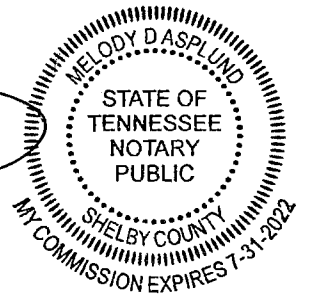
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is less than \$10.00.

*[Handwritten Signature]*  
Affiant

Subscribed and sworn to before me this 13 day of May, 2021.

*[Handwritten Signature]*  
Notary Public

My Commission Expires: \_\_\_\_\_



Property Address:  
463 N. Front Street  
Memphis, TN 38105

Name and Property Address of  
Owner and Mail Tax Bills to:

ASHAIF ENTERPRISES, LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

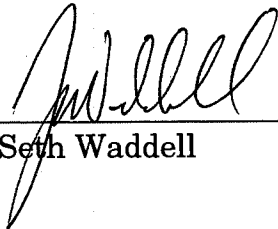
Tax Parcel No. 001003 00005

made under order authorizing the sale dated as of May <sup>4<sup>th</sup></sup> 10, 2021. This quit claim deed is executed for the purpose of having the trusts named herein convey any interest they may have in the Property to the Grantee.

Edward Gore Reynolds and Edward G Reynolds are one and the same person.

*[signature page follows]*

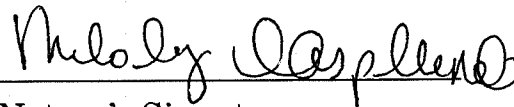
I, J. Seth Waddell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

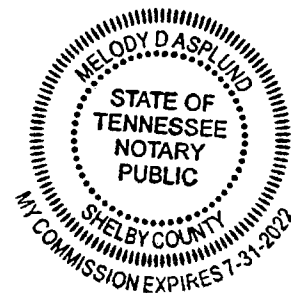
  
\_\_\_\_\_  
J. Seth Waddell

State of Tennessee

County of Shelby

Personally appeared before me, Melody D. Asplund, a notary public for this county and state, J. Seth Waddell, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

  
\_\_\_\_\_  
Notary's Signature





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

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

March 14, 2023

SR Consulting, LLC  
5909 Shelby Oaks Dr.  
Memphis, TN 38134

*Sent via electronic mail to: Cindy Reaves, cindy.reaves@srce-memphis.com*

Case Number: Z 23-003  
LUCB Recommendation: Approval

Dear Applicant,

On Thursday, March 9, 2023, the Memphis and Shelby County Land Use Control Board recommended **approval** of your rezoning application located at the northwest corner of North Front Street and A.W. Willis Avenue to be included in the Mixed Use (MU) 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 [Kendra.Cobbs@memphistn.gov](mailto:Kendra.Cobbs@memphistn.gov).

Respectfully,  
*Kendra Cobbs*

Kendra Cobbs, AICP  
Planner III  
Land Use and Development Services  
Division of Planning and Development

Cc: Melissa Johnson, SR Consulting, LLC  
File

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT  
TO THE ZONING MAP OF THE CITY OF MEMPHIS**

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Memphis in the Council Chambers, First Floor, City Hall, 125 North Main Street, Memphis, Tennessee 38103 on Tuesday, \_\_\_\_\_ at 3:30 P.M., in the matter of amending the Zoning Map of the City of Memphis, being Chapter 28, Article IV of the Code of Ordinances, City of Memphis, Tennessee, as amended, as follows:

- CASE NUMBER:** Z 23-003
- LOCATION:** 463 N Front Street – Northwest corner of N Front Street and A.W. Willis Avenue
- COUNCIL DISTRICTS:** District 7 and Super District 8
- OWNER/APPLICANT:** Ashaif Enterprises, LLC/ Ashaif Enterprises, LLC
- REPRESENTATIVE:** Cindy Reaves on behalf of SR Consulting, LLC
- REQUEST:** Rezoning of +/-0.506 acres from Heavy Industrial (IH) to Mixed Use (MU)

**RECOMMENDATIONS:**

Memphis and Shelby County Division of Planning and Development: *Approval*

Memphis and Shelby County Land Use Control Board: *Approval*

**NOW, THEREFORE,** you will take notice that on Tuesday, \_\_\_\_\_, at 3:30 P.M. the City Council of the City of Memphis, Tennessee will be in session at the City Hall, Council Chambers, 125 North Main Street, Memphis, Tennessee 38103 to hear remonstrance's or protests against the making of such changes; such remonstrance's or protests must be by personal appearances, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

This case will also be heard at the Planning and Zoning Committee on the same day with the specific time to be determined prior to the meeting date and posted on the City of Memphis' website.

**THIS THE \_\_\_\_\_, \_\_\_\_\_**

**MARTAVIOUS JONES**  
***CHAIRMAN OF COUNCIL***

**ATTEST:**

**WALTER PERSON**  
***CITY COMPTROLLER***

---

**TO BE PUBLISHED:**



**Legend**

**polygonLayer**  
 - Override 1  
 - Override 2

**polygonLayer**  
 - Override 1


— Roads

□ Parcels

■ Red: Band\_1

■ Green: Band\_2

■ Blue: Band\_3



Map prepared through Shelby County Government's  
 online mapping Portal on 1/16/2023

0 0.02 0.04 0.06 0.08 mi

North Arrow

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

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

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

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

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

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

Ashaif Enterprises LLC  
3000 Walnut Grove Rd. #200  
Memphis, TN 38111

ASHAIF ENTERPRISES LLC  
3000 WALNUT GROVE RD #200  
MEMPHIS TN 38111

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

GPN LLC  
PO BOX 771684 #  
MEMPHIS TN 38177

SHOFFNER CHARLES W  
612 S MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

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

CITY OF MEMPHIS PARK COMM  
125 N MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

N FRONT 400 LLC  
3500 S DUPONT HWY #  
DOVER DE 19901

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

EDWARDS W TERRY & BARBARA B  
2901 PINE VALLEY DR #  
MIRAMAR BEACH FL 32550

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

SCIFRES HAROLD L JR AND MARY A SCIFRES  
205 ALTA VISTA #  
MARION AR 72364

LYNCH COREY A & CHRISTINE A  
6829 S ATLANTIC AVE #  
NEW SMYRNA BEACH FL 32169

SANDERSON JEFF & SUSANNE  
4269 U S HIGHWAY 45 W #  
KENTON TN 38233

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

UNITED STATES OF AMERICA US COAST GUARD  
2 AUCTION AVE #  
MEMPHIS TN 38105

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

DOWNTOWN MINI STORAGE LLC  
525 N MAIN ST #  
MEMPHIS TN 38105

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

BASA RAMESH & JAYALAKSHMI PATTELA  
5395 GARDEN TRAIL LN  
COLLIERVILLE TN 38017

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

FREIRE AMADO X & NANCY V  
9901 S HOUSTON WAY #  
GERMANTOWN TN 38139

CSC PROPERTIES CRAIG MEDNIKOW  
5265 WILTON CV #  
MEMPHIS TN 38117



N6GH INVESTMENTS LLC  
475 N MAIN ST  
MEMPHIS TN 38105

VRANICH YOLANDA  
497 N FRONT ST ##109  
MEMPHIS TN 38109

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

CITY OF MEMPHIS PARK COMM  
125 N MAIN ST #  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

WILSON HEATHER J  
440 N FRONT ST #208  
MEMPHIS TN 38105

MEMPHIS AREA TRANSIT AUTHORITY  
1370 LEVEE RD #  
MEMPHIS TN 38108

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST  
MEMPHIS TN 38105

CRONK MICHAEL T  
1793 MADISON AVE #203  
MEMPHIS TN 38104

MCCONNELL KUM C  
132 ROBERTS BLVD #  
SATSUMA FL 32189

HIGHSMITH WILLIE JR IRREVOCABLE TRUST  
PO BOX 1090 #  
PARIS TN 38242

WASHINGTON SIMONE  
426 N FRONT ST #302  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

CRAIG S MEDNIKOW AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

TORELLI BRUCE L  
426 N FRONT ST #301  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

RIVER MERCHANT LOFTS CONDOMINIUM OWNERS  
480 N FRONT ST #  
MEMPHIS TN 38105

BARKER WILLIAM J JR  
426 N FRONT ST #204  
MEMPHIS TN 38105

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

TURNING POINTE CONDOMINIUM OWNERS  
390 S MAIN ST #  
MEMPHIS TN 38103

STITTIAMS RYAN K  
426 N FRONT ST #206  
MEMPHIS TN 38103

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

MEMPHIS CITY OF  
125 N MAIN ST #  
MEMPHIS TN 38103

MOORE JON G  
440 N FRONT ST #207  
MEMPHIS TN 38105

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST #  
MEMPHIS TN 38105

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

WALDMAN CHARLES E  
440 N FRONT ST #205  
MEMPHIS TN 38105

MEDNIKOW CRAIG S AND STACY P MEDNIKOW  
480 N FRONT ST  
MEMPHIS TN 38105

MEMPHIS CENTER CITY REVENUE FINANCE CORP  
695 W POPLAR AVE #1  
COLLIERVILLE TN 38017

BOSCH JASON  
79-755 RYAN WAY  
BERMULA DONES CA 92203

HARDY ROBERT JR  
440 N FRONT ST #201  
MEMPHIS TN 38105

WEERASINGHE NALIN S  
426 N FRONT ST #101  
MEMPHIS TN 38103

BARNETT LLOYD S & AMIE K DEVEREUX  
426 N FRONT ST #304  
MEMPHIS TN 38103

GABRE EZRA G  
497 N FRONT ST #205  
MEMPHIS TN 38105

FIRST ALLIANCE BANK  
51 GERMANTOWN CT #100  
CORDOVA TN 38018

HARBOR LIGHTS CONDOMINIUM OWNERS  
493 N FRONT ST #104  
MEMPHIS TN 38103

SULLIVAN ELLEN J  
497 N FRONT ST #110  
MEMPHIS TN 38105

STELLA TURNER LIVING TRUST  
655 S RIVERSIDE DR #1208  
MEMPHIS TN 38103

CITY OF MEMPHIS TENNESSEE  
125 N MID AMERICA MALL #568  
MEMPHIS TN 38103

WALLACE JAMES H  
497 N FRONT ST #105  
MEMPHIS TN 38105

MEMPHIS CENTER CITY REVENUE FINANCE CORP  
695 W POPLAR AVE #1  
COLLIERVILLE TN 38017

SHIPMAN KELLY R  
426 N FRONT ST #305  
MEMPHIS TN 38103

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

FARNSLEY RYAN L  
426 N FRONT ST #107  
MEMPHIS TN 38103

N MAIN 429 LLC  
5384 POPLAR AVE #400  
MEMPHIS TN 38119

WILLIAMS MARLON L  
426 N FRONT ST #105  
MEMPHIS TN 38103

SCHMIDT BRYAN T  
440 N FRONT ST #103  
MEMPHIS TN 38103

FOX JOSEPH D  
426 N FRONT ST #202  
MEMPHIS TN 38103

BARNETT BARRY L & LINDA D  
493 N FRONT ST #104  
MEMPHIS TN 38105

SWAUNCY AISHA  
426 N FRONT ST #104  
MEMPHIS TN 38103

CASHMIR LLC  
1084 PORTSIDE DR  
CORDOVA TN 38018

ROSS ERION  
426 N FRONT ST #103  
MEMPHIS TN 38103

CASHMIR LLC  
426 N FRONT ST #402  
MEMPHIS TN 38103

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

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 04/11/2023**

*DATE*

**PUBLIC SESSION: 04/11/2023**

*DATE*

**ITEM (CHECK ONE)**

X ORDINANCE      \_\_\_\_\_ RESOLUTION      X 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 5591 Pidgeon Roost Road. By taking the land out of the Conservation Agriculture (CA) Use District and including it in the Employment (EMP) Use District, known as case number Z 23-004

**CASE NUMBER:**      Z 23-004

**LOCATION:**      5591 Pidgeon Roost Road

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

**OWNER/APPLICANT:**      David Crouch

**REPRESENTATIVES:**      David Crouch / SR Consulting

**REQUEST:**      Rezoning of +/-21.413 acres from Conservation Agriculture (CA) to Employment (EMP)

**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 – April 11, 2023  
Second reading – April 25, 2023  
Third reading – May 2, 2023

**PRIOR ACTION ON ITEM:**

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
<u>03/09/2023</u>	DATE
(1) Land Use Control Board	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

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



## Memphis City Council Summary Sheet

### **Z 23-004**

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 5591 PIDECON ROOST ROAD. BY TAKING THE LAND OUT OF THE CONSERVATION AGRICULTURE (CA) USE DISTRICT AND INCLUDING IT IN THE EMPLOYMENT (EMP) USE DISTRICT, KNOWN AS CASE NUMBER Z 23-004

- 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, March 09, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** Z 23-004

**LOCATION:** 5591 Pidgeon Roost Road

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

**OWNER/APPLICANT:** David Crouch

**REPRESENTATIVE:** David Crouch / SR Consulting

**REQUEST:** Rezoning of +/-21.413 acres from Conservation Agriculture (CA) to Employment (EMP)

---

**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.**

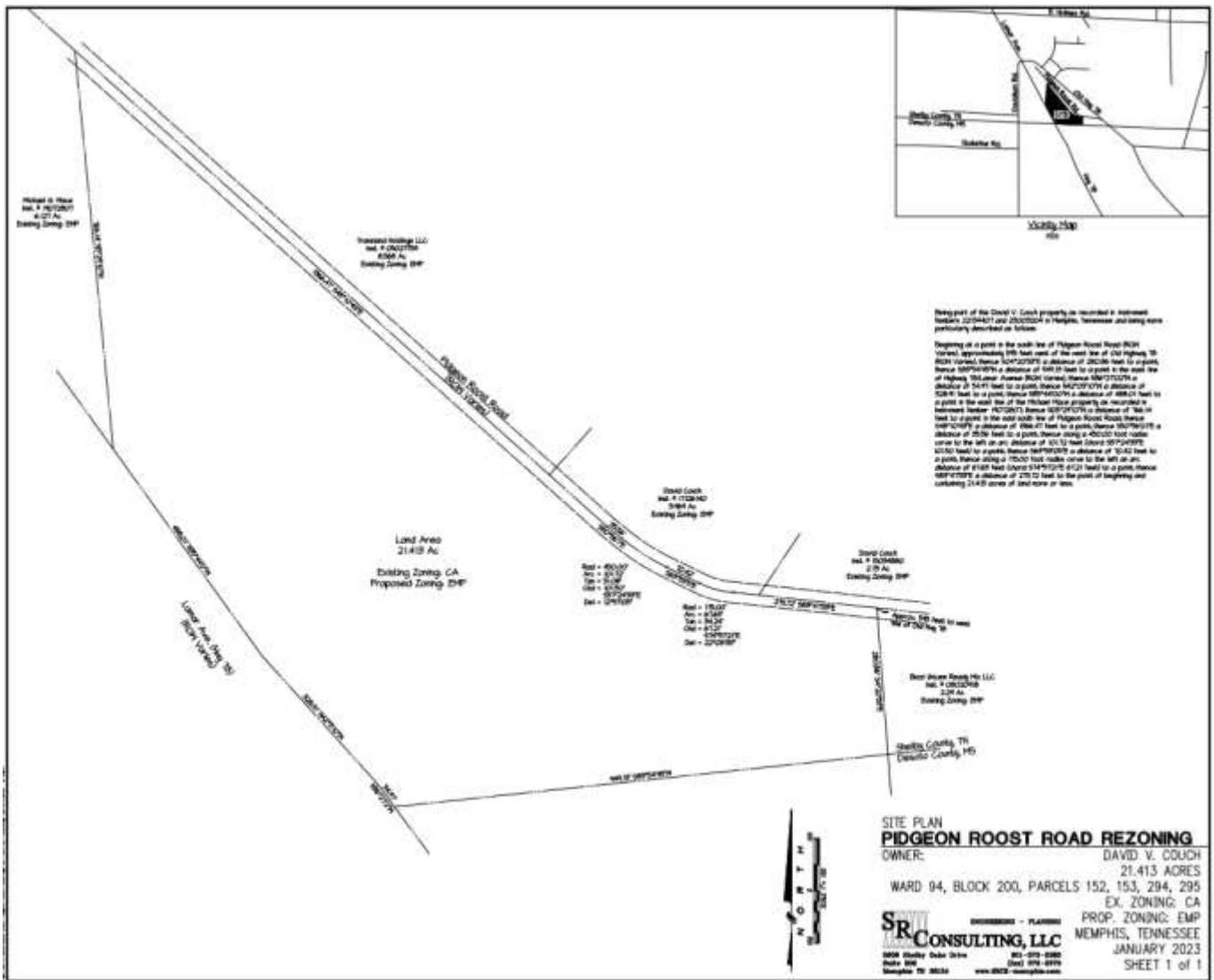
Respectfully,



Jordan McKenzie  
Principal Planner  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

# PLOT PLAN



**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 5591 PIDGEON ROOST ROAD. BY TAKING THE LAND OUT OF THE CONSERVATION AGRICULTURE (CA) USE DISTRICT AND INCLUDING IT IN THE EMPLOYMENT (EMP) USE DISTRICT, KNOWN AS CASE NUMBER Z 23-004**

---

**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 23-004**; 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 CONSERVATION AGRICULTURE (CA) USE DISTRICT AND INCLUDING IT IN THE EMPLOYMENT (EMP) USE DISTRICT.**

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

**BOUNDARY**

DESCRIPTION OF 21.413 ACRES, BEING PART OF THE DAVID V. COUCH PROPERTY AS RECORDED IN INSTRUMENT NUMBERS 22134407 AND 23003204 IN MEMPHIS, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF PIDGEON ROOST ROAD (ROW VARIES), APPROXIMATELY 595 FEET WEST OF THE WEST LINE OF OLD HIGHWAY 78 (ROW VARIES); THENCE S04°20'53"E A DISTANCE OF 280.86 FEET TO A POINT; THENCE S83°54'45"W A DISTANCE OF 949.13 FEET TO A POINT IN THE EAST LINE OF HIGHWAY 78/LAMAR AVENUE (ROW VARIES); THENCE N36°27'02"W A DISTANCE OF 54.97 FEET TO A POINT; THENCE N42°03'10"W A DISTANCE OF 328.91 FEET TO A POINT; THENCE N35°44'00"W A DISTANCE OF 488.01 FEET TO A POINT IN THE EAST LINE OF THE MICHAEL MACE PROPERTY AS RECORDED IN INSTRUMENT NUMBER 19072807; THENCE N05°29'10"W A DISTANCE OF 766.14 FEET TO A POINT IN THE SAID SOUTH LINE OF PIDGEON ROOST ROAD; THENCE S48°10'43"E A DISTANCE OF 1366.47 FEET TO A POINT; THENCE S50°56'01"E A DISTANCE OF 35.56 FEET TO A POINT; THENCE ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 101.72 FEET (CHORD S57°24'33"E 101.50 FEET) TO A POINT; THENCE S63°53'05"E A DISTANCE OF 70.42 FEET TO A POINT; THENCE ALONG A 175.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 67.63 FEET (CHORD S74°57'21"E 67.21 FEET) TO A POINT; THENCE S83°47'33"E A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.413 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:**

**//: ATTACHMENTS**

**AGENDA ITEM:** 18

**CASE NUMBER:** Z 2023-004

**L.U.C.B. MEETING:** March 09, 2023

**LOCATION:** 5591 Pidgeon Roost Road

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

**OWNER/APPLICANT:** David Crouch

**REPRESENTATIVE:** David Crouch

**REQUEST:** Rezoning of +/- 21.41 acres from Conservation Agriculture (CA) to Employment (EMP)

## CONCLUSIONS

1. The request is to rezone 21.413 acres from Conservation Agriculture (CA) to Employment (EMP).
2. The purpose of this request is to allow for uses consistent with abutting properties.
3. Staff does have flood hazard concerns about the property, so future development of the site will be extensively review for flood mitigation.
4. Staff finds the request is consistent with the Memphis 3.0 and is an appropriate zoning district for the area that is compatible with the surrounding land uses.
5. The subject property is vacant currently.

## 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 16-18 of this report.

## RECOMMENDATION

*Approval*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	Pidgeon Roost Road Lamar Avenue	+/- 1696 linear feet +/- 806 linear feet
<b>Zoning Atlas Page:</b>	2545	
<b>Parcel ID:</b>	094200 00294, 094200 00152, 094200 00295, 094200 00153	
<b>Area:</b>	+/- 21.41 acres	
<b>Existing Zoning:</b>	Conservation Agriculture (CA)	
<b>Requested Zoning:</b>	Employment (EMP)	

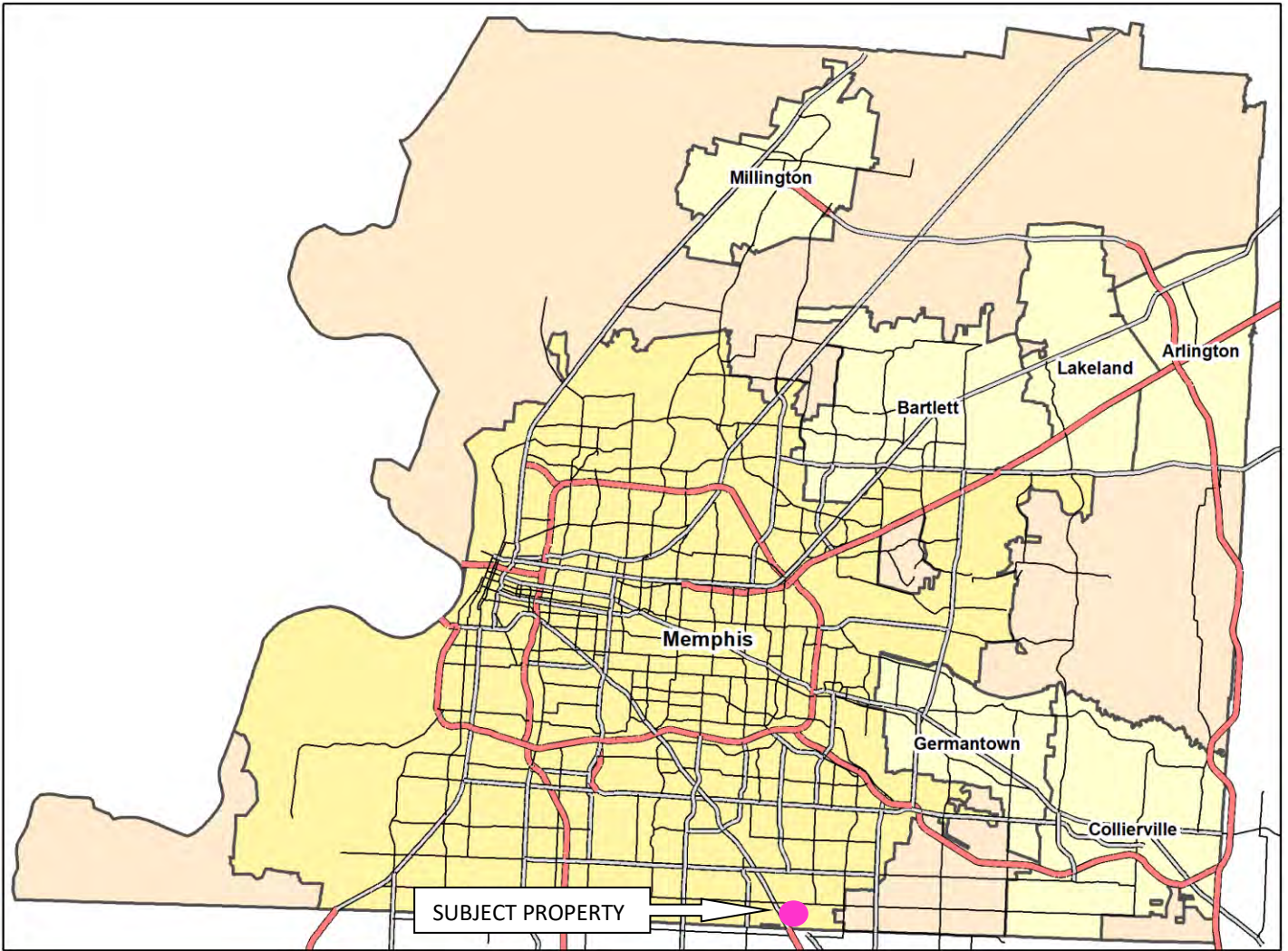
**NEIGHBORHOOD MEETING**

Not required, zoning change is following the Memphis 3.0 General Plan

**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 40 notices were mailed on February 23, 2023, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject properties located within the pink circle, near the TN State line.

J. B. EPPS SUBDIVISION (1974)



Subject properties highlighted in yellow

VICINITY MAP



Subject property highlighted in blue

**AERIAL**



Subject properties outlined in yellow, imagery from 2023

**ZONING MAP**



Subject properties highlighted in yellow

**Existing Zoning:** Conservation Agriculture (CA)

**Surrounding Zoning**

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

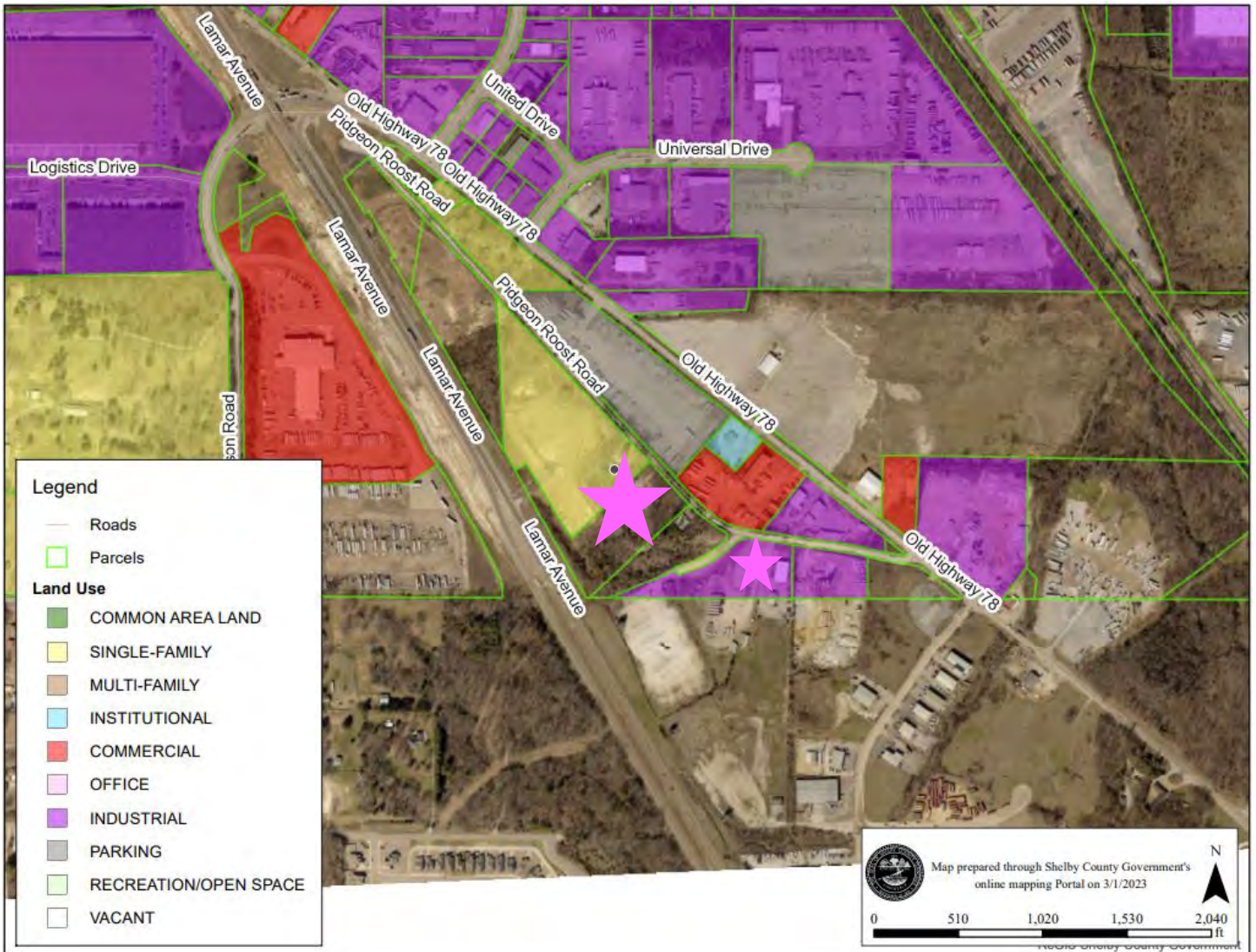
**East:** Employment (EMP)

**South:** TN/ MS State line

**West:** Employment (EMP)

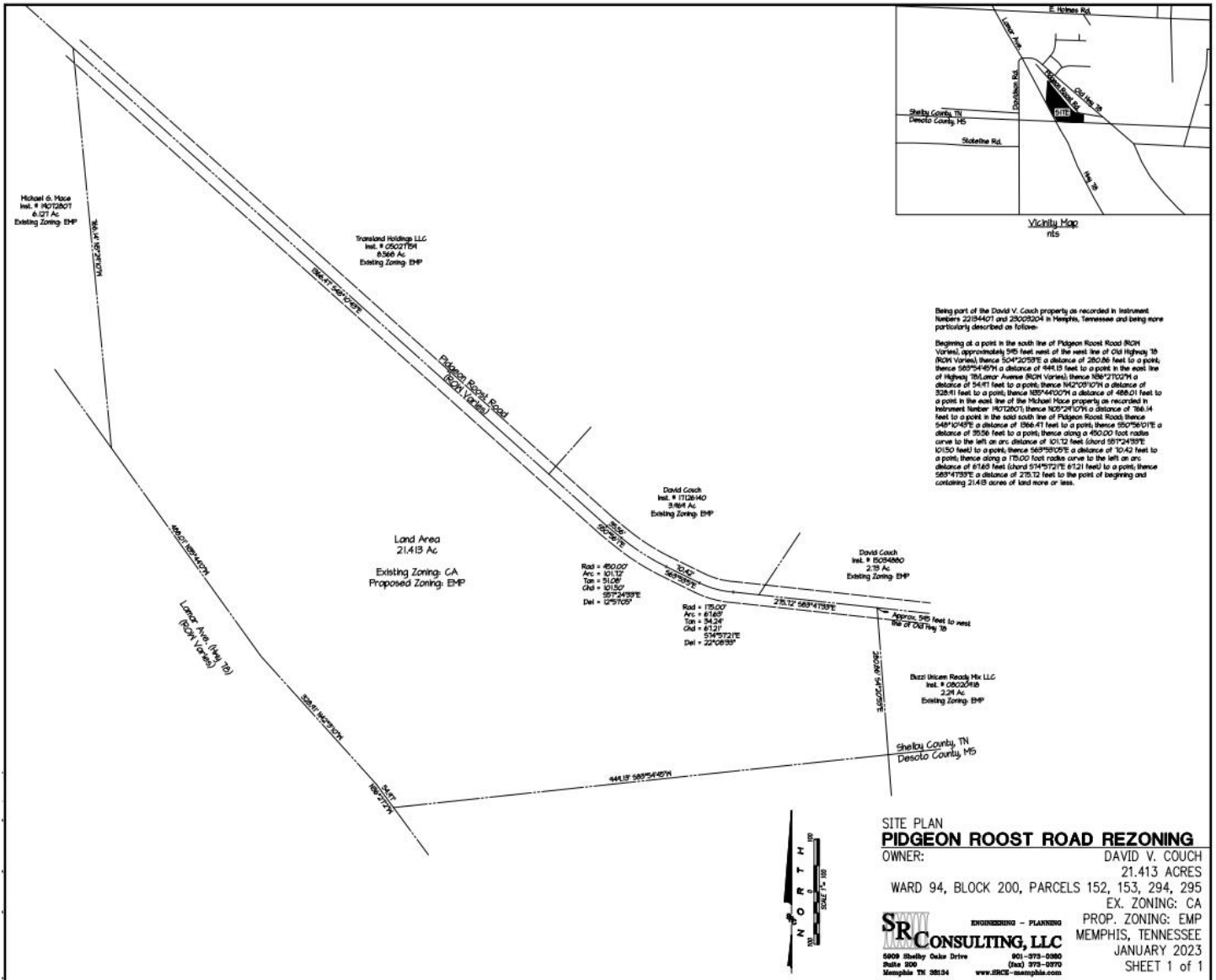


**LAND USE MAP**



Subject properties indicated by pink stars

**PLOT PLAN**



**SITE PHOTOS**



View of subject property from Lamar Avenue looking East



View of subject property from Pidgeon Roost Road looking southwest



View of subject property from unfinished street extending from Pidgeon Roost Road looking North

## **STAFF ANALYSIS**

### **Request**

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

The request is to rezone 21.36 acres from Conservation Agriculture (CA) to Employment (EMP).

### **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.*

### **Site Description**

The subject property is +/- 21.413 acres and comprised of four parcels located on the east side of Lamar Avenue and west side of Pidgeon Roost Road, with the state line abutting the southern property boundaries. The site is currently zoned Conservation Agriculture, and it is largely vacant land. There are overhead powerlines along the northern boundary property lines along with a cell tower located on the parcel abutting the unfinished street/alley. The site is adjacent to Employment in the northeast and northwest and abuts the state line to the south.

### **Site Zoning History**

The current Conservation Agriculture (CA) District or its predecessor Agricultural (AG) date back to the adoption of zoning for Shelby County, circa 1960.

### **Conclusions**

The request is to rezone 21.413 acres from Conservation Agriculture (CA) to Employment (EMP).

The purpose of this request is to allow for uses consistent with abutting properties.

Staff does have flood hazard concerns about the property, so future development of the site will be extensively review for flood mitigation.

Staff finds the request is consistent with the Memphis 3.0 and is an appropriate zoning district for the area that is compatible with the surrounding land uses.

The subject property is vacant currently.

**RECOMMENDATION**

Staff recommends approval.

## DEPARTMENTAL COMMENTS

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

**City/County Engineer:** No comments received.

**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:**

### General Comments & Analysis:

Located in Zone 1 and Zone 2 of the Resilience Zone Framework:

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

Zone 2 areas have risks that can be mitigated with enhanced infrastructure. This zone includes areas with known localized flash flooding and/or insufficient storm drainage. Developing in Zone 2 is risky, but the risk can be mitigated. Consider the impact of new and existing development on localized flooding and propose measures to mitigate runoff and utilize potential development to mitigate areas of flood risk.

The site's Zone 2 designation is due to reported flooding to the southeast of the parcels in this rezoning request. It should also be noted that while none of the subject parcels are within the floodplain, there is a floodway nearby, less than a mile east of the easternmost parcel boundary.

The rezoning request, if approved, would change the zoning for these four parcels from Conservation Agriculture (CA) to Employment (EMP), which would make the area consistent with other parcels in the immediate vicinity to the north and east. Uses in CA districts are designed to encourage and promote agricultural uses and the conservation of undeveloped areas, while uses in EMP districts are intended to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas.



**Consistent with the Mid-South Regional Resilience Master Plan best practices:** No

This rezoning request is inconsistent with the Mid-South Regional Resilience Master Plan. As noted in Section 4.1, Resilient Sites, development in Zone 2 areas is “risky, but the risk can be mitigated.” Without information regarding how the applicant plans to develop the site, it is difficult to discern the extent to which the change will impact the area, particularly regarding the mitigation of flood risk. There are ways in which development in this area could be consistent with best practices outlined in the Mid-South Regional Resilience Master Plan, but the nature of this request (i.e., a rezoning as opposed to a planned development) makes it difficult to make recommendations related to consistency with this plan.

**Consistent with the Memphis Area Climate Action Plan best practices:** N/A

**Recommendations:** Staff does not recommend approval of this rezoning request. However, staff would be amenable to the resubmission of this request as a planned development to ensure flood risk is addressed.



**Office of Comprehensive Planning:**

**Comprehensive Planning Review of Memphis 3.0 Consistency**

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This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: LUCB Case Z 23-04: SE Memphis

Site Address/Location: 5591, 5601, 5641, 0 Pidgeon Roost Rd

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: N/A

*The applicant is requesting to rezone the subject parcels from the Conservation Agriculture (CA) zoning district to the Employment (EMP) zoning district.*

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 that are generally compatible with nearby neighborhoods. Graphic of IF is to the right.



scales  
portrayal

**“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, Industrial, CA

Adjacent Land Use and Zoning: Vacant, Commercial, Parking, Industrial, Institutional; CA, EMP, CMU-3

**Overall Compatibility:** *This requested rezoning is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the EMP zoning district is present on adjacent parcels and compatible with the IF future land use.*

**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**

N/A

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

N/A

**Consistency Analysis Summary**

*The applicant is requesting to rezone the subject parcels from the Conservation Agriculture (CA) zoning district to the Employment (EMP) zoning district.*

*This requested rezoning is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the EMP zoning district is present on adjacent parcels and compatible with the IF future land use.*

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

Summary Compiled by: Brian Mykulyn, Comprehensive Planning.

**APPLICATION**



**Record Summary for Rezoning**

**Record Detail Information**

Record Type: Rezoning

Record Status: Assignment

Opened Date: February 3, 2023

Record Number: Z 2023-004

Expiration Date:

Record Name: Pidgeon Roost Rezoning

Description of Work: Rezoning from CA to EMP

Parent Record Number:

---

**Address:**

5591 PIDGEON ROOST RD, MEMPHIS 38118

**Owner Information**

Primary Owner Name

Y COUCH DAVID V

Owner Address

3218 CHAPEL WOODS CV, GERMANTOWN, TN 38139

Owner Phone

---

**Parcel Information**

094200 00294

---

**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner N/A

Date of Meeting -

**GENERAL INFORMATION**

Is this application in response to a citation from No

Construction Code Enforcement or Zoning

**GENERAL INFORMATION**

Letter?	
Have you held a neighborhood meeting?	No
If yes, please provide additional information	-
<b>GIS INFORMATION</b>	
Central Business Improvement District	No
Case Layer	Z00-112cc
Class	R
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CA
State Route	1
Lot	1 & 2
Subdivision	EPPS J B
Planned Development District	-
Wellhead Protection Overlay District	-

**Data Tables**

**ADDRESS AND PARCEL LIST**

Property Address:	5591 Pidgeon Roost Rd
Property Parcel Number:	094200 00294

---

Property Address:	5601 Pidgeon Roost Rd
Property Parcel Number:	094200 00295

---

Property Address:	0 Pidgeon Roost Rd
Property Parcel Number:	094200 00152

---

Property Address:	5641 Pidgeon Roost Rd
Property Parcel Number:	094200 00153

---

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
DAVID COUCH	APPLICANT
<b>Address</b>	
<b>Phone</b>	

**LETTER OF INTENT**



Date: January 27, 2023  
To: Division of Planning & Development  
From: Cindy Reaves  
Re: Pidgeon Roost Rd. Rezoning

**LETTER OF INTENT**

We are submitting a Rezoning application for property at 5591, 5601, 5641& 0 Pidgeon Roost Road, located west of Old Highway 78. The property is within the CA zoning district and is approximately 21.413 acres in area. We are requesting a rezoning to the EMP district which is compatible with the adjacent properties.

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

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Kristin Reaves, being duly sworn, depose and say that at 11:25 am on the 24th day of February, 2023 I posted two Public Notice Signs pertaining to Case No. Z 23-004 on of the property located on Pidgeon Roost Road providing notice of a Public Hearing before the March 9, 2023 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.

[Signature]  
Owner, Applicant or Representative 2/28/23  
Date

Subscribed and sworn to before me this 28th day of Feb, 2023

[Signature]  
Notary Public

My commission expires: 9/27/23



**LETTERS RECEIVED**

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





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

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

March 14, 2023

David Crouch  
3218 Chapel Woods CV,  
Germantown, TN 38139

*Sent via electronic mail to: melanie.jones@srce-memphis.com*

Case Number: Z 23-004  
LUCB Recommendation: Approval

Dear applicant,

On Thursday, March 9, 2023, the Memphis and Shelby County Land Use Control Board recommended **approval** of your rezoning application located at 5591 Pidgeon Roost Road to be included in the Employment (EMP) 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 attend 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 [jordan.mckenzie@memphistn.gov](mailto:jordan.mckenzie@memphistn.gov).

**Letter to Applicant**

**Z 23-004**

Respectfully,

A handwritten signature in black ink, appearing to read "Jordan McKenzie", with a long horizontal flourish extending to the right.

Jordan McKenzie  
Principal Planner  
Land Use and Development Services  
Division of Planning and Development

Cc: Melanie Jones, SR Consulting, LLC  
File



## Record Summary for Rezoning

### Record Detail Information

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Record Status: Assignment

Opened Date: February 3, 2023

Record Number: Z 2023-004

Expiration Date:

Record Name: Pidgeon Roost Rezoning

Description of Work: Rezoning from CA to EMP

Parent Record Number:

### Address:

5591 PIDGEON ROOST RD, MEMPHIS 38118

### Owner Information

Primary Owner Name

Y COUCH DAVID V

Owner Address

3218 CHAPEL WOODS CV, GERMANTOWN, TN 38139

Owner Phone

### Parcel Information

094200 00294

### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner N/A

Date of Meeting -

#### GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning No

**GENERAL INFORMATION**

Letter?  
Have you held a neighborhood meeting? No  
If yes, please provide additional information -

**GIS INFORMATION**

Central Business Improvement District No  
Case Layer Z00-112cc  
Class R  
Downtown Fire District No  
Historic District -  
Land Use SINGLE-FAMILY  
Municipality MEMPHIS  
Overlay/Special Purpose District -  
Zoning CA  
State Route 1  
Lot 1 & 2  
Subdivision EPPS J B  
Planned Development District -  
Wellhead Protection Overlay District -

**Data Tables**

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Property Parcel Number: 094200 00294

---

Property Address: 5601 Pidgeon Roost Rd  
Property Parcel Number: 094200 00295

---

Property Address: 0 Pidgeon Roost Rd  
Property Parcel Number: 094200 00152

---

Property Address: 5641 Pidgeon Roost Rd  
Property Parcel Number: 094200 00153

---

**Contact Information**

**Name** **Contact Type**  
DAVID COUCH APPLICANT

**Address**

**Phone**

-

---

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1446573	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	02/03/2023
1446573	Non-Residential Rezoning - each additional acre or fraction above 5	17	1,700.00	INVOICED	0.00	02/03/2023
1446573	Credit Card Use Fee (.026 x fee)	1	70.20	INVOICED	0.00	02/03/2023

Total Fee Invoiced: \$2,770.20

Total Balance: \$0.00

---

**Payment Information**

Payment Amount	Method of Payment
\$2,770.20	Credit Card

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

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

**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, David V. Couch David V. Couch, 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 5591, 5601, 0, 5641 Pidgeon Roost Rd.  
and further identified by Assessor’s Parcel Number 094200 00294, 295, 152, 153,  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this Feb. day of Feb. in the year of 2023

Connie Evans  
Signature of Notary Public



Jan 12, 2025  
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](http://www.SRCE-memphis.com)

Date: January 27, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: Pidgeon Roost Rd. Rezoning

## **LETTER OF INTENT**

We are submitting a Rezoning application for property at 5591, 5601, 5641 & 0 Pidgeon Roost Road, located west of Old Highway 78. The property is within the CA zoning district and is approximately 21.413 acres in area. We are requesting a rezoning to the EMP district which is compatible with the adjacent properties.

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

Michael G. Mace  
Inst. # 19072807  
6.127 Ac  
Existing Zoning: EMP

Transland Holdings LLC  
Inst. # 05021754  
8.568 Ac  
Existing Zoning: EMP

David Couch  
Inst. # 17126140  
3.969 Ac  
Existing Zoning: EMP

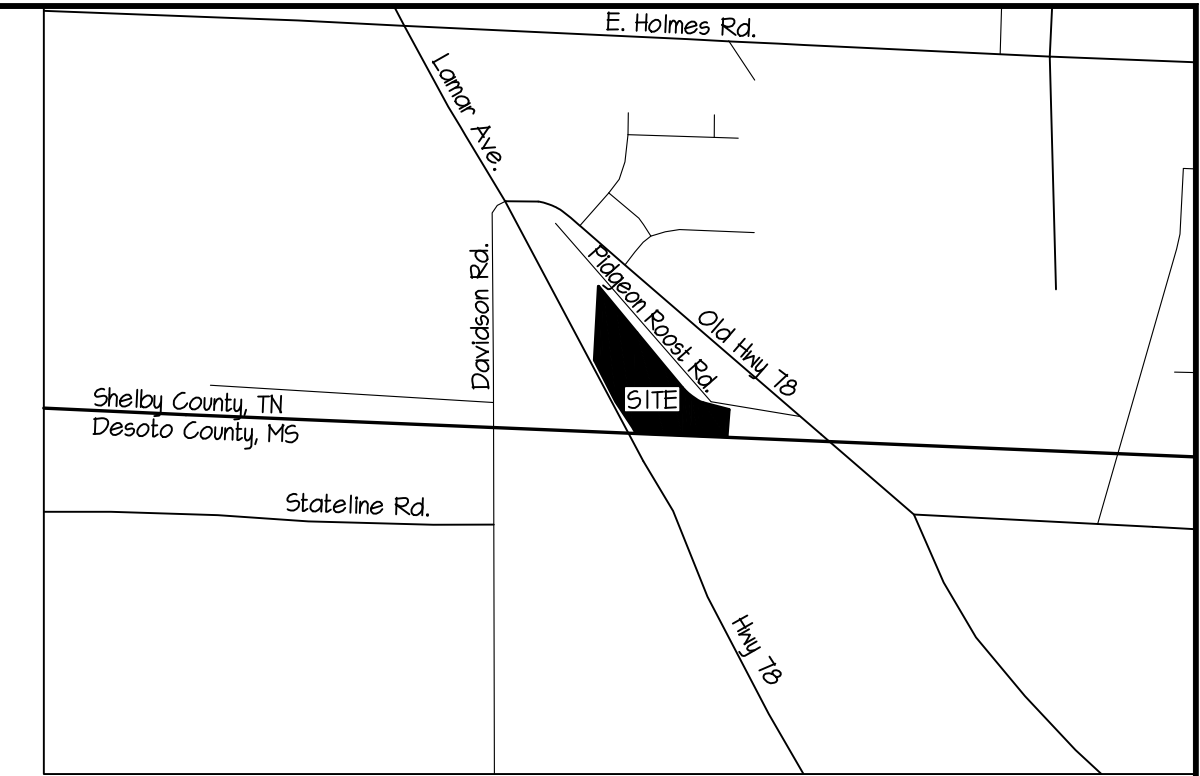
David Couch  
Inst. # 15034880  
2.73 Ac  
Existing Zoning: EMP

Buzzi Unicem Ready Mix LLC  
Inst. # 08020918  
2.29 Ac  
Existing Zoning: EMP

Land Area  
21.413 Ac  
Existing Zoning: CA  
Proposed Zoning: EMP

Being part of the David V. Couch property as recorded in Instrument Numbers 22134407 and 23003204 in Memphis, Tennessee and being more particularly described as follows:

Beginning at a point in the south line of Pidgeon Roost Road (ROW Varies), approximately 595 feet west of the west line of Old Highway 78 (ROW Varies); thence S04°20'53"E a distance of 280.86 feet to a point; thence S83°54'45"W a distance of 949.13 feet to a point in the east line of Highway 78/Lamar Avenue (ROW Varies); thence N36°27'02"W a distance of 54.97 feet to a point; thence N42°03'10"W a distance of 328.91 feet to a point; thence N35°44'00"W a distance of 488.01 feet to a point in the east line of the Michael Mace property as recorded in Instrument Number 19072807; thence N05°29'10"W a distance of 766.14 feet to a point in the said south line of Pidgeon Roost Road; thence S48°10'43"E a distance of 1366.47 feet to a point; thence S50°56'01"E a distance of 35.56 feet to a point; thence along a 450.00 foot radius curve to the left an arc distance of 101.72 feet (chord S57°24'33"E 101.50 feet) to a point; thence S63°53'05"E a distance of 10.42 feet to a point; thence along a 175.00 foot radius curve to the left an arc distance of 67.63 feet (chord S74°57'21"E 67.21 feet) to a point; thence S83°47'33"E a distance of 275.72 feet to the point of beginning and containing 21.413 acres of land more or less.



Vicinity Map  
nts

File No. 9/10/2021(2021-0201) Pidgeon Roost Rezoning/Plan/Plat/Map, Jan. 24, 2023 - 2:46pm

**SITE PLAN  
PIDGEON ROOST ROAD REZONING**

OWNER: DAVID V. COUCH

21.413 ACRES

WARD 94, BLOCK 200, PARCELS 152, 153, 294, 295

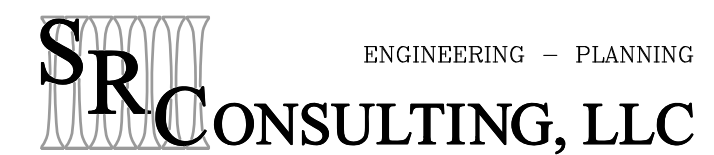
EX. ZONING: CA

PROP. ZONING: EMP

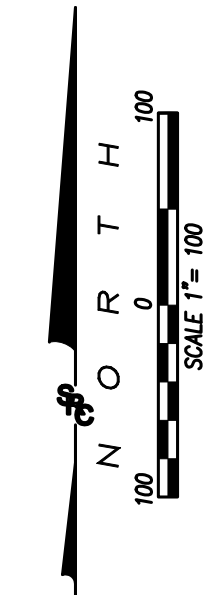
MEMPHIS, TENNESSEE

JANUARY 2023

SHEET 1 of 1



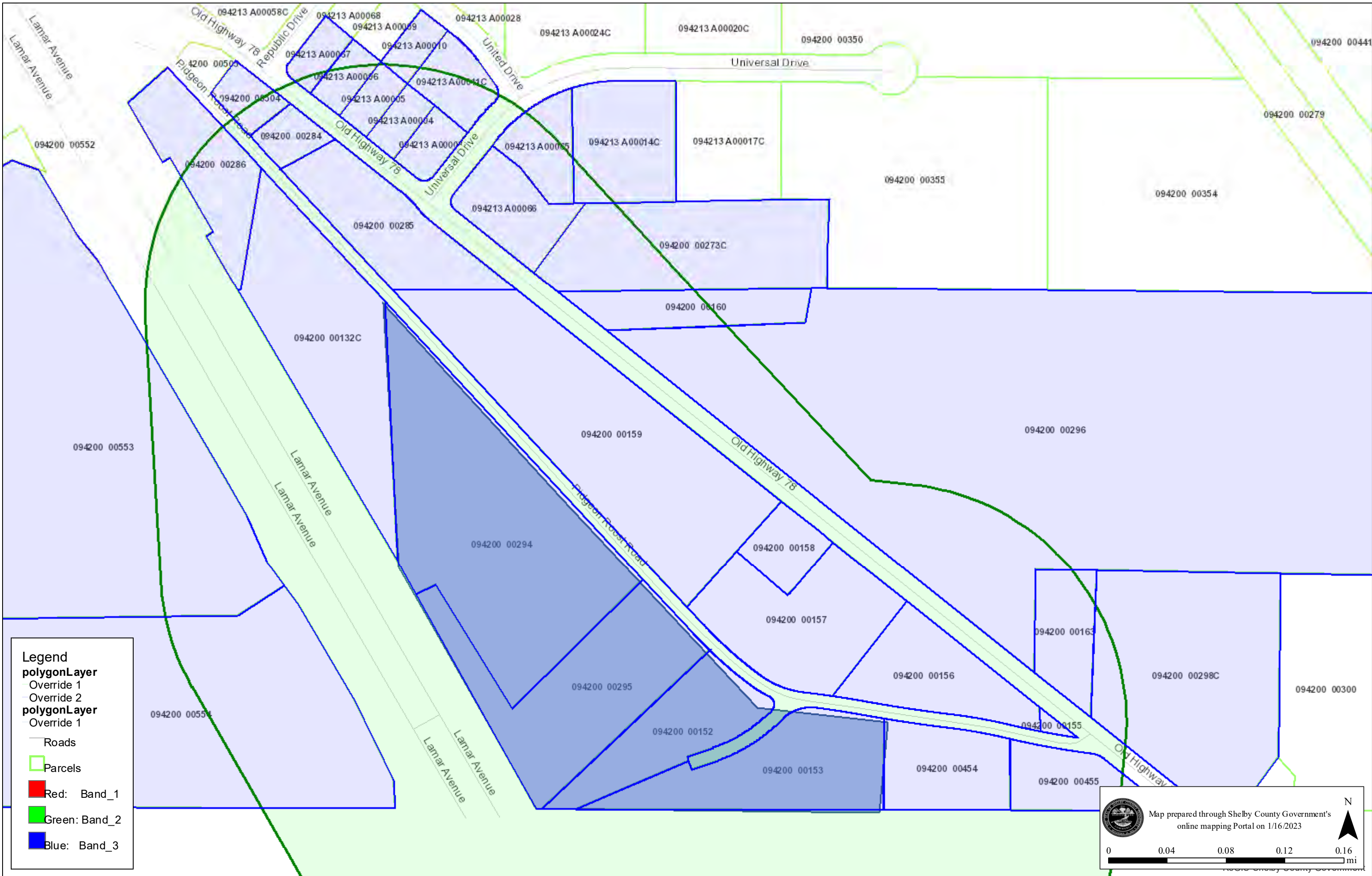
ENGINEERING - PLANNING  
5909 Shelby Oaks Drive  
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Memphis TN 38134  
901-373-0380  
(fax) 373-0370  
www.SRCE-memphis.com





Being part of the David V. Couch property as recorded in Instrument Numbers 22134407 and 23003204 in Memphis, Tennessee and being more particularly described as follows:

Beginning at a point in the south line of Pidgeon Roost Road (ROW Varies), approximately 595 feet west of the west line of Old Highway 78 (ROW Varies); thence  $S04^{\circ}20'53''E$  a distance of 280.86 feet to a point; thence  $S83^{\circ}54'45''W$  a distance of 949.13 feet to a point in the east line of Highway 78/Lamar Avenue (ROW Varies); thence  $N36^{\circ}27'02''W$  a distance of 54.97 feet to a point; thence  $N42^{\circ}03'10''W$  a distance of 328.91 feet to a point; thence  $N35^{\circ}44'00''W$  a distance of 488.01 feet to a point in the east line of the Michael Mace property as recorded in Instrument Number 19072807; thence  $N05^{\circ}29'10''W$  a distance of 766.14 feet to a point in the said south line of Pidgeon Roost Road; thence  $S48^{\circ}10'43''E$  a distance of 1366.47 feet to a point; thence  $S50^{\circ}56'01''E$  a distance of 35.56 feet to a point; thence along a 450.00 foot radius curve to the left an arc distance of 101.72 feet (chord  $S57^{\circ}24'33''E$  101.50 feet) to a point; thence  $S63^{\circ}53'05''E$  a distance of 70.42 feet to a point; thence along a 175.00 foot radius curve to the left an arc distance of 67.63 feet (chord  $S74^{\circ}57'21''E$  67.21 feet) to a point; thence  $S83^{\circ}47'33''E$  a distance of 275.72 feet to the point of beginning and containing 21.413 acres of land more or less.



**Legend**

**polygonLayer**

- Override 1
- Override 2


**polygonLayer**

- Override 1


— Roads

□ Parcels

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3


 Map prepared through Shelby County Government's  
 online mapping Portal on 1/16/2023

0 0.04 0.08 0.12 0.16  
 mi

N  


MCCOOL ANGELA AND EDWARD B MCCOOL  
6355 RAGAN FARM DR #  
MEMPHIS TN 38141

CANNON DAVID W SR IRREVOCABLE TRUST  
5492 OLD HIGHWAY 78 #  
MEMPHIS TN 38118

MISSISSIPPI MATERIALS CO  
PO BOX 673 #  
HORN LAKE MS 38637

LUMPKIN EDWIN B JR  
100 METRO PKWY  
PELHAM AL 35124

LUNATI TICER PARTNERSHIP  
7170 STOUT RD #  
GERMANTOWN TN 38138

COUCH DAVID V  
9950 CENTER HILL RD #  
COLLIERVILLE TN 38017

COUCH DAVID V  
3218 CHAPEL WOODS CV  
GERMANTOWN TN 38139

PURKEY CONSTANCE M (TR)  
5571 UNIVERSAL DR #  
MEMPHIS TN 38118

BUZZI UNICEM READY MIX LLC  
1029 JOHN A DENIE DR #  
MEMPHIS TN 38134

MACE MICHEAL G  
3501 KNIGHT ARNOLD RD #  
MEMPHIS TN 38118

SIMON PHILIP  
5516 LAMAR AVE #  
MEMPHIS TN 38118

COLE CALVIN AND VALLEENA C FAULKNER AND  
3020 DARROW ST #  
MEMPHIS TN 38118

COUCH PAMELA A  
5591 PIDGEON ROOST RD #  
MEMPHIS TN 38118

MITCHELL BROTHERS INVESTMENTS LLC  
14875 NE TANGEN RD #  
NEWBERG OR 97132

COUCH DAVID V  
9950 CENTER HILL DR #  
COLLIERVILLE TN 38017

COUCH PAMELA A  
5601 PIDGEON ROOST RD #  
MEMPHIS TN 38118

TRANSLAND HOLDINGS LLC  
2947 WAGON CT #  
SAINT CLOUD FL 34772

ALLEN DAVID S  
5500 DAVIDSON RD #  
MEMPHIS TN 38118

COLE PEARCE & DOROTHY  
996 S WHITEHAVAN #  
MEMPHIS TN 38116

LUNATI TICER PARTNERSHIP  
7170 STOUT RD #  
GERMANTOWN TN 38138

MACE MICHEAL G  
3501 KNIGHT ARNOLD RD #  
MEMPHIS TN 38118

COLE BOBBY  
6680 CHERRY BARK DR #  
MEMPHIS TN 38141

COUCH DAVID V  
9950 CENTER HILL DR #  
COLLIERVILLE TN 38017

CROW WILLIAM B & PAULA F  
5500 DAVIDSON RD #  
MEMPHIS TN 38118

SORO JUSTINE G TRUST  
1771 MALONE RD #  
NESBIT MS 38651

COUCH DAVID V  
9950 CENTER HILL RD #  
COLLIERVILLE TN 38017

WILLIAMS ROY S AND FRED L KERN  
PO BOX 460069 #905  
HOUSTON TX 77056

SORO JUSTINE G TRUST  
1771 MALONE RD #  
NESBIT MS 38651

LUMPKIN EDWIN B JR  
100 METRO PKWY  
PELHAM AL 35124

WILLIAMS ROY S AND FRED L KERN  
PO BOX 460069 #905  
HOUSTON TX 77056

178 LLC  
9950 CENTER HILL RD  
COLLIERVILLE TN 38017

178 LLC  
9950 CENTER HILL RD  
COLLIERVILLE TN 38017

YAWEH EXPRESS LLC  
1121 POPLAR VIEW LN N #1  
COLLIERVILLE TN 38017

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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Memphis TN 38134

David Couch  
9950 Center Hill Rd.  
Collierville, TN 38017

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Collierville, TN 38017

David Couch  
9950 Center Hill Rd.  
Collierville, TN 38017



Shelby County Tennessee  
*Willie F. Brooks, Jr.*  
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.

**Prepared by and Return to:**  
**Hugh H. Armistead, Attorney**  
**Armistead Law, PLLC**  
**8925 Goodman Road**  
**Olive Branch, MS 38654**  
**662-895-4844**

**Property Address:**  
**5991-5601 Pidgeon Roost Road**  
**Memphis, TN 38118**

**Tax Parcel Numbers:**  
**094-2000-0-00294-0 and**  
**094-2000-0-00295-0**

**New Property Owner/Send Tax Bills to:**  
**David V. Couch**  
**3218 Chapel Woods Cove**  
**Germantown, TN 38139**

## **WARRANTY DEED**

**THIS INSTRUMENT**, made and entered into this the 14<sup>th</sup> day of December, 2022, by and

between

**PAMELA ANN COUCH**, of the first part,

**and**

**DAVID V. COUCH**, an unmarried man, of the second part,

**WITNESSETH:** That for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Memphis, County of Shelby, State of Tennessee, to-wit:

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

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part it heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for any and all subdivision restrictions, building lines and easements of record; **2023 City of Memphis and 2023 Shelby County Real Property Taxes** and all subsequent years, not yet due and payable; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The said party of the first party does further hereby assign unto the party of the second party all of her right, title and interest in and to any leases of the subject property to the party of the second part.

By way of explanation, Pamela Ann Couch became the sole owner of the subject property via survivorship following the death of her husband, L. Don Couch, who passed away on July 21, 2002.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument, this the 14<sup>th</sup> day of December, 2022.

  
PAMELA ANN COUCH

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **PAMELA ANN COUCH**, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14<sup>th</sup> day of December, 2022.

  
NOTARY PUBLIC

My Commission Expires \*





STATE OF MISSISSIPPI

COUNTY OF DESOTO

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **FOUR HUNDRED THOUSAND AND 00/100 Dollars (\$400,000.00)**.



\_\_\_\_\_  
AFFIANT

Sworn to and subscribed before me this the 14<sup>th</sup> day of December, 2022.



\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:



**EXHIBIT "A"**

**Parcel I**

Being the north part of Lot 1, J.B. Epps Subdivision, as shown on plat of record in Plat Book 60, Page 46, in the Register's Office of Shelby County, Tennessee, more particularly described as follows:

Beginning at a point in the centerline of Pidgeon-Roost Road and the north line of said subdivision; thence south 48 degrees 10 minutes 44 seconds East 624.89 feet along the centerline of Pidgeon-Roost Road to a point; thence south 43 degrees 13 minutes 12 seconds west 530.43 feet to a point in the east line of New Highway #78; thence north 35 degrees 44 minutes west along the east line of New Highway #78 a distance of 50.0 feet to a point; thence north 5 degrees 29 minutes 10 seconds west along the north line of said subdivision, 766.15 feet to the point of beginning. Said parcel contains 4.024 acres and is vacant.

**Parcel II**

Being the south portion of Lot 1 and the north part of Lot 2 of the J.B. Epps Subdivision, as shown on plat of record in Plat Book 60, Page 46, in said Register's Office, more particularly described as follows:

Beginning at a point in the centerline of Pidgeon-Roost Road 297.31 feet north of the south line of said subdivision; thence south 37 degrees 22 minutes 19 seconds west 570.91 feet to a point; thence north 34 degrees 6 minutes 31 seconds west 469.94 feet to a point; thence south 54 degrees 16 minutes east 83.41 feet to a point in the east line of New Highway #78; thence north 35 degrees 44 minutes west along the east line of New Highway #78 a distance of 28.33 feet to a point; thence north 43 degrees 13 minutes 12 seconds east a distance of 530.43 feet to a point in the centerline of Pidgeon-Roost Road; thence south 48 degrees 10 minutes 44 seconds east along the centerline of Pidgeon-Roost Road 444.27 feet to the point of beginning. Said parcel contains 5.536 acres.

Parcels I and II being the same property conveyed to L. Don Couch and wife, Pamela Ann Couch by Warranty Deed recorded in Instrument No. DA 9387 in the Register's Office of Shelby County, Tennessee.

Address: 5591 Pidgeon Roost Road, Memphis, TN 38118

APN: 094-2000-0-00294-0

Parcel III

Beginning at a point in the centerline of Pidgeon Roost Road at the northwest corner of the "Wiseman Tract" and running thence south 41 degrees 48 minutes 06 seconds west, 659.77 feet (Plat Call 631.02 feet) to a point in the northern right-of-way line of New Highway No. 78 (Lamar Avenue); thence with said right-of-way line north 42 degrees 03 minutes 10 seconds west 328.91 feet (Plat Call 343.0 feet) to a concrete right-of-way monument of an angle point in said right-of-way, said monument being at the centerline station 18 + 00; thence with said right-of-way north 35 degrees 44 minutes west 409.67 feet to an iron pipe; thence north 54 degrees 15 minutes east, 83.41 feet to an iron pipe; thence south 34 degrees 06 minutes 31 seconds east, 469.94 feet to an iron pipe; thence north 37 degrees 22 minutes 19 seconds east 570.91 feet to a point in the centerline of Pidgeon Roost Road; thence south 48 degrees 10 minutes 44 seconds east 297.31 feet to the point of beginning, containing 212,384.762 square feet or 4.875 acres, and being the same property described in Installment Land Contract recorded as Instrument No. DA 9493, in the Register's Office of Shelby County, Tennessee.

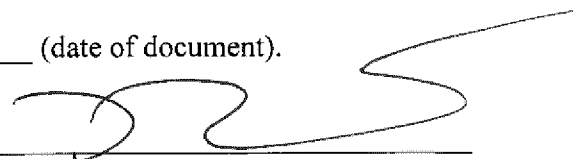
Being the same property conveyed to L. Don Couch and wife, Pamela Ann Couch by Quitclaim Deed recorded in Instrument No. GJ 9860 in the Register's Office of Shelby County, Tennessee.

Address: 5601 Pidgeon Roost Road, Memphis, TN

APN: 094-2000-0-00295-0

**Tennessee Certification of Electronic Document**

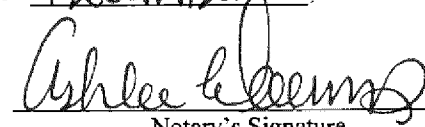
I, Rhett J. Armistead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12.14.2022 (date of document).

  
\_\_\_\_\_  
Affiant Signature

12.14.2022  
\_\_\_\_\_  
Date

State of Mississippi  
County of DeSoto

Sworn to and subscribed before me this 14<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Notary's Signature

MY COMMISSION EXPIRES: 10.18.2024

NOTARY'S SEAL





# Shelby County Tennessee

*Willie F. Brooks, Jr.*

Shelby County Register

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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.

23003204

01/11/2023 - 10:34:30 AM

4 PGS

LAKECIA 2535342-23003204

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	24.00

WILLIE F. BROOKS JR

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**Prepared by and Return to:**

**Hugh H. Armistead, Attorney  
Armistead Law, PLLC  
8925 Goodman Road  
Olive Branch, MS 38654  
662-895-4844**

**New Property Owner/Send Tax Bills to:**

**David V. Couch  
9950 Center Hill Road  
Collierville, TN 38017**

**Property Address:**

**5641, 5671-5675 Pidgeon Roost, Memphis, Tennessee**

**Tax Parcel Numbers:**

**TN: 094-2000-0-00152-0 and 094-2000-0-00153-0  
MS: 1064-1800.0-00010.00**

**QUITCLAIM DEED**

**THIS INSTRUMENT, made and entered into this the 30<sup>th</sup> day of December, 2022, by and between  
178, LLC, a Mississippi limited liability company,  
of the first part,  
and  
David V. Couch, of the second part,**

**WITNESSETH:** That for and in consideration of **One and 00/100 DOLLARS (\$1.00)**, the said party of the first part does hereby bargain, sell, remise, release, quit claim and convey unto the said party of the second part all of their right, title and interest in and to the following described real estate, situated and being in the City of Memphis, County of Shelby, State of Tennessee, and in DeSoto County, Mississippi, to-wit:

**Beginning at the Southeast corner of the Southwest Quarter of Section 18, Township 1 South, Range 6 West; thence proceed North 89 degrees 25 minutes 50 seconds West, along the southerly line of said Southwest Quarter, Section 18, a distance of 296.65 feet to a point in the easterly line of U.S. Highway 78; thence proceed along said easterly line of U.S. Highway 78 the following courses: North 30 degrees 32 minutes 22 seconds West a distance of 795.90 feet; North 21 degrees 17 minutes 25 seconds West a distance of 304.14 feet; North 31 degrees 09 minutes 25 seconds West, passing the Mississippi/Tennessee state line at 230.71 feet, a total distance of 285.68 feet to a point, said point being the southwesterly corner of Pamela Couch 4.86 acre tract (GJ 9860); thence proceed North 47 degrees 05 minutes 43 seconds East, along Pamela Couch's southerly line, a distance of 669.77 feet to a point in Pidgeon Roost Road; thence proceed along said Pidgeon Roost Road the following courses: South 45 degrees 38 minutes 24 seconds East a distance of 35.56 feet to a point of curvature, a curve to the left, having an angle of 12 degrees 57**

minutes 05 seconds and a radius of 450.00 feet to a point of tangency; South 58 degrees 35 minutes 28 seconds East a distance of 70.42 feet to a point of curvature, a curve to the left, having an angle of 22 degrees 08 minutes 33 seconds and a radius of 175.00 feet, an arc distance of 76.63 feet to a point of tangency; South 78 degrees 29 minutes 56 seconds East a distance of 275.72 feet to a found railroad spike in the centerline of Pidgeon Roost Road; thence proceed South 00 degrees 56 minutes 44 seconds West, passing said state line at 287.57 feet, then along the Quarter Section line of said Section 18, a total distance of 1463.73 feet to the Point of Beginning.

Being the same property conveyed to 178, LLC by Warranty Deed dated May 12, 2021, and recorded as Instrument No. 21059459 in the Register's Office of Shelby County, Tennessee, and further recorded in Deed Book No. 958, at Page 85, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

**BUT LESS AND EXCEPT 8.60 acres +/- located in DeSoto County, Mississippi conveyed to Capital Parking, LLC by Warranty Deed recorded in Deed Book 1000, at Page 499, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument, this the 30<sup>th</sup> day of December, 2022.

178, LLC,  
A Mississippi limited liability company

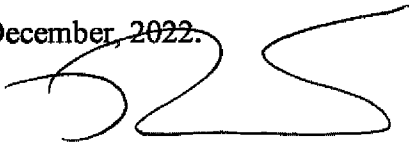
BY:   
\_\_\_\_\_  
DAVID V. COUCH, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DAVID V. COUCH**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member of 178, LLC, a Mississippi limited liability company**, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained, being authorized so to do.

WITNESS my hand, at office, this 30<sup>th</sup> day of December, 2022.



NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of that portion of the subject property lying in the State of Tennessee is ZERO AND 00/100 Dollars (\$0.00).



AFFIANT

Sworn to and subscribed before me this the 30<sup>th</sup> day of December, 2022.



NOTARY PUBLIC

My Commission Expires:





**Tennessee Certification of Electronic Document**

I, Rhett J. Armistead, 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 12/30/2022 (date of document).

[Signature]  
Affiant Signature

1.11.2023  
Date

State of Mississippi

County of DeSoto

Sworn to and subscribed before me this 11<sup>th</sup> day of January, 2023.

[Signature]  
Notary's Signature

MY COMMISSION EXPIRES: 10.18.2024

NOTARY'S SEAL



094213 A00004 - MCCOOL ANGELA AND EDWARD B MCCOOL  
094200 00296 - LUMPKIN EDWIN B JR  
094200 00155 - COUCH DAVID V  
094200 00132C - MACE MICHEAL G  
094200 00294 - COUCH PAMELA A  
094200 00295 - COUCH PAMELA A  
094200 00284 - COLE PEARCE & DOROTHY  
094200 00504 - COLE BOBBY  
094213 A00010 - SORO JUSTINE G TRUST  
094213 A00011C - SORO JUSTINE G TRUST  
094213 A00006 - CANNON DAVID W SR IRREVOCABLE TRUST  
094213 A00005 - LUNATI TIGER PARTNERSHIP  
094213 A00014C - PURKEY CONSTANCE M (TR)  
094213 A00003 - SIMON PHILIP  
094200 00273C - MITCHELL BROTHERS INVESTMENTS LLC  
094200 00159 - TRANSLAND HOLDINGS LLC  
094200 00160 - LUNATI TIGER PARTNERSHIP  
094200 00158 - COUCH DAVID V  
094200 00157 - COUCH DAVID V  
094200 00163 - LUMPKIN EDWIN B JR  
094200 00298C - MISSISSIPPI MATERIALS CO  
094200 00156 - COUCH DAVID V  
094200 00454 - BUZZI UNICEM READY MIX LLC  
094200 00285 - COLE CALVIN AND VALLEENA C FAULKNER AND  
094213 A00067 - COUCH DAVID V

094200 00554 - ALLEN DAVID S

094200 00286 - MACE MICHEAL G

094200 00553 - CROW WILLIAM B & PAULA F

094213 A00065 - WILLIAMS ROY S AND FRED L KERN

094213 A00066 - WILLIAMS ROY S AND FRED L KERN

094200 00152 - 178 LLC

094200 00153 - 178 LLC

094200 00455 - YAWEH EXPRESS LLC

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

Planning & Zoning COMMITTEE: 4/11/2023  
DATE  
PUBLIC SESSION: 4/11/2023  
DATE

ITEM (CHECK ONE)  
 ORDINANCE     RESOLUTION     REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 824 Semmes St., known as case number PD 23-002

CASE NUMBER: PD 23-002

DEVELOPMENT: Camellia Cottages Planned Development

LOCATION: 824 Semmes Street

COUNCIL DISTRICTS: District 4 and Super District 8

OWNER/APPLICANT: United Housing, Inc./ ETI Corporation

REPRESENTATIVE: ETI Corporation

REQUEST: Four-lot single-family residential planned development

AREA: +/-0.347 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**  
Hearing – April 11, 2023

PRIOR ACTION ON ITEM:

(1) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
 03/9/2023 \_\_\_\_\_ DATE  
 (1) Land Use Control Board \_\_\_\_\_ ORGANIZATION - (1) BOARD / COMMISSION  
 (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

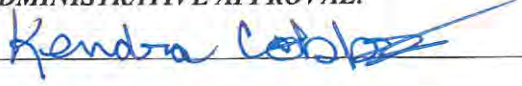
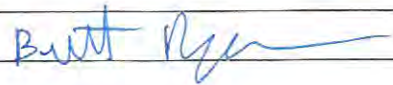
FUNDING:

(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>3/30/2023</u>	PRINCIPAL PLANNER
		DEPUTY ADMINISTRATOR
	<u>3/30/23</u>	ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		<b>CHIEF ADMINISTRATIVE OFFICER</b>
		<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

### PD 23-002

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 824 SEMMES ST, KNOWN AS CASE NUMBER PD 23-002

- This item is a resolution with conditions to allow a four-lot single-family residential planned development; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, March 9, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

<b>CASE NUMBER:</b>	PD 23-002
<b>DEVELOPMENT:</b>	Camellia Cottages Planned Development
<b>LOCATION:</b>	824 Semmes Street
<b>COUNCIL DISTRICT(S):</b>	District 4 and Super District 8
<b>OWNER/APPLICANT:</b>	United Housing, Inc./ ETI Corporation
<b>REPRESENTATIVE:</b>	ETI Corporation
<b>REQUEST:</b>	Four-lot single-family residential planned development
<b>EXISTING ZONING:</b>	Residential Urban – 1 (RU-1)
<b>AREA:</b>	+/-0.347 acres

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

**The following spoke in opposition the application:** None

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

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

Respectfully,  
*Kendra Cobbs*

Kendra Cobbs, AICP  
Planner III  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**PD 23-002  
CONDITIONS**

**OUTLINE PLAN CONDITIONS**

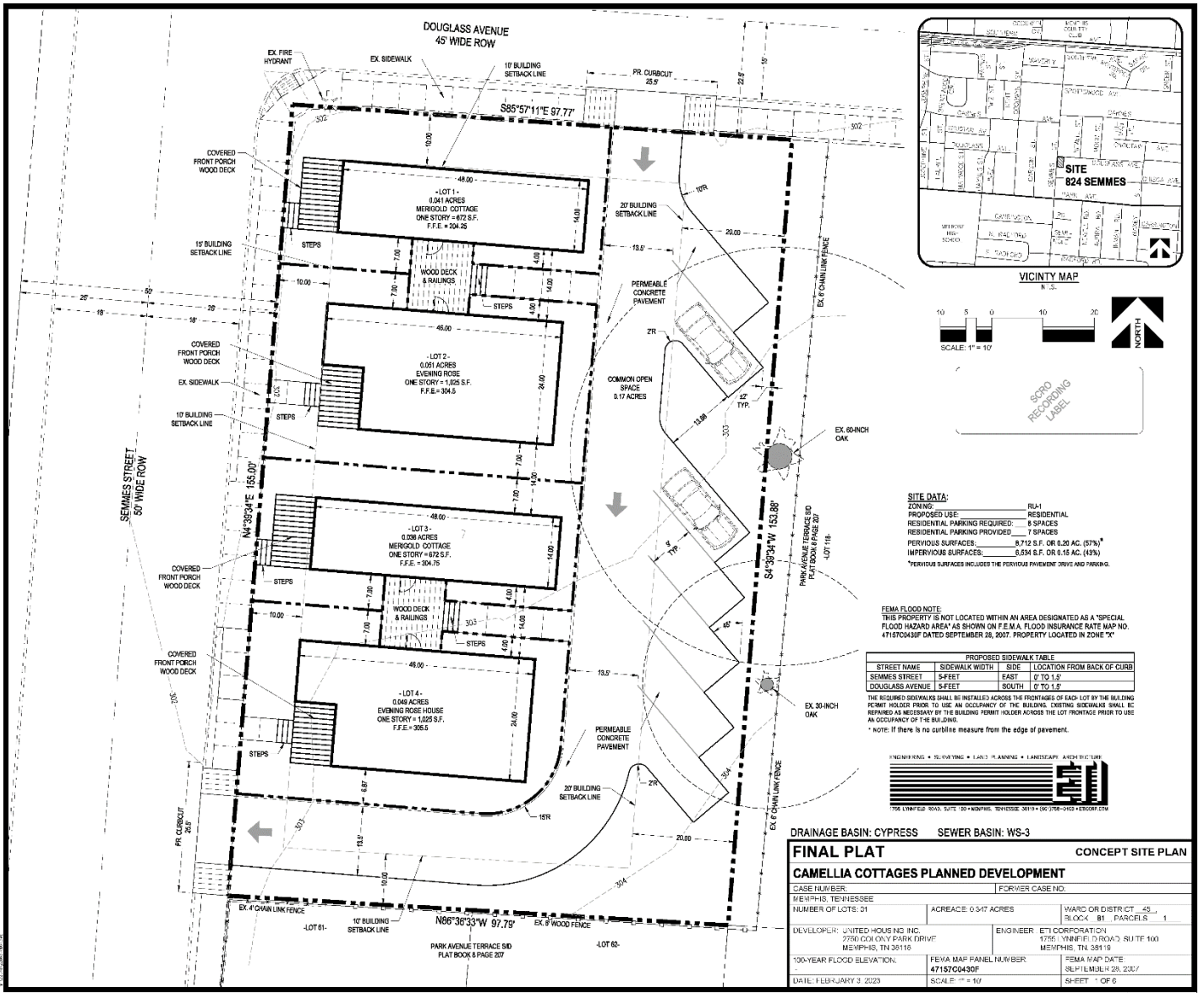
- I. USES PERMITTED
  - A. ALL USES AS PERMITTED IN THE RU-1 ZONING DISTRICT
- II. BULK REGULATIONS
  - A. BUILDING HEIGHT SHALL NOT EXCEED TWO STORIES.
  - B. MINIMUM BUILDING SETBACK
    - 1. SEMMES STREET – 10 FEET
    - 2. DOUGLAS AVENUE – 10 FEET
    - 3. SIDE YARD SETBACK – 4 FEET
    - 4. REAR YARD SETBACK – 20 FEET
  - C. MINIMUM LOT SIZE – 1,568 SQUARE FEET
  - D. MINIMUM HOUSE SIZE – 672 SQUARE FEET
- III. PARKING, ACCESS, AND CIRCULATION
  - A. A MAXIMUM OF TWO CURB CUTS ARE PERMITTED; ONE ON DOUGLAS AVENUE AND ONE ON SEMMES STREET.
  - B.
  - C. EACH HOME SHALL HAVE TWO DEDICATED PARKING STALLS. A MINIMUM OF 13 SURFACE PARKING SPACES ARE INTENDED FOR THE OFFICE/RESIDENTIAL STRUCTURE.
  - D.
  - E. THE CITY ENGINEER SHALL APPROVE THE DESIGN AND LOCATION OF THE CURB CUT.
  - C. INTERNAL CIRCULATION BETWEEN ADJACENT PHASES, LOTS, AND SECTIONS SHALL BE PROVIDED.
  - F.
  - G. THE MINIMUM SIGHT DISTANCE AND GEOMETRY REQUIREMENTS FOR PUBLIC STREETS SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
  - H.
  - I. ALL REQUIRED PARKING SHALL BE AS ILLUSTRATED ON THE FINAL PLAT. NO PARKING SHALL BE ALLOWED ON ANY ADJACENT LOTS OR PARCELS.
- IV. LANDSCAPING
  - A. LANDSCAPING SHALL BE PROVIDED AS ILLUSTRATED IN THE SITE PLAN AND LANDSCAPE PLAN.
  - B. EQUIVALENT MATERIAL MAY BE SUBSTITUTED FOR THE REQUIRED MATERIALS SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.

- V. LIGHTING REQUIREMENTS
  - A. LIGHTING SHALL BE DIRECTED TO NOT GLARE ONTO ADJACENT PROPERTY OR TRAFFIC ON SEMMES STREET OR DOUGLAS AVENUE.
- VI. SIGNS AND MAILBOXES
  - A. SIGNS SHALL COMPLY WITH THE RU-1 DISTRICT REGULATIONS.
  - B. EACH HOME SHALL HAVE ITS OWN MAILBOX.
- VII. DRAINAGE AND PROPERTY OWNERS ASSOCIATION
  - A. THE PROJECT'S DESIGN OF STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL FOLLOW THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL." DRAINAGE EASEMENTS AND/OR IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
  - B. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE AND NO EASEMENTS WILL BE ACCEPTED.
  - C. ALL COMMONS, OPEN AREAS, PRIVATE SEWERS AND PRIVATE DRAINAGE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. A STATEMENT TO THIS EFFECT SHALL APPEAR ON THE FINAL PLAT.
- VIII. THE LAND USE CONTROL BOARD MAY MODIFY THE BULK, ACCESS, PARKING, LANDSCAPING AND SIGN REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOAR HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION, FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE APPROPRIATE GOVERNING BODIES.
- IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE (5) YEARS OF APPROVAL OF THE OUTLINE PLAN. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE APPLICANT'S REQUEST.
- X. A FINAL SITE PLAN WILL BE SUBMITTED FOR ADMINISTRATIVE APPROVAL TO FINALIZE THE ELEVATIONS, BUILDING MATERIALS, CIRCULATION, LANDSCAPING, PARKING, LOCATION OF THE BUILDING, ETC.
- XI. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING:
  - A. THE OUTLINE PLAN CONDITIONS.
  - B. A STANDARD SUBDIVISION CONTRACT DEFINED BY THE SUBDIVISION REGULATIONS FOR ANY NEEDED PUBLIC IMPROVEMENTS.
  - C. THE EXACT LOCATION AND DIMENSIONS, INCLUDING HEIGHT OF ALL BUILDING OR BUILDABLE AREAS, PARKING AREAS, DRIVES, LOADING SPACES AND FACILITIES, ELEVATIONS, REQUIRED LANDSCAPING, TRASH RECEPTACLES AND SIGNS, ETC...



- D. THE NUMBER OF PARKING SPACES.
- E. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE, OF ANY EASEMENT.
- F. A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- G. THE 100-YEAR FLOOD ELEVATION.
- H. A LIGHTING PLAN DETAILING THE LOCATION, HEIGHT, STYLE, DIRECTION, ETC. OF ALL OUTDOOR LIGHTING AND A PHOTOMETRIC PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW AND APPROVAL BY THE DIVISION OF PLANNING AND DEVELOPMENT.

# CONCEPT PLAN



**SITE DATA:**

ZONING:	RU-1
PROPOSED USE:	RESIDENTIAL
RESIDENTIAL PARKING REQUIRED:	8 SPACES
RESIDENTIAL PARKING PROVIDED:	7 SPACES
PERVIOUS SURFACES:	8,712 S.F. OR 0.26 AC. (57%)
IMPERVIOUS SURFACES:	6,834 S.F. OR 0.18 AC. (43%)

\*PERVIOUS SURFACES INCLUDED THE PERVIOUS PAVEMENT DRIVE AND PARKING.

**FEMA FLOOD NOTE:**  
 THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187043AP DATED SEPTEMBER 26, 2007. PROPERTY LOCATED IN ZONE "X".

**PROPOSED SIDEWALK TABLE**

STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM BACK OF CURB
SEMMESS STREET	5 FEET	EAST	0' TO 1.5'
DOUGLASS AVENUE	5 FEET	SOUTH	0' TO 1.5'

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AN OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE AN OCCUPANCY OF THE BUILDING.  
 \* NOTE: If there is no curbline measure from the edge of pavement.



DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

**FINAL PLAT** **CONCEPT SITE PLAN**

**CAMELLIA COTTAGES PLANNED DEVELOPMENT**

CASE NUMBER	FOR/VER CASE NO.		
MEMPHIS, TENNESSEE	ACREAGE: 0.347 ACRES	WARD OR DISTR. CT.	45
NUMBER OF LOTS: 01		BLOCK	81
		PARCELS	1
DEVELOPER: UNITED HOUS. INC. 2736 COLONY PARK DRIVE MEMPHIS, TN 38116	ENGINEER: ETC CORPORATION 1751 WINDFIRE ROAD, SUITE 100 MEMPHIS, TN 38119		
100-YEAR FLOOD ELEVATION: DATE: FEBRUARY 3, 2023	FEMA MAP PANEL NUMBER: 47187043AP SCALE: 1" = 10'	FEMA MAP DATE: NOVEMBER 26, 2007 SHEET 1 OF 6	

**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 824 SEMMES STREET, KNOWN AS CASE NUMBER PD 23-002**

---

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

**WHEREAS**, the ETI Corporation filed an application with the Memphis and Shelby County Division of Planning and Development to allow a four-lot single-family residential planned development; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on March 9, 2023, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development is hereby granted in accordance with the attached outline plan conditions.

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

***ATTEST:***

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

## **OUTLINE PLAN CONDITIONS**

- I. USES PERMITTED
  - A. ALL USES AS PERMITTED IN THE RU-1 ZONING DISTRICT
- II. BULK REGULATIONS
  - A. BUILDING HEIGHT SHALL NOT EXCEED TWO STORIES.
  - B. MINIMUM BUILDING SETBACK
    - 1. SEMMES STREET – 10 FEET
    - 2. DOUGLAS AVENUE – 10 FEET
    - 3. SIDE YARD SETBACK – 4 FEET
    - 4. REAR YARD SETBACK – 20 FEET
  - C. MINIMUM LOT SIZE – 1,568 SQUARE FEET.
  - D. MINIMUM HOUSE SIZE – 672 SQUARE FEET
- III. PARKING, ACCESS, AND CIRCULATION
  - A. A MAXIMUM OF TWO CURB CUTS ARE PERMITTED; ONE ON DOUGLAS AVENUE AND ONE ON SEMMES STREET.
  - B. EACH HOME SHALL HAVE TWO DEDICATED PARKING STALLS. A MINIMUM OF 13 SURFACE PARKING SPACES ARE INTENDED FOR THE OFFICE/RESIDENTIAL STRUCTURE.
  - C. THE CITY ENGINEER SHALL APPROVE THE DESIGN AND LOCATION OF THE CURB CUT.  
C. INTERNAL CIRCULATION BETWEEN ADJACENT PHASES, LOTS, AND SECTIONS SHALL BE PROVIDED.
  - D. THE MINIMUM SIGHT DISTANCE AND GEOMETRY REQUIREMENTS FOR PUBLIC STREETS SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
  - E. ALL REQUIRED PARKING SHALL BE AS ILLUSTRATED ON THE FINAL PLAT. NO PARKING SHALL BE ALLOWED ON ANY ADJACENT LOTS OR PARCELS.
- IV. LANDSCAPING
  - A. LANDSCAPING SHALL BE PROVIDED AS ILLUSTRATED IN THE SITE PLAN AND LANDSCAPE PLAN.
  - B. EQUIVALENT MATERIAL MAY BE SUBSTITUTED FOR THE REQUIRED MATERIALS SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.

V. LIGHTING REQUIREMENTS

- A. LIGHTING SHALL BE DIRECTED TO NOT GLARE ONTO ADJACENT PROPERTY OR TRAFFIC ON SEMMES STREET OR DOUGLAS AVENUE.

VI. SIGNS AND MAILBOXES

- A. SIGNS SHALL COMPLY WITH THE RU-1 DISTRICT REGULATIONS.
- B. EACH HOME SHALL HAVE ITS OWN MAILBOX.

VII. DRAINAGE AND PROPERTY OWNERS ASSOCIATION

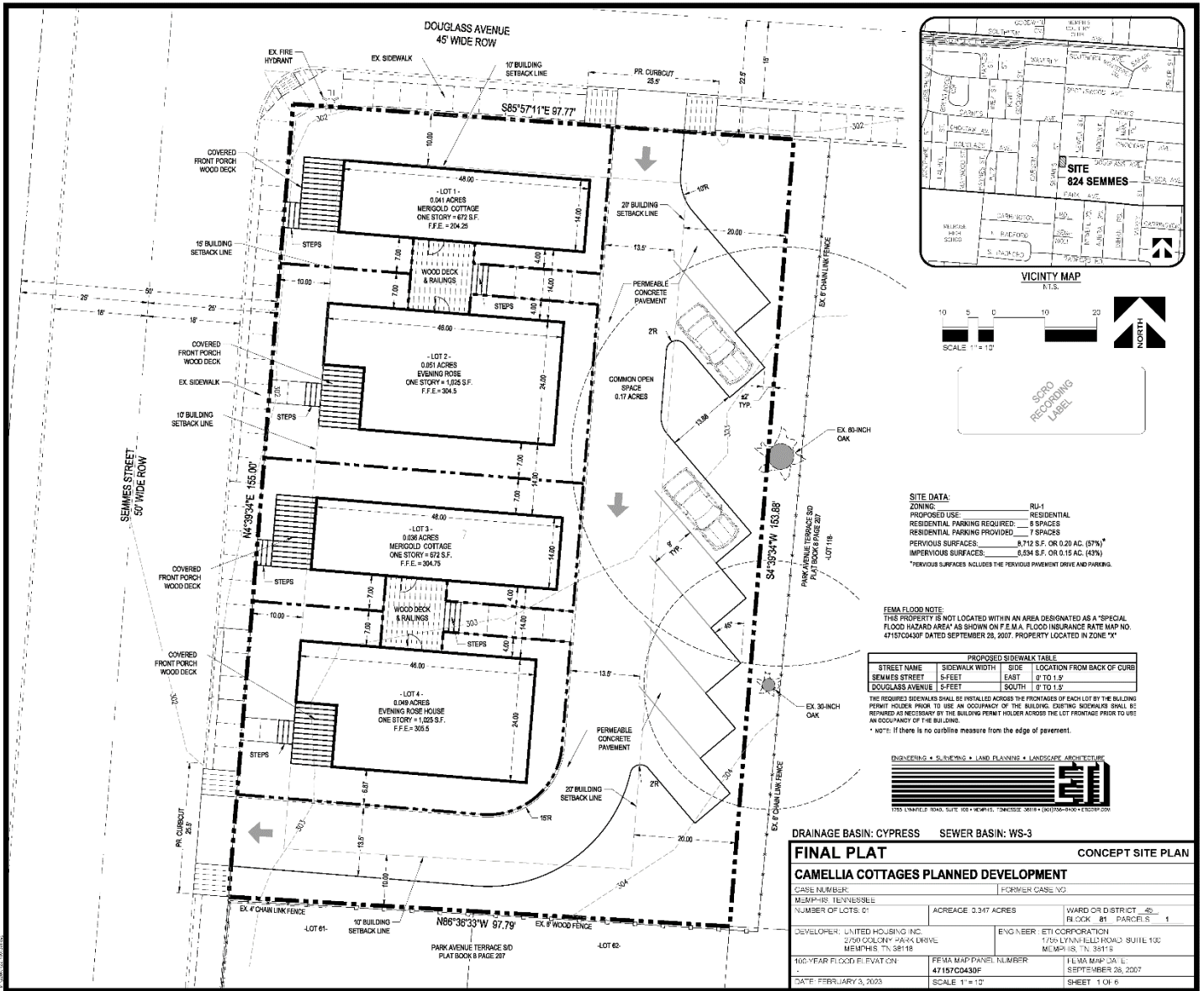
- A. THE PROJECT'S DESIGN OF STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL FOLLOW THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL." DRAINAGE EASEMENTS AND/OR IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- B. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE AND NO EASEMENTS WILL BE ACCEPTED.
- C. ALL COMMONS, OPEN AREAS, PRIVATE SEWERS AND PRIVATE DRAINAGE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. A STATEMENT TO THIS EFFECT SHALL APPEAR ON THE FINAL PLAT.

VIII. THE LAND USE CONTROL BOARD MAY MODIFY THE BULK, ACCESS, PARKING, LANDSCAPING AND SIGN REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOAR HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION, FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE APPROPRIATE GOVERNING BODIES.

- IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE (5) YEARS OF APPROVAL OF THE OUTLINE PLAN. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE APPLICANT'S REQUEST.
- X. A FINAL SITE PLAN WILL BE SUBMITTED FOR ADMINISTRATIVE APPROVAL TO FINALIZE THE ELEVATIONS, BUILDING MATERIALS, CIRCULATION, LANDSCAPING, PARKING, LOCATION OF THE BUILDING, ETC.
- XI. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING:
  - A. THE OUTLINE PLAN CONDITIONS.
  - B. A STANDARD SUBDIVISION CONTRACT DEFINED BY THE SUBDIVISION REGULATIONS FOR ANY NEEDED PUBLIC IMPROVEMENTS.
  - C. THE EXACT LOCATION AND DIMENSIONS, INCLUDING HEIGHT OF ALL BUILDING OR BUILDABLE AREAS, PARKING AREAS, DRIVES, LOADING SPACES AND FACILITIES, ELEVATIONS, REQUIRED LANDSCAPING, TRASH RECEPTACLES AND SIGNS, ETC...
  - D. THE NUMBER OF PARKING SPACES.

- E. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE, OF ANY EASEMENT.
- F. A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- G. THE 100-YEAR FLOOD ELEVATION.
- H. A LIGHTING PLAN DETAILING THE LOCATION, HEIGHT, STYLE, DIRECTION, ETC. OF ALL OUTDOOR LIGHTING AND A PHOTOMETRIC PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW AND APPROVAL BY THE DIVISION OF PLANNING AND DEVELOPMENT.

# CONCEPT PLAN



**SITE DATA:**

ZONING:	RU-1
PROPOSED USE:	RESIDENTIAL
RESIDENTIAL PARKING REQUIRED:	8 SPACES
RESIDENTIAL PARKING PROVIDED:	7 SPACES
PERVIOUS SURFACES:	8,712 S.F. OR 0.20 AC. (87%)
IMPERVIOUS SURFACES:	6,534 S.F. OR 0.15 AC. (43%)

\*PERVIOUS SURFACES INCLUDES THE PERVIOUS PAVEMENT DRIVE AND PARKING.

**FEMA FLOOD NOTE:**  
 THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47197C0430P DATED SEPTEMBER 28, 2007. PROPERTY LOCATED IN ZONE "X"

**PROPOSED SIDEWALK TABLE**

STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM BACK OF CURB
SEMMESS STREET	5'-FEET	EAST	0' TO 1.0'
DOUGLASS AVENUE	5'-FEET	SOUTH	0' TO 1.0'

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

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



**FINAL PLAT CONCEPT SITE PLAN**

**CAMELLIA COTTAGES PLANNED DEVELOPMENT**

CASE NUMBER:	FORMER CASE NO:
MCMPHS TENNISLE	ACREAGE 0.3147 ACRES
NUMBER OF LOTS: 01	WARD OR DISTRICT: 40
	BLOCK: 81 PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2730 COLONY PARK DRIVE MEMPHIS, TN 38118	ENG NEER: ETH CORPORATION 1705 LYNN HILLS ROAD SUITE 100 MEMPHIS, TN 38115
100-YEAR FLOOD ELEVATION	FEMA MAP PANEL NUMBER 47197C0430P
DATE: FEBRUARY 15, 2023	FLWA MAP DATE: SEPTEMBER 28, 2007
	SCALE: 1" = 10'
	SHEET: 1 OF 6



**AGENDA ITEM:** 8

**CASE NUMBER:** PD 2023-002 **L.U.C.B. MEETING:** March 9, 2023

**DEVELOPMENT:** Camellia Cottages Planned Development

**LOCATION:** 824 Semmes Street

**COUNCIL DISTRICT:** District 4 and Super District 8

**OWNER/APPLICANT:** United Housing, Inc./ ETI Corporation

**REPRESENTATIVE:** ETI Corporation

**REQUEST:** Four-lot single-family residential planned development

**AREA:** +/-0.347 acres

**EXISTING ZONING:** Residential Urban – 1 (RU-1)

## CONCLUSIONS

1. ETI Corporation requests a planned development at the southeast corner of Semmes Street and Douglass Avenue, 824 Semmes Street.
2. The planned development project includes the development of four single-family cottage homes facing Semmes Street.
3. The proposed project activates a vacant lot and serves as infill development in an established residential area.
4. The project also seeks to increase availability of quality affordable housing, as United Housing, Inc. is a local nonprofit that encourages homeownership and financial independence in the low-to-moderate-income community.

## 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 24-26 of this report.

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	Semmes Street	+/-155 linear feet
	Douglass Avenue	+/-97.77 linear feet
<b>Zoning Atlas Page:</b>	2135	
<b>Parcel ID:</b>	045081 00001	
<b>Existing Zoning:</b>	Residential Urban – 1 (RU-1)	

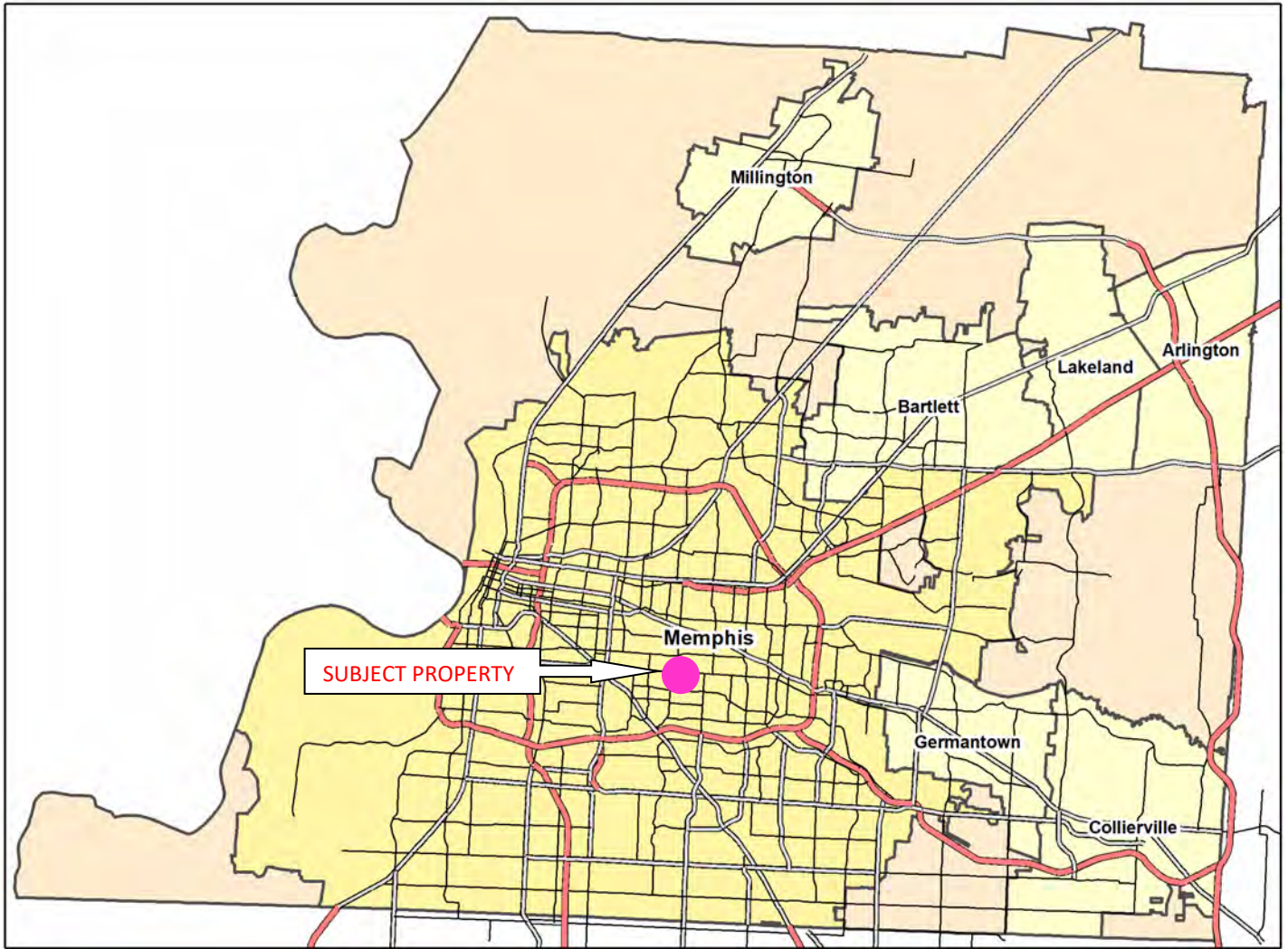
**NEIGHBORHOOD MEETING**

The meeting was held at 2:30 PM on Saturday, February 25, 2023 at My Cup of Tea, 3028 Carnes Avenue.

**PUBLIC NOTICE**

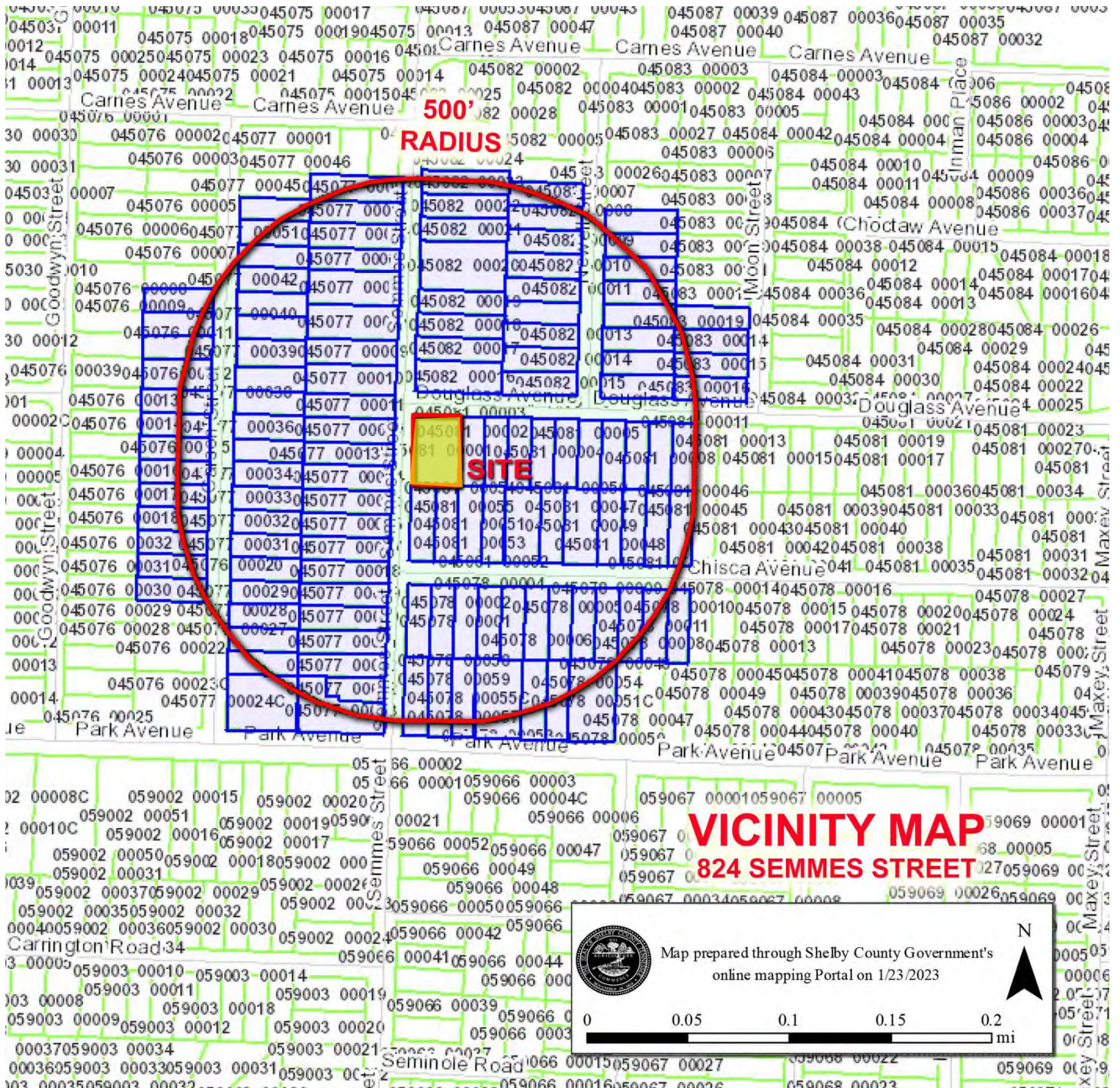
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 123 notices were mailed on February 21, 2023, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located within the pink circle, Messick Buntyn neighborhood

**VICINITY MAP**



Subject property highlighted in yellow

**AERIAL**



Subject property outlined in yellow

**ZONING MAP**



Subject property highlighted in yellow

**Existing Zoning:** Residential Urban – 1 (RU-1)

**Surrounding Zoning**

**North:** RU-1

**East:** RU-1

**South:** RU-1

**West:** RU-1

LAND USE MAP



Subject property outlined in electric blue indicated by a pink star

**SITE PHOTOS**



View of subject property from Semmes Street looking northeast



View of subject property from Semmes Street looking southeast



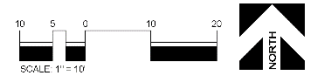
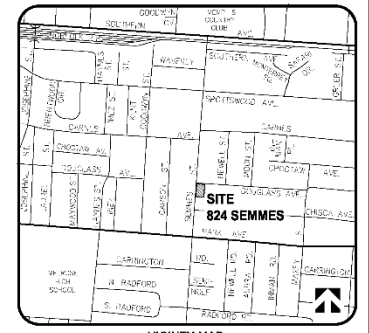
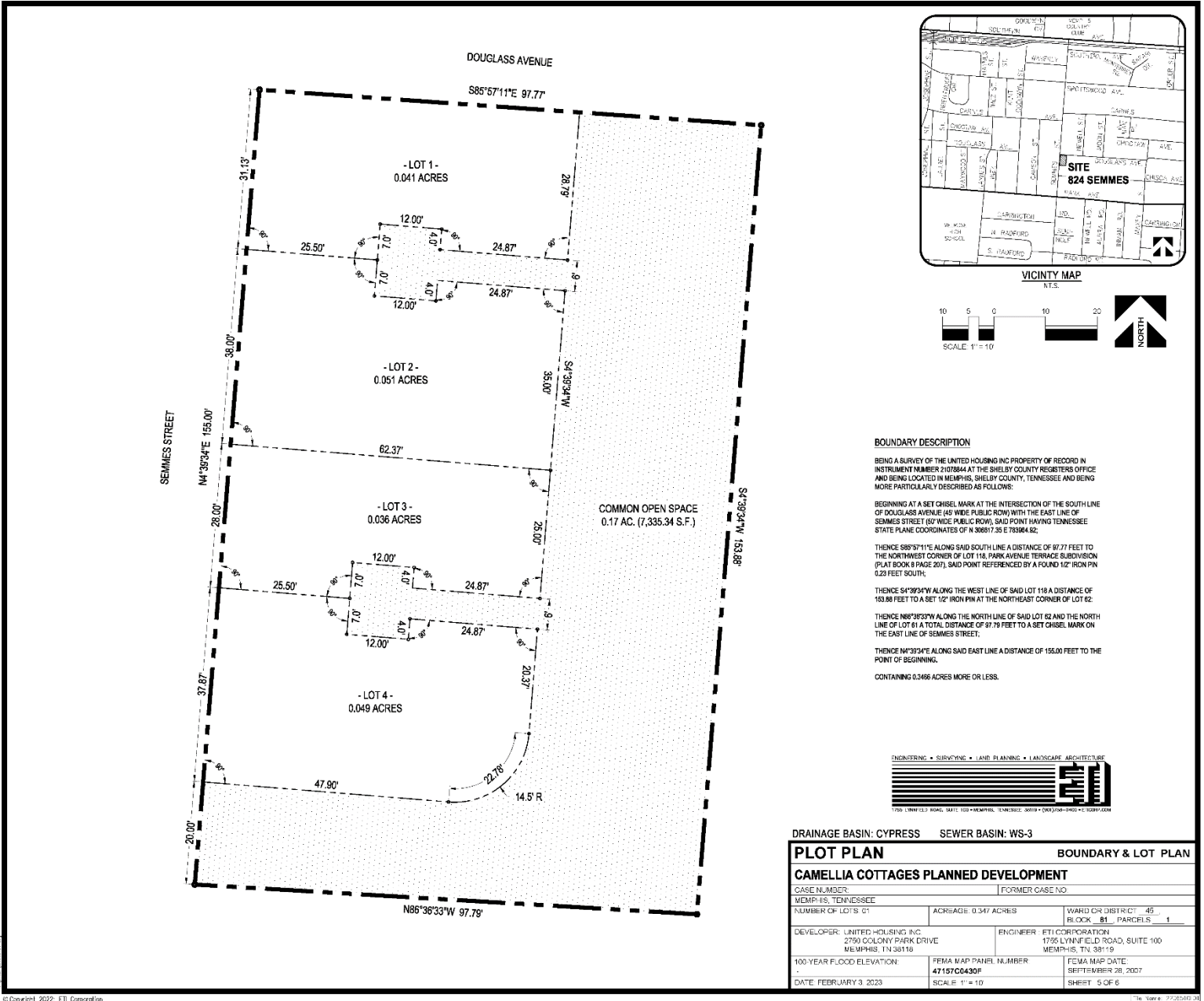


View from subject property looking west



View of streetscape including subject property looking south

PLOT PLAN



**BOUNDARY DESCRIPTION**

BEING A SURVEY OF THE UNITED HOUSING INC PROPERTY OF RECORD IN INSTRUMENT NUMBER 2107844 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET CHISEL MARK AT THE INTERSECTION OF THE SOUTH LINE OF DOUGLASS AVENUE (45 WIDE PUBLIC ROW) WITH THE EAST LINE OF SEMMES STREET (60 WIDE PUBLIC ROW), SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N 308817.35 E 78394.82;

THENCE S88°57'11"E ALONG SAID SOUTH LINE A DISTANCE OF 87.77 FEET TO THE NORTHWEST CORNER OF LOT 118, PARK AVENUE TERRACE SUBDIVISION (PLAT BOOK 8 PAGE 207), SAID POINT REFERENCED BY A FOUND 1/2" IRON PIN 0.25 FEET SOUTH;

THENCE S4°39'24"W ALONG THE WEST LINE OF SAID LOT 118 A DISTANCE OF 163.88 FEET TO A SET 1/2" IRON PIN AT THE NORTHEAST CORNER OF LOT 62;

THENCE N8°18'33"W ALONG THE NORTH LINE OF SAID LOT 62 AND THE NORTH LINE OF LOT 81 A TOTAL DISTANCE OF 97.79 FEET TO A SET CHISEL MARK ON THE EAST LINE OF SEMMES STREET;

THENCE N4°30'24"E ALONG SAID EAST LINE A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.3466 ACRES MORE OR LESS.



DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

PLOT PLAN		BOUNDARY & LOT PLAN	
<b>CAMELLIA COTTAGES PLANNED DEVELOPMENT</b>			
CASE NUMBER:	FORMER CASE NO.		
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81 PARCELS: 1
DEVELOPER: UNITED HOUSING INC 2750 COLONY PARK DRIVE MEMPHIS, TN 38118	ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119		
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER: 47157C0430P	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: FEBRUARY 3, 2023	SCALE: 1" = 10'	SHEET: 5 OF 6	

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10, 1000, 7-23-2023

## **OUTLINE PLAN CONDITIONS**

### **CAMELLIA COTTAGES PLANNED DEVELOPMENT**

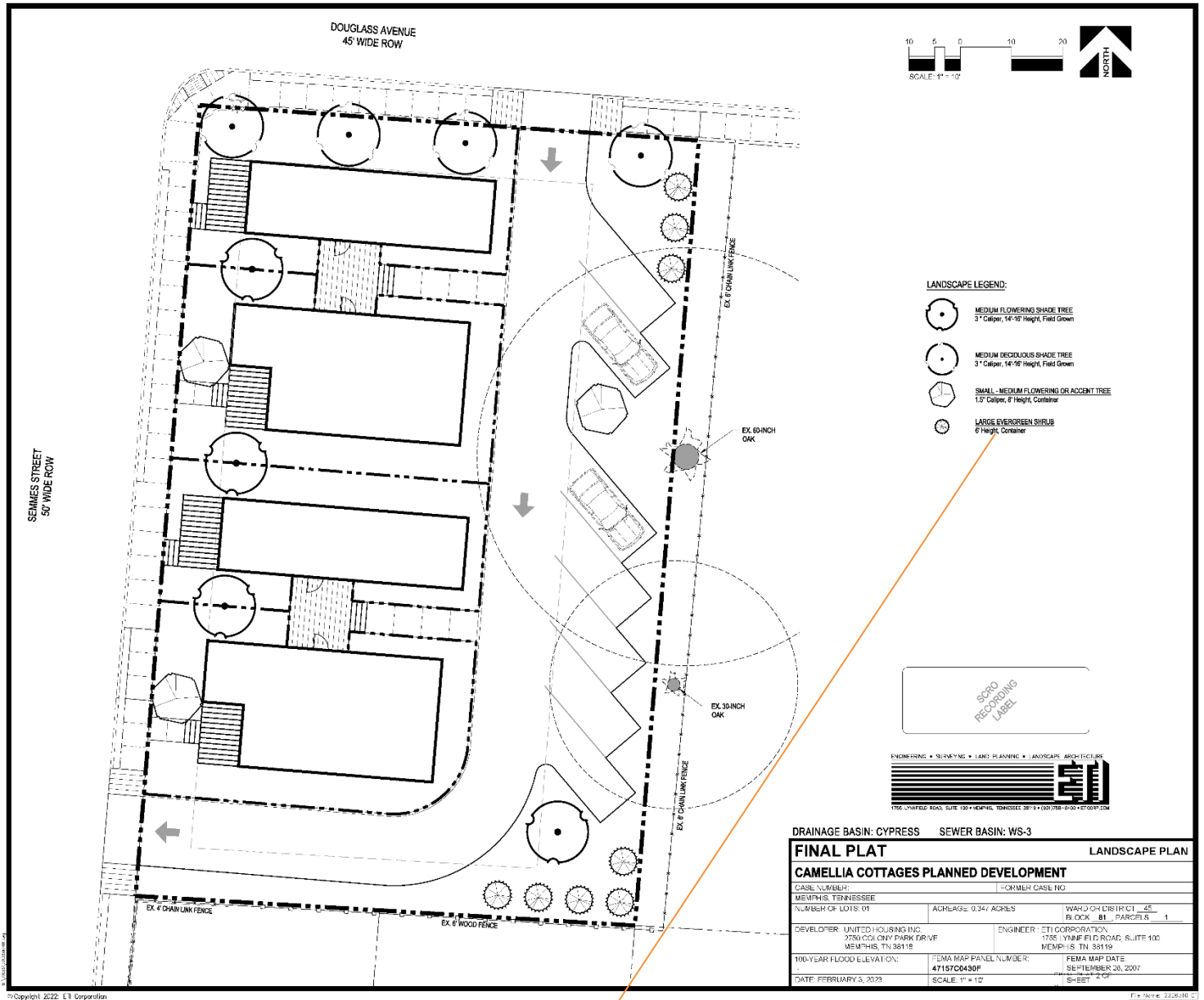
#### **OUTLINE PLAN CONDITIONS**

- I. USES PERMITTED
  - A. ALL USES AS PERMITTED IN THE RU-1 ZONING DISTRICT
- II. BULK REGULATIONS
  - A. BUILDING HEIGHT SHALL NOT EXCEED TWO STORIES.
  - B. MINIMUM BUILDING SETBACK
    1. SEMMES STREET – 10 FEET
    2. DOUGLAS AVENUE – 10 FEET
    3. SIDE YARD SETBACK – 4 FEET
    4. REAR YARD SETBACK – 20 FEET
  - C. MINIMUM LOT SIZE – 1,568 SQUARE FEET.
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- III. PARKING, ACCESS, AND CIRCULATION
  - A. A MAXIMUM OF TWO CURB CUTS ARE PERMITTED; ONE ON DOUGLAS AVENUE AND ONE ON SEMMES STREET.
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  - C. THE CITY ENGINEER SHALL APPROVE THE DESIGN AND LOCATION OF THE CURB CUT. C. INTERNAL CIRCULATION BETWEEN ADJACENT PHASES, LOTS, AND SECTIONS SHALL BE PROVIDED.
  - D. THE MINIMUM SIGHT DISTANCE AND GEOMETRY REQUIREMENTS FOR PUBLIC STREETS SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
  - E. ALL REQUIRED PARKING SHALL BE AS ILLUSTRATED ON THE FINAL PLAT. NO PARKING SHALL BE ALLOWED ON ANY ADJACENT LOTS OR PARCELS.
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  - A. LANDSCAPING SHALL BE PROVIDED AS ILLUSTRATED IN THE SITE PLAN AND LANDSCAPE PLAN.
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  - A. LIGHTING SHALL BE DIRECTED TO NOT GLARE ONTO ADJACENT PROPERTY OR TRAFFIC ON SEMMES STREET OR DOUGLAS AVENUE.


- VI. SIGNS AND MAILBOXES
  - A. SIGNS SHALL COMPLY WITH THE RU-1 DISTRICT REGULATIONS.
  - B. EACH HOME SHALL HAVE ITS OWN MAILBOX.
- VII. DRAINAGE AND PROPERTY OWNERS ASSOCIATION
  - A. THE PROJECT'S DESIGN OF STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL FOLLOW THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL." DRAINAGE EASEMENTS AND/OR IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
  - B. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE AND NO EASEMENTS WILL BE ACCEPTED.
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- VIII. THE LAND USE CONTROL BOARD MAY MODIFY THE BULK, ACCESS, PARKING, LANDSCAPING AND SIGN REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOARD HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION, FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE APPROPRIATE GOVERNING BODIES.
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  - C. THE EXACT LOCATION AND DIMENSIONS, INCLUDING HEIGHT OF ALL BUILDING OR BUILDABLE AREAS, PARKING AREAS, DRIVES, LOADING SPACES AND FACILITIES, ELEVATIONS, REQUIRED LANDSCAPING, TRASH RECEPTACLES AND SIGNS, ETC...


- D. THE NUMBER OF PARKING SPACES.
- E. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE, OF ANY EASEMENT.
- F. A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- G. THE 100-YEAR FLOOD ELEVATION.
- H. A LIGHTING PLAN DETAILING THE LOCATION, HEIGHT, STYLE, DIRECTION, ETC. OF ALL OUTDOOR LIGHTING AND A PHOTOMETRIC PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW AND APPROVAL BY THE DIVISION OF PLANNING AND DEVELOPMENT.


LANDSCAPE PLAN




**LANDSCAPE LEGEND:**

- 

**MEDIUM FLOWERING SHADE TREE**  
 3" Caliper, 14'-16' Height, Field Grown
- 

**MEDIUM DECIDUOUS SHADE TREE**  
 3" Caliper, 14'-16' Height, Field Grown
- 

**SMALL - MEDIUM FLOWERING OR ACCENT TREE**  
 1.5" Caliper, 8' Height, Container
- 

**LARGE EVERGREEN SHRUB**  
 6' Height, Container

**ELEVATIONS**



**FRONT ELEVATION**  
 NOT TO SCALE

**SIDE ELEVATION**  
 NOT TO SCALE



**REAR ELEVATION**  
 NOT TO SCALE



**SIDE ELEVATION**  
 NOT TO SCALE



**EXAMPLE OF MERIGOLD COTTAGE**

**EXTERIOR BUILDING MATERIALS**

- SIDING - HARDIPANEL
- ROOF - 26 GA. GALVANIZED METAL ROOFING
- TRIM - HARDITRIM
- FRONT PORCH DECKING - TREX BOARDS
- SIDE ENTRANCE DECKING - TREX BOARDS



DRAINAGE BASIN: CYPRESS      SEWER BASIN: WS-3

**FINAL PLAT      MERIGOLD COTTAGE ELEVATIONS**

<b>CAMELLIA COTTAGES PLANNED DEVELOPMENT</b>		
CASE NUMBER:	FORMER CASE NO:	
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45
		BLOCK: 31, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118	ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:
-	47157G0430P	SEPTEMBER 28, 2007
DATE: FEBRUARY 3, 2023	SCALE: N.T.S.	SHEET 3 OF 6

**Liberty**  
 HOUSE PLANS



**FRONT ELEVATION**  
 NOT TO SCALE



**SIDE ELEVATION**  
 NOT TO SCALE



**REAR ELEVATION**  
 NOT TO SCALE



**SIDE ELEVATION**  
 NOT TO SCALE



**EXAMPLE OF EVENING ROSE HOUSE**

**EXTERIOR BUILDING MATERIALS**

- SIDING - HARDIPANEL
- ROOF - 26 GA. GALVANIZED METAL ROOFING
- TRIM - HARDITRIM
- FRONT PORCH DECKING - TREX BOARDS
- SIDE ENTRANCE DECKING - TREX BOARDS



DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

FINAL PLAT		EVENING ROSE HOUSE ELEVATIONS	
<b>CAMELLIA COTTAGES PLANNED DEVELOPMENT</b>			
CASE NUMBER:		FORMER CASE NO.:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 91	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1722 LYNFIELD ROAD, SUITE 103 MEMPHIS, TN 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:	
-	4715704930F	SEPTEMBER 28, 2007	
DATE: FEBRUARY 3, 2023	SCALE: N.T.S.	SHEET: 4 OF 8	

**Liberty**  
 HOUSE PLANS

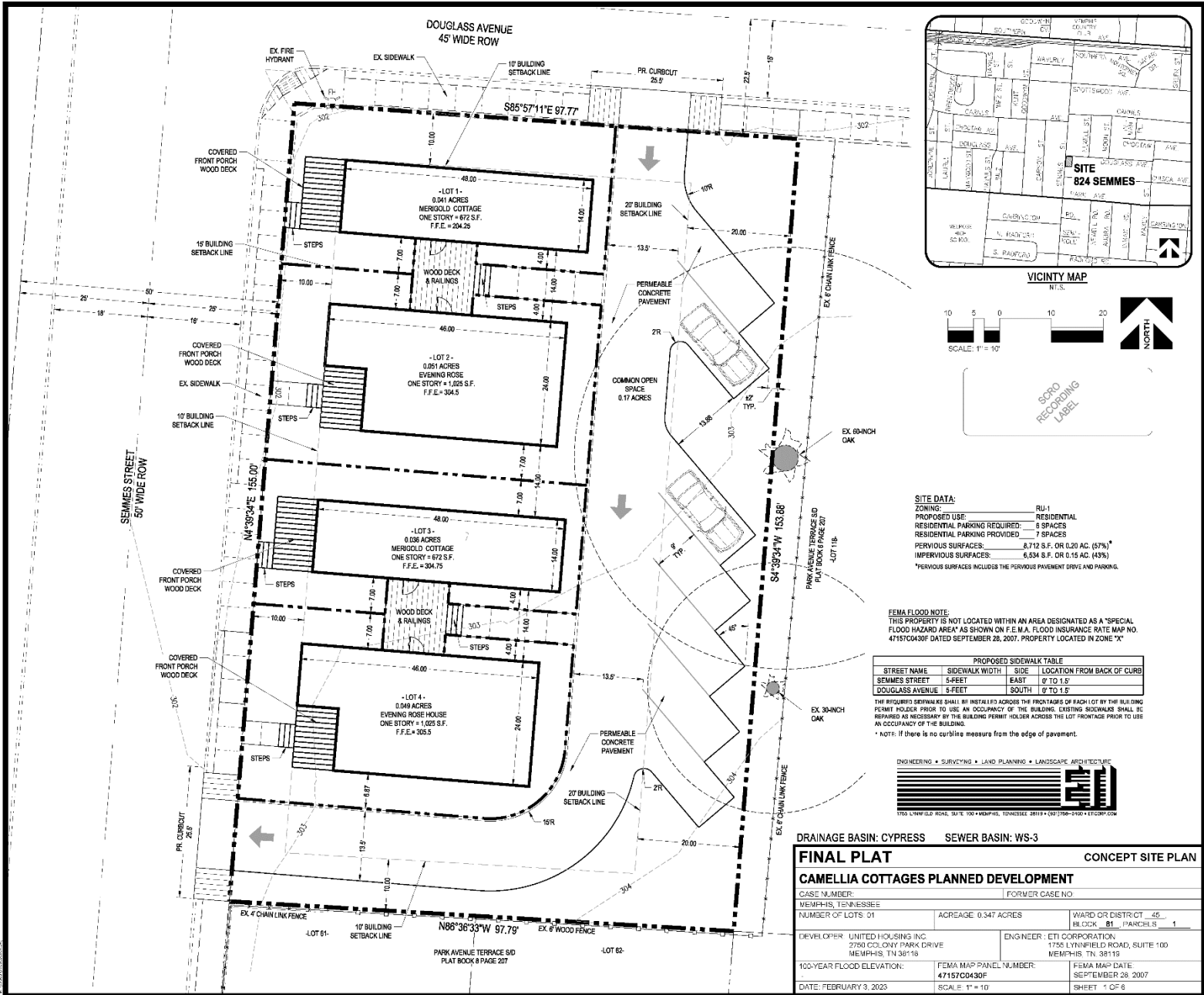
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File Name: 220310E2



CONCEPT PLAN



## **STAFF ANALYSIS**

### **Request**

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

The request is for a planned development of a four-lot single-family detached development called the Camellia Cottages Planned Development.

### **Applicability**

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

#### *4.10.2 Applicability*

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

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

### **General Provisions**

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

#### *4.10.3 General Provisions*

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

contained in this Chapter.

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

### **Residential Criteria**

Staff agrees the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met.

#### **4.10.4 Planned Residential Developments**

*In addition to the standards and criteria set forth in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:*

- A. **Formal Open Space**  
*A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.*
- B. **Accessibility of Site**  
*All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.*
- C. **Off-Street Parking**  
*Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.*
- D. **Pedestrian Circulation**  
*The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.*
- E. **Privacy**  
*The planned residential development shall provide reasonable visual and acoustical privacy for*

*dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.*

**F. Distance Requirements**

*Where minimum distance requirements are provided between single family residential zoning districts and certain stipulated uses in this Code, the single-family residential areas of planned developments shall be considered zoned residential.*

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

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

**Site Description**

The subject property is +/-0.347 acres located at the southeast corner of Semmes Street and Douglass Avenue. The site is vacant land, and per the Assessor of Property website consists of Lots 119 and 120 of the Park Avenue Terrace Subdivision (unavailable through the Register of Deeds webpage). There are existing curb cuts along Semmes Street and Douglass Avenue. The Semmes Street curb cuts are remnants from a residential property visible on Google Street View in 2011 and 2012. Two oak trees exist just outside the rear property line. An existing chain link fence is also in the rear and along the southern property line.

**Site Plan Review**

- Four detached single-family cottages are proposed
- Two of the cottages are 672 sf; the other two are 1072 sf
- Each home is one-story with a covered front porch
- Front setbacks are 10 and 15 feet; side setbacks range from 4 to 10 feet
- Outline plan conditions for the permitted use and signage follow the RU-1 District
- Lots sizes range from 0.036 to 0.051 acres or 1,568 to 2,222 square feet
- Lot widths range from 28 to 37.87 sf therefore the seven parking spaces exceed parking regulations
- Landscaped areas make up 0.144 acres (6,277 sf) of the entire site
- Access and parking area are in line with the cottage housing type
- One-way access to rear parking begins at Douglass Avenue and exits onto Semmes Street
- A homeowners' association will be established for maintenance of the common open space

**Conclusions**

ETI Corporation requests a planned development at the southeast corner of Semmes Street and Douglass Avenue, 824 Semmes Street.

Four single-family cottage-style homes are proposed to face Semmes Street with onsite parking situated in the rear.

The proposed project activates a vacant lot and serves as infill development in an established residential area.

The project also seeks to increase availability of quality affordable housing, as United Housing, Inc. is a local nonprofit that encourages homeownership and financial independence in the low-to-moderate-income community.

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

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

**RECOMMENDATION**

Staff recommends approval with outline plan conditions.

**DEPARTMENTAL COMMENTS**

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

**City/County Engineer:** See comments as follows:

**CITY ENGINEERING COMMENTS - 3**      **DATE: 3/2/2023**

**CASE: PD-23-002                      NAME: MESSICK BUNTYN; 824 Semmes St**

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

**Sewers:**

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

**Roads:**

4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
6. On street parking not guaranteed.

**Traffic Control Provisions:**

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

**Curb Cuts/Access:**

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

12. Replace sidewalks with 5' sidewalks with grass strip or 6' sidewalks without grass strip.

**Drainage:**

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

**General Notes:**

16. The width of all existing off-street sewer easements shall be widened to meet current city standards.
17. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.
18. All connections to the sewer shall be at manholes only.
19. Required landscaping shall not be placed on sewer or drainage easements.

**City/County Fire Division:** See comments as follows:

Reviewed by: J. Stinson

Address or Site Reference: 824 Semmes

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

**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 comments as follows:

Site Address/Location: 824 Semmes Street

Overlay District/Historic District/Flood Zone: Not in any Overlay district, Historic district, or Flood zone.

Future Land Use Designation: Primarily Single-Unit Neighborhood (NS)

Street Type: Avenue

*The applicant is requesting the approval of a new planned development with the proposed unique standards and relief from setbacks, lot sizes and to subdivide the property.*

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

Primarily Single-Unit Neighborhood (NS) are residential neighborhoods consisting primarily of single-unit houses that are not near a Community Anchor. Graphic portrayal of NS is to the right.



### “NS” Form & Location Characteristics

Primarily detached, House scale buildings, Primarily residential, 1 – 3 stories; Beyond ½ mile from a Community Anchor

### “NS” Zoning Notes

Generally compatible with the following zone districts: R-E, R-15, R-10, R-8, R-6 in accordance with Form and characteristics listed above.

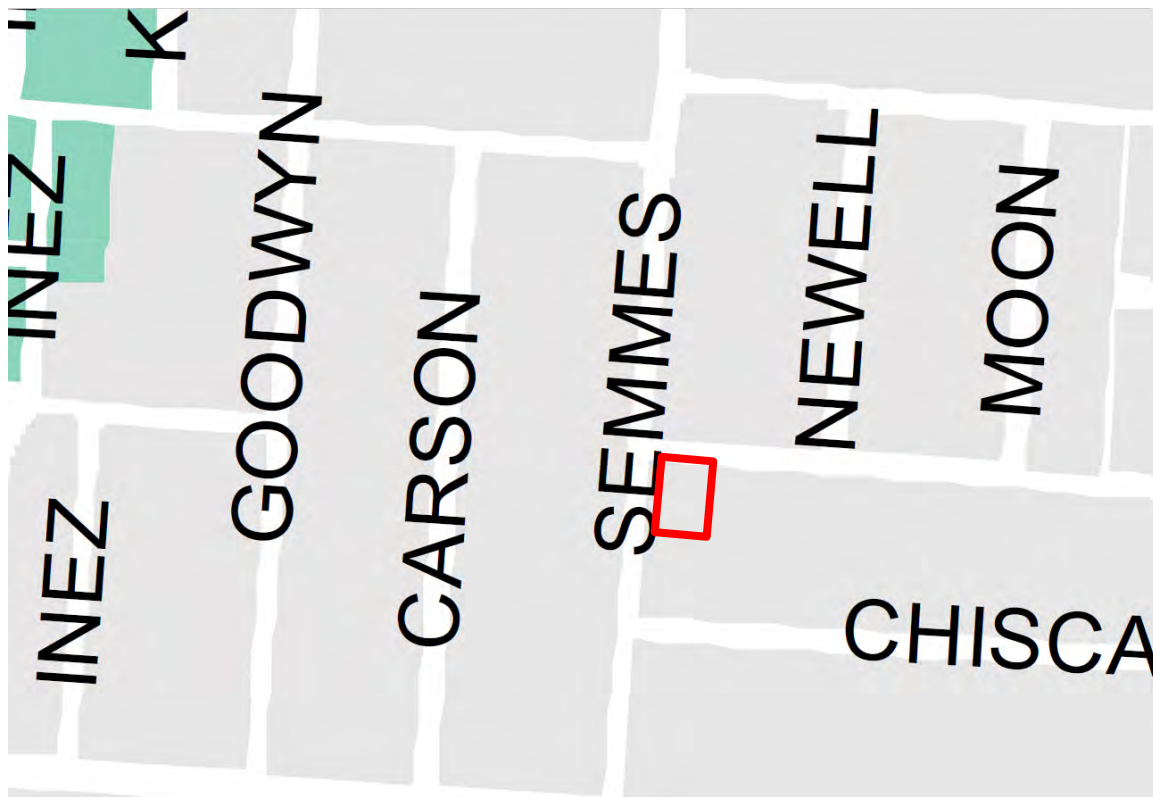
### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, RU-1

Adjacent Land Use and Zoning: Single-Family, Vacant, Institutional, RU-1, RU-3 and R-6

**Overall Compatibility:** *This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning.*

### 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

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

N/A

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

N/A

**Consistency Analysis Summary**

*The applicant is requesting the approval of a new planned development with the proposed unique standards and relief from setbacks, lot sizes and to subdivide the property.*

*This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning.*

**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**



## Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: February 2, 2023

Record Number: PD 2023-002

Expiration Date:

Record Name: Camellia Cottages PD

Description of Work: On behalf of United Housing, Inc, ETI Corporation is submitting a Planned Development development. United Housing is a local non-profit providing affordable and quality housing opportunities to people in Memphis through financial coaching, lending, renovating existing single-family homes, or building new homes for families.

The Applicant proposes to redevelop the .347 acre under-utilized vacant lot located at 824 Semmes Street, by building four thoughtfully designed detached single-family homes that respect adjacent homes' size and historical identity. The suitability of the requested standards is to accommodate four homes facing Semmes Street with applicable parking in the rear of the lot. The site is zoned RU-1 and is guided as Primarily Single-Unit Neighborhood, according to Memphis 3.0. To accommodate the new homes, a request to get relief from setbacks, lot sizes and to subdivide the property, the approval of a new planned development with the proposed unique standards to ensure a cohesive neighborhood feel is being sought.

Parent Record Number:

---

**Address:**

38111

**Owner Information**

Primary Owner Name

Y UNITED HOUSING INC

Owner Address

Owner Phone

2750 COLONY PARK DR, MEMPHIS, TN 38118

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**Parcel Information**

045081 00001

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**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner Brett Ragfsdale

Date of Meeting 10/20/2022

Pre-application Meeting Type -

**GENERAL PROJECT INFORMATION**

Planned Development Type New Planned Development (PD)

Previous Docket / Case Number N/A

Medical Overlay / Uptown No

If this development is located in unincorporated Shelby County, is the tract at least three acres? N/A

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

Is this application in response to a citation, stop work order, or zoning letter No

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

This planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment in the adjacent properties and benefit the adjacent properties and uses.

UDC Sub-Section 9.6.9B

The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of affordable residential homes. Pedestrian pathways and sidewalks help connect single-family homes to the streets and better connect homeowners to the surrounding amenities in the area.

UDC Sub-Section 9.6.9C

Water, sewer, and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9D

This project will not result in the loss or damage of any natural, scenic, or historical significance. Significant design strides were taken to ensure the best possible livability of the large trees located on the easterly side of the property.

UDC Sub-Section 9.6.9E

The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of residential uses.

UDC Sub-Section 9.6.9F

The assimilation of uses is often necessary to help preserve, protect, and improve property values for future development. The affordable residential project is a straightforward development to assimilate into the neighborhood for what is now a vacant lot. The proposed plan also meets the intent and purpose of the primarily single-family residential as guided by Memphis 3.0. Primarily residential.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed residential uses are consistent with the surrounding uses and will continue to drive investment in the neighborhood. Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed residential development. The proposed sewer system will be designed as required by Memphis/Shelby Engineering guidelines. Engineered construction documents shall be submitted for approval once the planned development is approved.

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

This project will be a high-quality residential development and will not create any inconsistencies with the public interest. Access will be provided from a one-way drive originating on Douglas Avenue and exiting onto Semmes Street.

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

**GENERAL PROVISIONS**

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

This PD would allow single-family homes with reduced setbacks and lot sizes to be permitted within the Planned Development at the proposed location. In addition, the size of the lot creates an optimal opportunity for a residential layout which makes the structure arrangement compatible with adjacent properties and seamlessly transitions into the surrounding uses.

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

The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

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

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

**GIS INFORMATION**

Central Business Improvement District	No
Case Layer	-
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	RU-1
State Route	-
Lot	119&120
Subdivision	PARK AVE TERRACE
Planned Development District	-
Wellhead Protection Overlay District	Yes

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
ETI CORPORATION	APPLICANT

Address

Phone

(901)383-3250

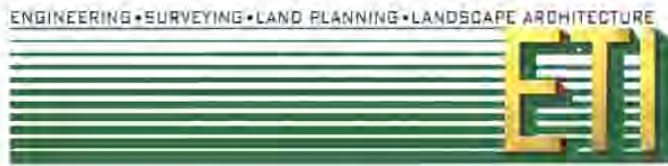
**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1446210	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	02/02/2023
1446210	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	02/02/2023

Total Fee Invoiced: \$1,539.00

Total Balance: \$0.00

LETTER OF INTENT



**PRINCIPALS**

Mathew D. Wolfe  
Christopher E. Perry  
Douglas M. Baker  
Steve R. Hooper  
Dr. David M. Docauer

February 3, 2023

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

RE: Letter of Intent and Justification  
Application for Camellia Cottages Planned Development 824 Semmes Street, Memphis

On behalf of United Housing, Inc. ETI Corporation is submitting a Planned Development development. United Housing is a local non-profit providing affordable and quality housing opportunities to people in Memphis through financial coaching, lending, renovating existing single-family homes, or building new homes for families.

The Applicant proposes to redevelop the .347 acre under-utilized vacant lot by building four thoughtfully designed detached single-family homes that respect adjacent homes' size and historical identity. The suitability of the requested standards is to accommodate four homes facing Semmes Street with applicable parking in the rear of the lot. The site is zoned RU-1 and is guided as Primarily Single-Unit Neighborhood, according to Memphis 3.0. To accommodate the new homes, a request to get relief from setbacks, lot sizes and to subdivide the property, the approval of a new planned development with the proposed unique standards to ensure a cohesive neighborhood feel is being sought.

**Proposed Bulk Standards**

As proposed, four lots ranging in size from 1,568 sf to 2,221 sf would accommodate the building of four single-family homes of two different designs (672 square feet and 1,025 square feet). Common open space areas, which the creation of a Homeowners Association will maintain, account for the parking areas along with the sidewalks from the parking area and the wood deck railings areas. The single-family homes would be separated by 14 feet (4-7-foot side yards). Ten-foot front yard setbacks allow the homes to be placed closer to the sidewalk, creating a more pedestrian-friendly feel. Access to the development will be accommodated with a one-way entrance from Douglas Avenue. Currently, a chain link fence separates the proposed parking lot from the existing church-overflow lot on the property's east side. Pedestrian pathways and sidewalks help connect the single-family homes to the streets and will better connect homeowners to surrounding amenities in the area. The site will conform to all building development standards as proposed in the outline plan to ensure neighborhood compatibility like the other residential uses adjacent to this project. The building materials include hardiepanel, metal roofs, and Trex board decking.

**This project meets the following Planned Development General Provisions in UDC Section 4.10.3 and 4.10.2**

The proposed development will not unduly injure or damage the use, value, and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the City and County's current development policies and plans. The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the

zoning and land use plans. In addition, the proposed residential uses are consistent with the surrounding uses and will continue to drive investment in the neighborhood.

**An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrently with the development.** Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed residential development. The proposed sewer system will be designed as required by Memphis/Shelby Engineering guidelines. Engineered construction documents shall be submitted for approval once the planned development is approved.

**The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses...** (see UDC sub-section 4.10.3C). This project will be a high-quality residential development and will not create any inconsistencies with the public interest. Access will be provided from a one-way drive originating on Douglas Avenue and exiting onto Semmes Street.

**Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and are not inconsistent with the public interest.** This PD would allow single-family homes with reduced setbacks and lot sizes to be permitted within the Planned Development at the proposed location. In addition, the size of the lot creates an optimal opportunity for a residential layout which makes the structure arrangement compatible with adjacent properties and seamlessly transitions into the surrounding uses.

**Homeowners' associations or some other responsible party shall be required to maintain any and all common open spaces and/or common elements.** The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

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

**This planned development meets the following 4.10.5 objectives:**

**Screening** When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies. Currently, a chain link fence separates the proposed parking lot from the existing church-overflow lot located on the east side of the property.

**Display of Merchandise** All business, manufacturing, and processing shall be conducted. All merchandise and materials shall be displayed and stored within a completely enclosed building or within an open area that is thoroughly screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure. This requirement is not applicable to the proposed development.

**Accessibility** The site shall be accessible from the proposed street network in the vicinity, which will be adequate to carry the anticipated traffic of the proposed development. In



February 3, 2023  
Page 3 of 5

**addition, the streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development. The planned development and site plan meet this requirement and objective.**

**Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise.** Objectional views and noises are not anticipated with this development. Currently, a chain link fence separates the proposed parking lot from the existing church-overflow lot on the property's east side.

**This planned development meets the following UDS Section 9.6.9 objectives:**

**A. The project will not have a substantial or undue adverse effect upon adjacent property, neighborhood character, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare.** As described above, the planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment in the adjacent properties and benefit the adjacent properties and uses.

**B. The project will be constructed, arranged, and operated to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.** The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of affordable residential homes. Pedestrian pathways and sidewalks help connect single-family homes to the streets and better connect homeowners to the surrounding amenities in the area.

**C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will provide adequately for such services.** As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

**D. The project will not result in the destruction, loss, or damage of any feature determined by the governing bodies to be of significant natural, scenic, or historical importance.** As stated earlier, this project will not result in the loss or damage of any natural, scenic, or historical significance. Significant design strides were taken to ensure the best possible livability of the large trees located on the easterly side of the property.

**E. The project complies with all additional standards imposed by any particular provisions authorizing such use.** The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of residential uses.

**F. The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for the development of the adjacent properties.** The assimilation of uses is often necessary to help preserve, protect, and improve property values for future development. The affordable residential project is a straightforward development to assimilate into the neighborhood for what is now a vacant lot. The proposed plan also meets the

intent and purpose of the primarily single-family residential as guided by Memphis 3.0. Primarily residential

**G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or public facilities and ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.** The proposed conditions ensure compatibility and maximize the buildability of the property. Additional reasonable conditions may be considered which are not detrimental to the projects.

**H. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii).** The review body may not take into account any environmental or health concerns. Not applicable to this proposed planned development.

**4.10.4 Planned Residential Developments** In addition to the standards and criteria outlined in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:

**A. Formal Open Space** A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. Not applicable to this proposed development.

**B. Accessibility of Site** All proposed streets and driveways are adequate to serve the planned residential development's residents, occupants, visitors or other anticipated traffic.

**C. Off-Street Parking** Off-street parking will be conveniently accessible to all dwelling units.

**D. Pedestrian Circulation** The pedestrian circulation system and walkways are separated from the vehicular street system to provide an appropriate degree of separation of pedestrian and vehicular movement. Pedestrian pathways and sidewalks help connect the single-family homes to the streets and will better connect homeowners to surrounding amenities in the area.

**E. Privacy** The planned development provides reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development based on the structural and architectural design of the site.

We are requesting support and approval for this planned development. This will ensure that the Applicant may repurpose the vacant property into a much-needed affordable housing single-family development. Please get in touch with me if we can provide additional information or respond to any questions you have concerning this application at [aarchambeau@eticorp.com](mailto:aarchambeau@eticorp.com) or 320-267-4411.

With best regards,

ETI CORPORATION

**SIGN AFFIDAVIT**

**AFFIDAVIT**

*Shelby County  
State of Tennessee*

*I, Douglas M. Baker / ETI Corporation, being duly sworn, depose and say that at 11:35 AM am/pm on the 10th day of February, 2023, I posted 1 Public Notice Sign(s) pertaining to Case No. PD 2023-02 at 824 Semmes Street, providing notice of a Public Hearing before the X Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (X Planned Development, Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.*

*Douglas M. Baker*

*Owner, Applicant or Representative*

2/10/23

*Date*

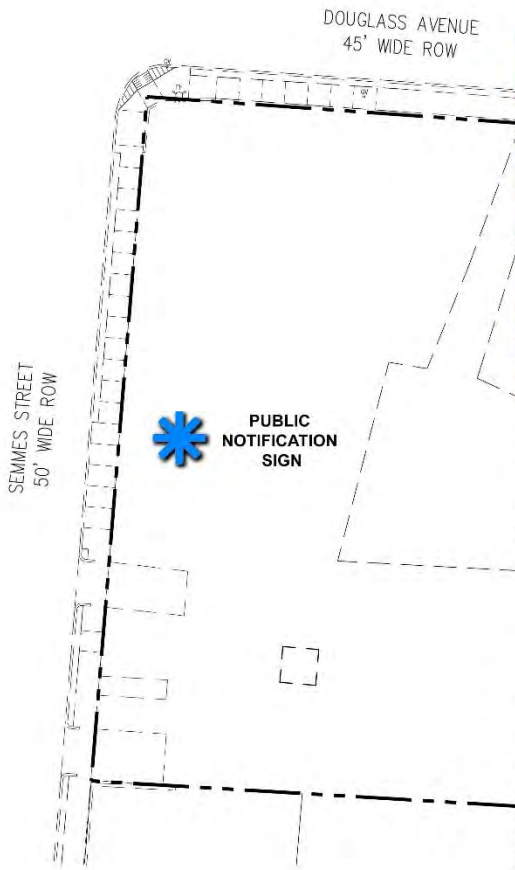
*Subscribed and sworn to before me this 10th day of February 2023.*

*Janet M Smith*

*Notary Public*

*My commission expires: My Comm. Exp. March 28, 2026*





PUBLIC NOTICE SIGN POSTING

CASE NO. PD 2023-002  
CAMELLIA COTTAGES P.D.

2-10-23

**LETTERS RECEIVED**

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



## Record Summary for Planned Development

### Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: February 2, 2023

Record Number: PD 2023-002

Expiration Date:

Record Name: Camellia Cottages PD

**Description of Work:** On behalf of United Housing, Inc, ETI Corporation is submitting a Planned Development development. United Housing is a local non-profit providing affordable and quality housing opportunities to people in Memphis through financial coaching, lending, renovating existing single-family homes, or building new homes for families.

The Applicant proposes to redevelop the .347 acre under-utilized vacant lot located at 824 Semmes Street, by building four thoughtfully designed detached single-family homes that respect adjacent homes' size and historical identity. The suitability of the requested standards is to accommodate four homes facing Semmes Street with applicable parking in the rear of the lot. The site is zoned RU-1 and is guided as Primarily Single-Unit Neighborhood, according to Memphis 3.0. To accommodate the new homes, a request to get relief from setbacks, lot sizes and to subdivide the property, the approval of a new planned development with the proposed unique standards to ensure a cohesive neighborhood feel is being sought.

Parent Record Number:

---

### Address:

38111

### Owner Information

Primary

Owner Name

Y

UNITED HOUSING INC

Owner Address

Owner Phone

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**Parcel Information**

045081 00001

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**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner	Brett Ragfsdale
Date of Meeting	10/20/2022
Pre-application Meeting Type	-

**GENERAL PROJECT INFORMATION**

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A	This planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment in the adjacent properties and benefit the adjacent properties and uses.
UDC Sub-Section 9.6.9B	The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of affordable residential homes. Pedestrian pathways and sidewalks help connect single-family homes to the streets and better connect homeowners to the surrounding amenities in the area.
UDC Sub-Section 9.6.9C	Water, sewer, and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9D

This project will not result in the loss or damage of any natural, scenic, or historical significance. Significant design strides were taken to ensure the best possible livability of the large trees located on the easterly side of the property.

UDC Sub-Section 9.6.9E

The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of residential uses.

UDC Sub-Section 9.6.9F

The assimilation of uses is often necessary to help preserve, protect, and improve property values for future development. The affordable residential project is a straightforward development to assimilate into the neighborhood for what is now a vacant lot. The proposed plan also meets the intent and purpose of the primarily single-family residential as guided by Memphis 3.0. Primarily residential.

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed residential uses are consistent with the surrounding uses and will continue to drive investment in the neighborhood. Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed residential development. The proposed sewer system will be designed as required by Memphis/Shelby Engineering guidelines. Engineered construction documents shall be submitted for approval once the planned development is approved.

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

This project will be a high-quality residential development and will not create any inconsistencies with the public interest. Access will be provided from a one-way drive originating on Douglas Avenue and exiting onto Semmes Street.

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



**GENERAL PROVISIONS**

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

This PD would allow single-family homes with reduced setbacks and lot sizes to be permitted within the Planned Development at the proposed location. In addition, the size of the lot creates an optimal opportunity for a residential layout which makes the structure arrangement compatible with adjacent properties and seamlessly transitions into the surrounding uses.

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

The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

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

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

**GIS INFORMATION**

Central Business Improvement District	No
Case Layer	-
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	RU-1
State Route	-
Lot	119&120
Subdivision	PARK AVE TERRACE
Planned Development District	-
Wellhead Protection Overlay District	Yes

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
ETI CORPORATION	APPLICANT

**Address**

**Phone**

(901)383-3250

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1446210	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	02/02/2023
1446210	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	02/02/2023

Total Fee Invoiced: \$1,539.00

Total Balance: \$0.00

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**Payment Information****Payment Amount**

\$1,539.00

**Method of Payment**

Credit Card

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

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

**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, AMY SCHAFTLEIN  \_\_\_\_\_, 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)

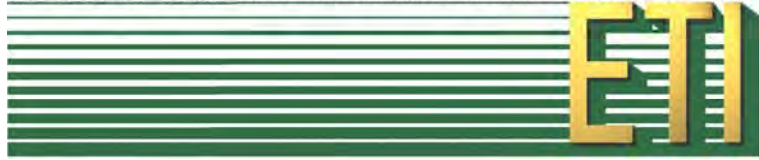
of the property located at 824 Semmes Street, Memphis TN 38111  
and further identified by Assessor's Parcel Number 045081 00001,  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 24<sup>th</sup> day of January in the year of 2023.

  
Signature of Notary Public



8-16-2026  
My Commission Expires



## PRINCIPALS

Mathew D. Wolfe  
 Christopher E. Perry  
 Douglas M. Baker  
 Steve R. Hooper  
 Dr. David M. Docauer

February 3, 2023

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

RE: Letter of Intent and Justification  
 Application for Camellia Cottages Planned Development 824 Semmes Street, Memphis

On behalf of United Housing, Inc, ETI Corporation is submitting a Planned Development development. United Housing is a local non-profit providing affordable and quality housing opportunities to people in Memphis through financial coaching, lending, renovating existing single-family homes, or building new homes for families.

The Applicant proposes to redevelop the .347 acre under-utilized vacant lot by building four thoughtfully designed detached single-family homes that respect adjacent homes' size and historical identity. The suitability of the requested standards is to accommodate four homes facing Semmes Street with applicable parking in the rear of the lot. The site is zoned RU-1 and is guided as Primarily Single-Unit Neighborhood, according to Memphis 3.0. To accommodate the new homes, a request to get relief from setbacks, lot sizes and to subdivide the property, the approval of a new planned development with the proposed unique standards to ensure a cohesive neighborhood feel is being sought.

### **Proposed Bulk Standards**

As proposed, four lots ranging in size from 1,568 sf to 2,221 sf would accommodate the building of four single-family homes of two different designs (672 square feet and 1,025 square feet). Common open space areas, which the creation of a Homeowners Association will maintain, account for the parking areas along with the sidewalks from the parking area and the wood deck railings areas. The single-family homes would be separated by 14 feet (4-7-foot side yards). Ten-foot front yard setbacks allow the homes to be placed closer to the sidewalk, creating a more pedestrian-friendly feel. Access to the development will be accommodated with a one-way entrance from Douglas Avenue. Currently, a chain link fence separates the proposed parking lot from the existing church-overflow lot on the property's east side. Pedestrian pathways and sidewalks help connect the single-family homes to the streets and will better connect homeowners to surrounding amenities in the area. The site will conform to all building development standards as proposed in the outline plan to ensure neighborhood compatibility like the other residential uses adjacent to this project. The building materials include hardiepanel, metal roofs, and Trex board decking.

### **This project meets the following Planned Development General Provisions in UDC Section 4.10.3 and 4.10.2**

**The proposed development will not unduly injure or damage the use, value, and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the City and County's current development policies and plans.** The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the

zoning and land use plans. In addition, the proposed residential uses are consistent with the surrounding uses and will continue to drive investment in the neighborhood.

**An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrently with the development+0.** Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed residential development. The proposed sewer system will be designed as required by Memphis/Shelby Engineering guidelines. Engineered construction documents shall be submitted for approval once the planned development is approved.

**The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C).** This project will be a high-quality residential development and will not create any inconsistencies with the public interest. Access will be provided from a one-way drive originating on Douglas Avenue and exiting onto Semmes Street.

**Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and are not inconsistent with the public interest.** This PD would allow single-family homes with reduced setbacks and lot sizes to be permitted within the Planned Development at the proposed location. In addition, the size of the lot creates an optimal opportunity for a residential layout which makes the structure arrangement compatible with adjacent properties and seamlessly transitions into the surrounding uses.

**Homeowners' associations or some other responsible party shall be required to maintain any and all common open spaces and/or common elements.** The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

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

**This planned development meets the following 4.10.5 objectives:**

**Screening When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies.** Currently, a chain link fence separates the proposed parking lot from the existing church-overflow lot located on the east side of the property.

**Display of Merchandise All business, manufacturing, and processing shall be conducted. All merchandise and materials shall be displayed and stored within a completely enclosed building or within an open area that is thoroughly screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure.** This requirement is not applicable to the proposed development.

**Accessibility The site shall be accessible from the proposed street network in the vicinity, which will be adequate to carry the anticipated traffic of the proposed development. In**

**addition, the streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development.** The planned development and site plan meet this requirement and objective.

**Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise.** Objectional views and noises are not anticipated with this development. Currently, a chain link fence separates the proposed parking lot from the existing church-overflow lot on the property's east side.

**This planned development meets the following UDS Section 9.6.9 objectives:**

**A. The project will not have a substantial or undue adverse effect upon adjacent property, neighborhood character, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare.** As described above, the planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment in the adjacent properties and benefit the adjacent properties and uses.

**B. The project will be constructed, arranged, and operated to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.** The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of affordable residential homes. Pedestrian pathways and sidewalks help connect single-family homes to the streets and better connect homeowners to the surrounding amenities in the area.

**C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will provide adequately for such services.** As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

**D. The project will not result in the destruction, loss, or damage of any feature determined by the governing bodies to be of significant natural, scenic, or historical importance.** As stated earlier, this project will not result in the loss or damage of any natural, scenic, or historical significance. Significant design strides were taken to ensure the best possible livability of the large trees located on the easterly side of the property.

**E. The project complies with all additional standards imposed by any particular provisions authorizing such use.** The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of residential uses.

**F. The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for the development of the adjacent properties.** The assimilation of uses is often necessary to help preserve, protect, and improve property values for future development. The affordable residential project is a straightforward development to assimilate into the neighborhood for what is now a vacant lot. The proposed plan also meets the

intent and purpose of the primarily single-family residential as guided by Memphis 3.0. Primarily residential

**G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or public facilities and ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.** The proposed conditions ensure compatibility and maximize the buildability of the property. Additional reasonable conditions may be considered which are not detrimental to the projects.

**H. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.** Not applicable to this proposed planned development.

**4.10.4 Planned Residential Developments In addition to the standards and criteria outlined in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:**

**A. Formal Open Space A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3.** Not applicable to this proposed development.

**B. Accessibility of Site** All proposed streets and driveways are adequate to serve the planned residential development's residents, occupants, visitors or other anticipated traffic.

**C. Off-Street Parking** Off-street parking will be conveniently accessible to all dwelling units.

**D. Pedestrian Circulation** The pedestrian circulation system and walkways are separated from the vehicular street system to provide an appropriate degree of separation of pedestrian and vehicular movement. Pedestrian pathways and sidewalks help connect the single-family homes to the streets and will better connect homeowners to surrounding amenities in the area.

**E. Privacy** The planned development provides reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development based on the structural and architectural design of the site.

We are requesting support and approval for this planned development. This will ensure that the Applicant may repurpose the vacant property into a much-needed affordable housing single-family development. Please get in touch with me if we can provide additional information or respond to any questions you have concerning this application at [aarchambeau@eticorp.com](mailto:aarchambeau@eticorp.com) or 320-267-4411.

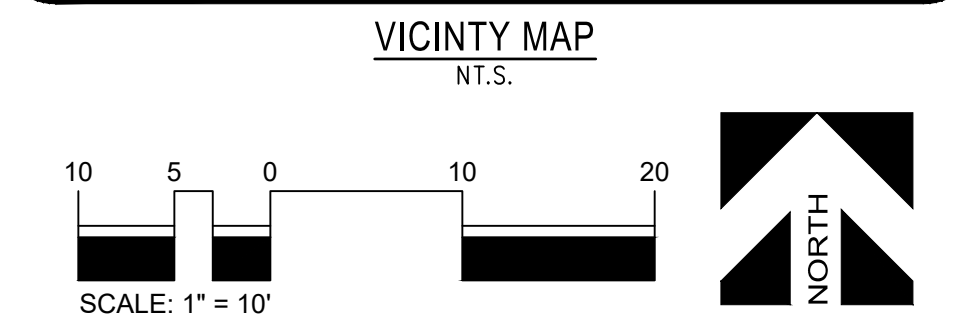
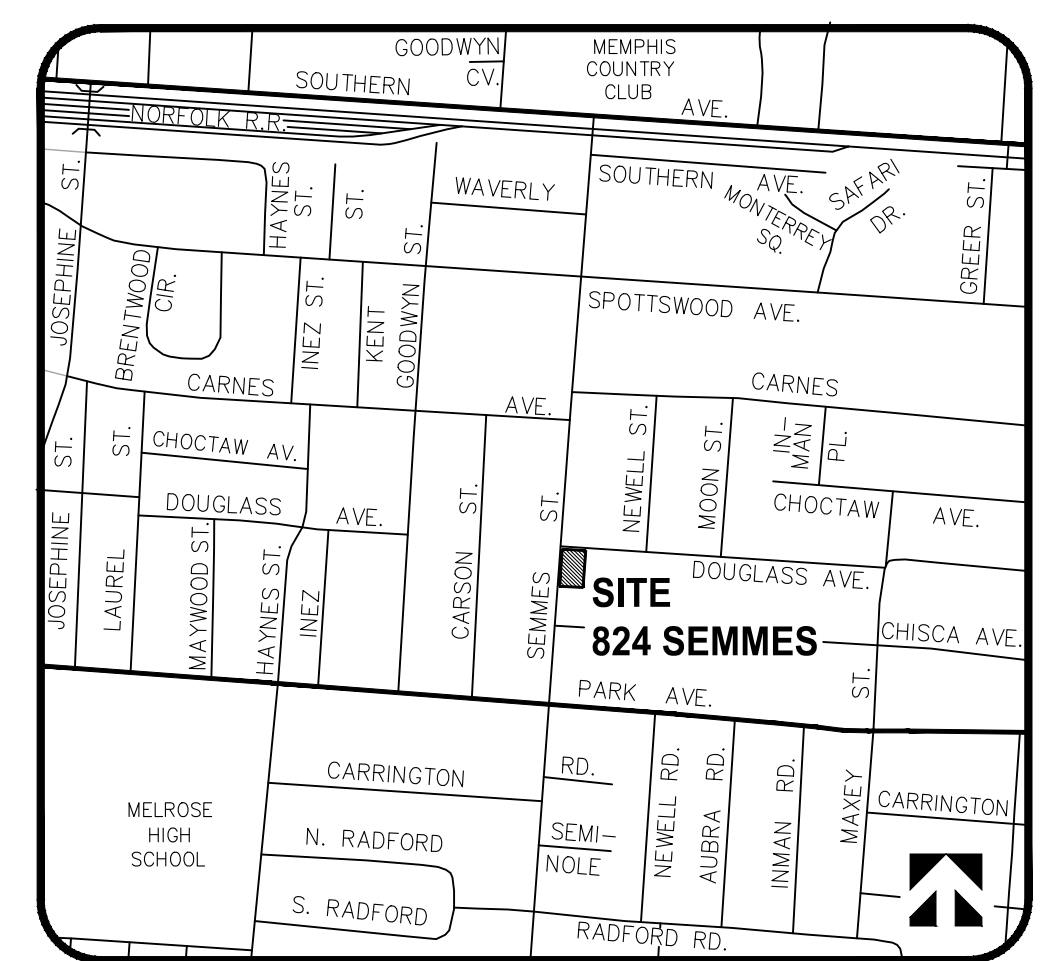
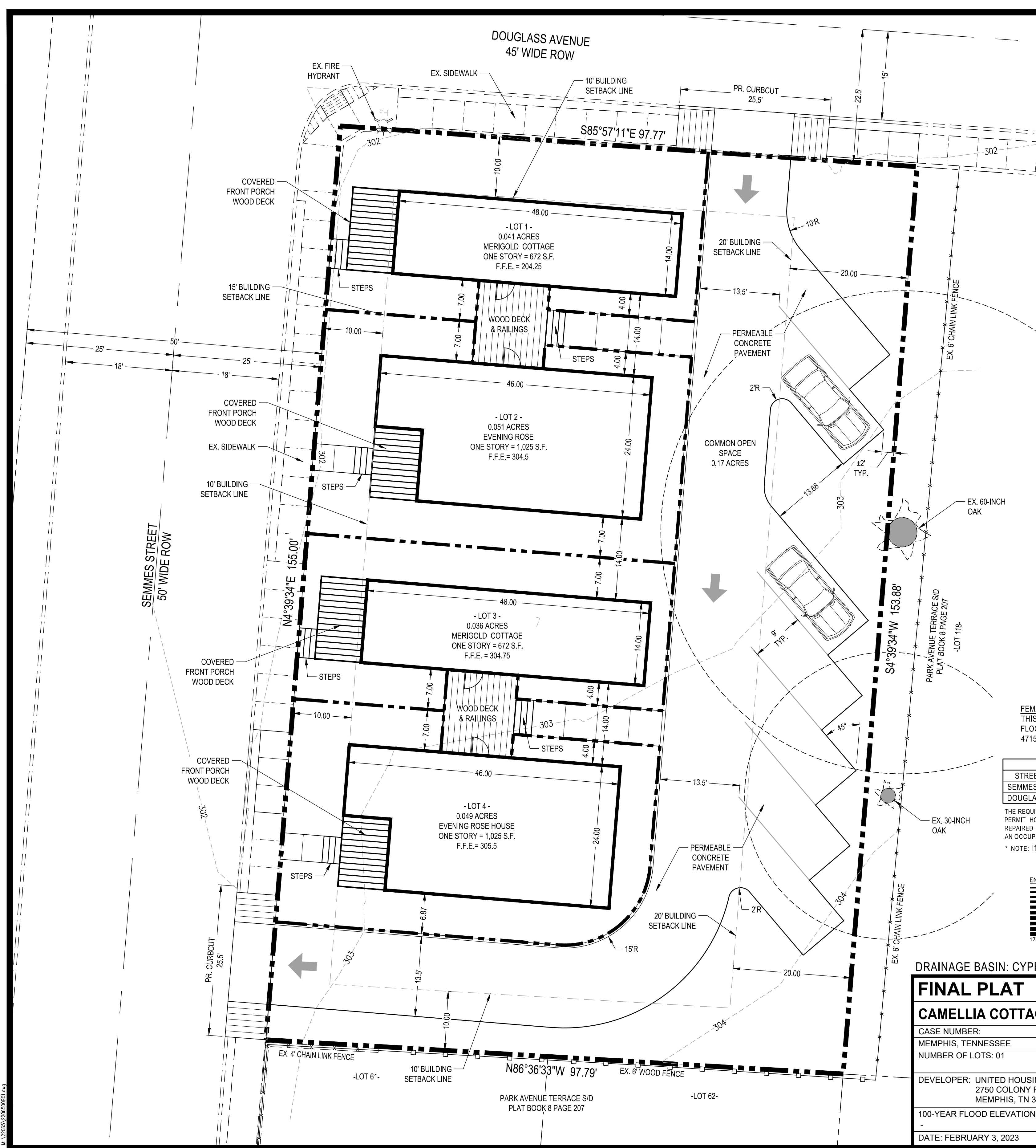
With best regards,

ETI CORPORATION

A handwritten signature in blue ink, consisting of a large, stylized initial 'A' followed by a cursive 'r' and a final loop.

Anita M. Archambeau, DPA AICP  
Urban Planner





SCRO RECORDING LABEL

**SITE DATA:**  
 ZONING: RU-1  
 PROPOSED USE: RESIDENTIAL  
 RESIDENTIAL PARKING REQUIRED: 6 SPACES  
 RESIDENTIAL PARKING PROVIDED: 7 SPACES  
 PERVIOUS SURFACES: 8,712 S.F. OR 0.20 AC. (57%)\*  
 IMPERVIOUS SURFACES: 6,534 S.F. OR 0.15 AC. (43%)  
 \*PERVIOUS SURFACES INCLUDES THE PERVIOUS PAVEMENT DRIVE AND PARKING.

**FEMA FLOOD NOTE:**  
 THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47157C0430F DATED SEPTEMBER 28, 2007. PROPERTY LOCATED IN ZONE "X"

PROPOSED SIDEWALK TABLE			
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM BACK OF CURB
SEMME STREET	5- FEET	EAST	0' TO 1.5'
DOUGLASS AVENUE	5- FEET	SOUTH	0' TO 1.5'

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

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

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)756-0400 • ETICORP.COM

DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

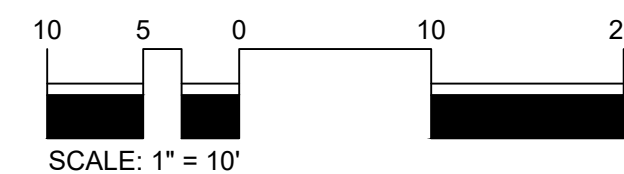
## FINAL PLAT

### CONCEPT SITE PLAN

## CAMELLIA COTTAGES PLANNED DEVELOPMENT



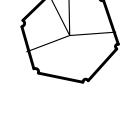

CASE NUMBER:		FORMER CASE NO.:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER: 47157C0430F	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: FEBRUARY 3, 2023	SCALE: 1" = 10'	SHEET 1 OF 6	

DOUGLASS AVENUE  
45' WIDE ROW




SEMMES STREET  
50' WIDE ROW

LANDSCAPE LEGEND:

-  MEDIUM FLOWERING SHADE TREE  
3" Caliper, 14'-16' Height, Field Grown
-  MEDIUM DECIDUOUS SHADE TREE  
3" Caliper, 14'-16' Height, Field Grown
-  SMALL - MEDIUM FLOWERING OR ACCENT TREE  
1.5" Caliper, 8' Height, Container
-  LARGE EVERGREEN SHRUB  
6' Height, Container



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

DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

<b>FINAL PLAT</b>		<b>LANDSCAPE PLAN</b>
<b>CAMELLIA COTTAGES PLANNED DEVELOPMENT</b>		
CASE NUMBER:		FORMER CASE NO:
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT <u>45</u> BLOCK <u>81</u> , PARCELS <u>1</u>
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119
100-YEAR FLOOD ELEVATION: -	FEMA MAP PANEL NUMBER: 47157C0430F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: FEBRUARY 3, 2023	SCALE: 1" = 10'	SHEET 2 OF 2

REF. FILENAME: M:\2206510F01.dwg



**FRONT ELEVATION**  
NOT TO SCALE



**SIDE ELEVATION**  
NOT TO SCALE



**REAR ELEVATION**  
NOT TO SCALE



**SIDE ELEVATION**  
NOT TO SCALE



**EXAMPLE OF MERIGOLD COTTAGE**

**EXTERIOR BUILDING MATERIALS**

- SIDING - HARDIPANEL
- ROOF - 26 GA. GALVANIZED METAL ROOFING
- TRIM - HARDITRIM
- FRONT PORCH DECKING - TREX BOARDS
- SIDE ENTRANCE DECKING - TREX BOARDS

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

DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

FINAL PLAT		MERIGOLD COTTAGE ELEVATIONS	
CAMELLIA COTTAGES PLANNED DEVELOPMENT			
CASE NUMBER:		FORMER CASE NO:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:	
-	47157C0430F	SEPTEMBER 28, 2007	
DATE: FEBRUARY 3, 2023	SCALE: N.T.S.	SHEET 3 OF 6	

**Liberty**  
HOUSE PLANS



**FRONT ELEVATION**  
NOT TO SCALE



**SIDE ELEVATION**  
NOT TO SCALE



**REAR ELEVATION**  
NOT TO SCALE



**SIDE ELEVATION**  
NOT TO SCALE



**EXAMPLE OF EVENING ROSE HOUSE**

**EXTERIOR BUILDING MATERIALS**

- SIDING - HARDIPANEL
- ROOF - 26 GA. GALVANIZED METAL ROOFING
- TRIM - HARDITRIM
- FRONT PORCH DECKING - TREX BOARDS
- SIDE ENTRANCE DECKING - TREX BOARDS

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

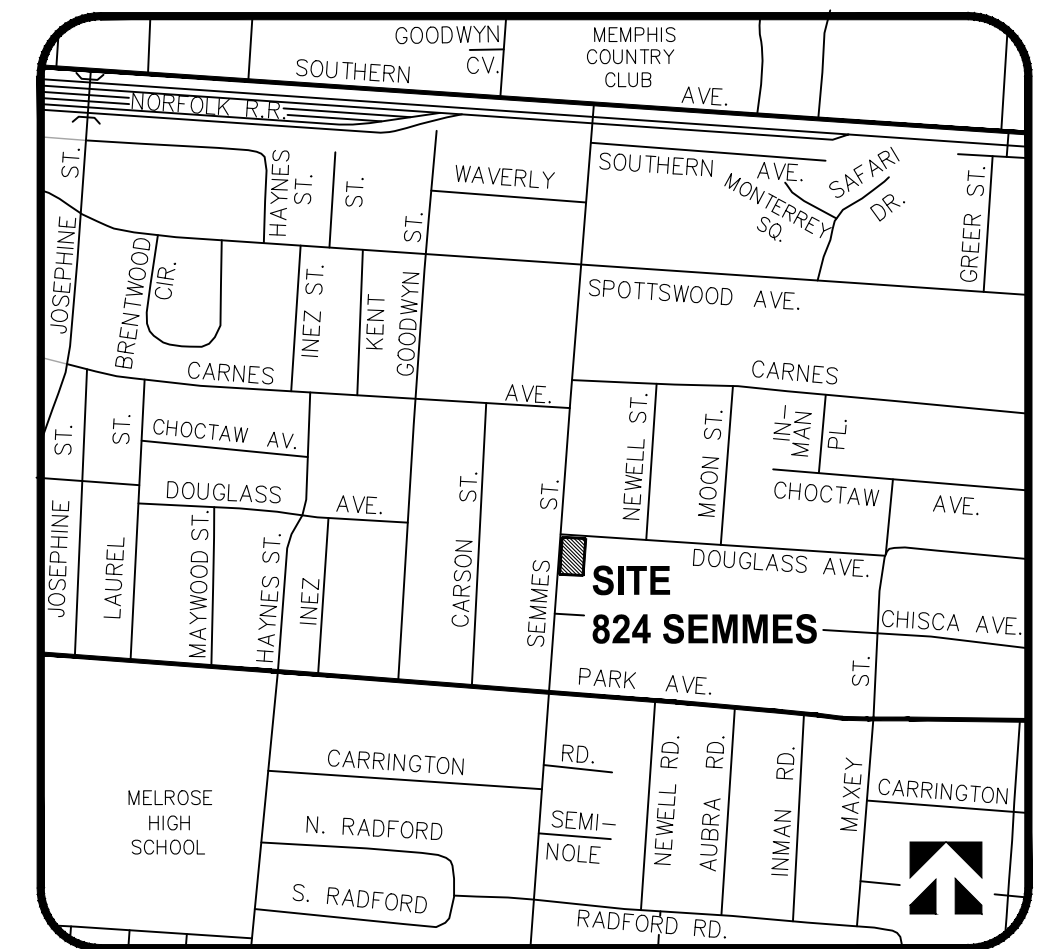
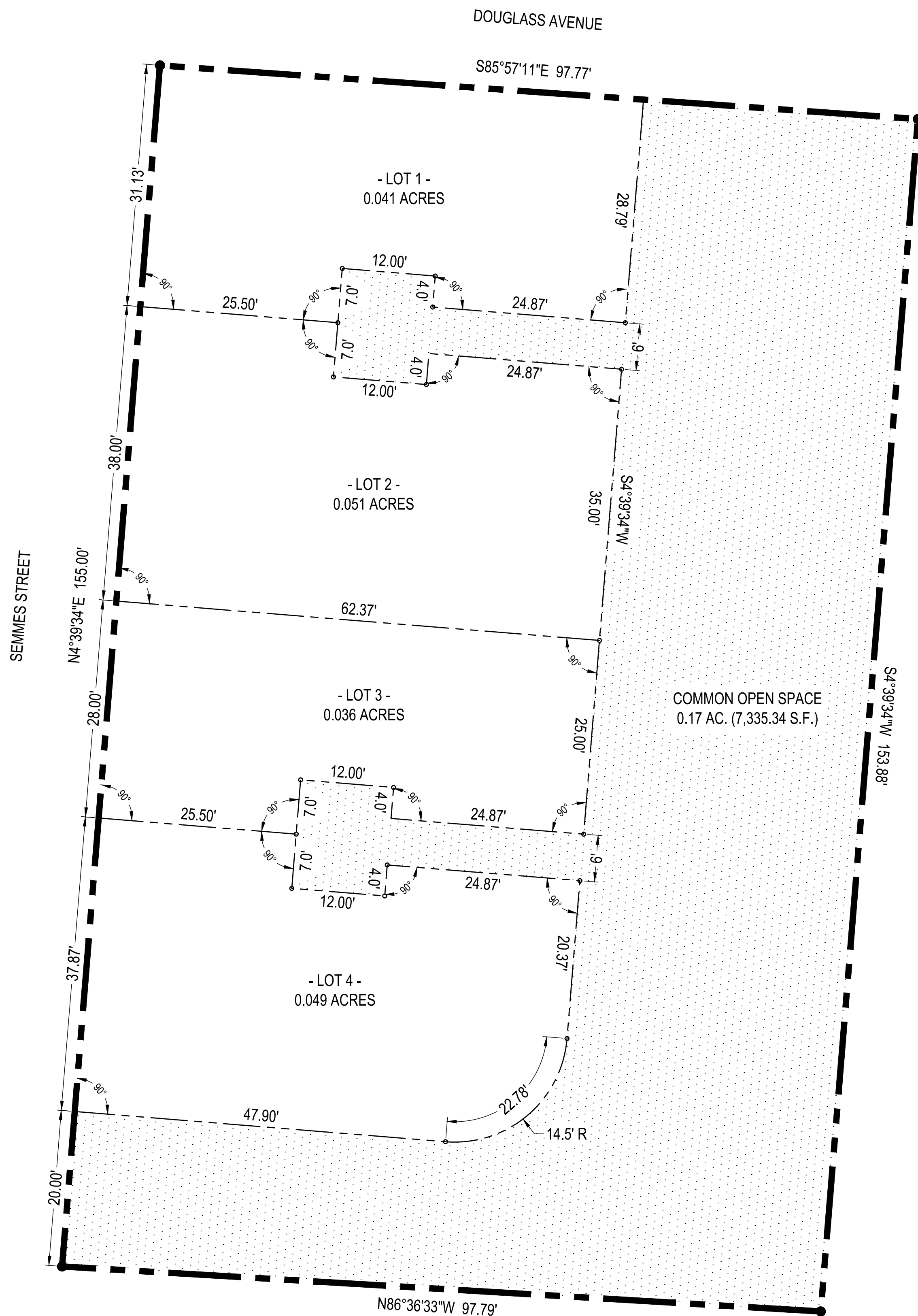


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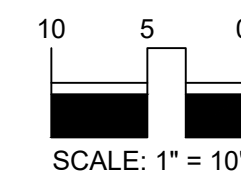
DRAINAGE BASIN: CYPRESS    SEWER BASIN: WS-3

FINAL PLAT		EVENING ROSE HOUSE ELEVATIONS	
<b>CAMELLIA COTTAGES PLANNED DEVELOPMENT</b>			
CASE NUMBER:		FORMER CASE NO:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
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**Liberty**  
HOUSE PLANS



VICINITY MAP  
N.T.S.



**BOUNDARY DESCRIPTION**

BEING A SURVEY OF THE UNITED HOUSING INC PROPERTY OF RECORD IN INSTRUMENT NUMBER 21078844 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET CHISEL MARK AT THE INTERSECTION OF THE SOUTH LINE OF DOUGLASS AVENUE (45' WIDE PUBLIC ROW) WITH THE EAST LINE OF SEMMES STREET (50' WIDE PUBLIC ROW), SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N 306617.35 E 783964.92;

THENCE S85°57'11"E ALONG SAID SOUTH LINE A DISTANCE OF 97.77 FEET TO THE NORTHWEST CORNER OF LOT 118, PARK AVENUE TERRACE SUBDIVISION (PLAT BOOK 8 PAGE 207), SAID POINT REFERENCED BY A FOUND 1/2" IRON PIN 0.23 FEET SOUTH;

THENCE S4°39'34"W ALONG THE WEST LINE OF SAID LOT 118 A DISTANCE OF 153.88 FEET TO A SET 1/2" IRON PIN AT THE NORTHEAST CORNER OF LOT 62;

THENCE N86°36'33"W ALONG THE NORTH LINE OF SAID LOT 62 AND THE NORTH LINE OF LOT 61 A TOTAL DISTANCE OF 97.79 FEET TO A SET CHISEL MARK ON THE EAST LINE OF SEMMES STREET;

THENCE N4°39'34"E ALONG SAID EAST LINE A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.3466 ACRES MORE OR LESS.

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DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

**PLOT PLAN** **BOUNDARY & LOT PLAN**

**CAMELLIA COTTAGES PLANNED DEVELOPMENT**

CASE NUMBER:		FORMER CASE NO:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN. 38119	
100-YEAR FLOOD ELEVATION:	FEMA MAP PANEL NUMBER:	FEMA MAP DATE:	
-	47157C0430F	SEPTEMBER 28, 2007	
DATE: FEBRUARY 3, 2023	SCALE: 1" = 10'	SHEET 5 OF 6	

**CAMELLIA COTTAGES PLANNED DEVELOPMENT**

**OUTLINE PLAN CONDITIONS**

- I. USES PERMITTED
  - A. ALL USES AS PERMITTED IN THE RU-1 ZONING DISTRICT
- II. BULK REGULATIONS
  - A. BUILDING HEIGHT SHALL NOT EXCEED TWO STORIES.
  - B. MINIMUM BUILDING SETBACK
    - 1. SEMMES STREET – 10 FEET
    - 2. DOUGLAS AVENUE – 10 FEET
    - 3. SIDE YARD SETBACK – 4 FEET
    - 4. REAR YARD SETBACK – 20 FEET
  - C. MINIMUM LOT SIZE – 1,568 SQUARE FEET.
  - D. MINIMUM HOUSE SIZE – 672 SQUARE FEET
- III. PARKING, ACCESS, AND CIRCULATION
  - A. A MAXIMUM OF TWO CURB CUTS ARE PERMITTED; ONE ON DOUGLAS AVENUE AND ONE ON SEMMES STREET.
  - B. EACH HOME SHALL HAVE TWO DEDICATED PARKING STALLS. A MINIMUM OF 13 SURFACE PARKING SPACES ARE INTENDED FOR THE OFFICE/RESIDENTIAL STRUCTURE.
  - C. THE CITY ENGINEER SHALL APPROVE THE DESIGN AND LOCATION OF THE CURB CUT. C. INTERNAL CIRCULATION BETWEEN ADJACENT PHASES, LOTS, AND SECTIONS SHALL BE PROVIDED.
  - D. THE MINIMUM SIGHT DISTANCE AND GEOMETRY REQUIREMENTS FOR PUBLIC STREETS SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
  - E. ALL REQUIRED PARKING SHALL BE AS ILLUSTRATED ON THE FINAL PLAT. NO PARKING SHALL BE ALLOWED ON ANY ADJACENT LOTS OR PARCELS.
- IV. LANDSCAPING
  - A. LANDSCAPING SHALL BE PROVIDED AS ILLUSTRATED IN THE SITE PLAN AND LANDSCAPE PLAN.
  - B. EQUIVALENT MATERIAL MAY BE SUBSTITUTED FOR THE REQUIRED MATERIALS SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.
- V. LIGHTING REQUIREMENTS
  - A. LIGHTING SHALL BE DIRECTED TO NOT GLARE ONTO ADJACENT PROPERTY OR TRAFFIC ON SEMMES STREET OR DOUGLAS AVENUE.
- VI. SIGNS AND MAILBOXES
  - A. SIGNS SHALL COMPLY WITH THE RU-1 DISTRICT REGULATIONS.
  - B. EACH HOME SHALL HAVE ITS OWN MAILBOX.
- VII. DRAINAGE AND PROPERTY OWNERS ASSOCIATION
  - A. THE PROJECT'S DESIGN OF STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL FOLLOW THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL." DRAINAGE EASEMENTS AND/OR IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
  - B. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE AND NO EASEMENTS WILL BE ACCEPTED.
  - C. ALL COMMONS, OPEN AREAS, PRIVATE SEWERS AND PRIVATE DRAINAGE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. A STATEMENT TO THIS EFFECT SHALL APPEAR ON THE FINAL PLAT.
- VIII. THE LAND USE CONTROL BOARD MAY MODIFY THE BULK, ACCESS, PARKING, LANDSCAPING AND SIGN REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOAR HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION, FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE APPROPRIATE GOVERNING BODIES.
- IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE (5) YEARS OF APPROVAL OF THE OUTLINE PLAN. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE APPLICANT'S REQUEST.
- X. A FINAL SITE PLAN WILL BE SUBMITTED FOR ADMINISTRATIVE APPROVAL TO FINALIZE THE ELEVATIONS, BUILDING MATERIALS, CIRCULATION, LANDSCAPING, PARKING, LOCATION OF THE BUILDING, ETC.
- XI. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING:
  - A. THE OUTLINE PLAN CONDITIONS.
  - B. A STANDARD SUBDIVISION CONTRACT DEFINED BY THE SUBDIVISION REGULATIONS FOR ANY NEEDED PUBLIC IMPROVEMENTS.
  - C. THE EXACT LOCATION AND DIMENSIONS, INCLUDING HEIGHT OF ALL BUILDING OR BUILDABLE AREAS, PARKING AREAS, DRIVES, LOADING SPACES AND FACILITIES, ELEVATIONS, REQUIRED LANDSCAPING, TRASH RECEPTACLES AND SIGNS, ETC...

- D. THE NUMBER OF PARKING SPACES.
- E. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE, OF ANY EASEMENT.
- F. A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- G. THE 100-YEAR FLOOD ELEVATION.
- H. A LIGHTING PLAN DETAILING THE LOCATION, HEIGHT, STYLE, DIRECTION, ETC. OF ALL OUTDOOR LIGHTING AND A PHOTOMETRIC PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW AND APPROVAL BY THE DIVISION OF PLANNING AND DEVELOPMENT.

**LAND USE & DEVELOPMENT SERVICES CERTIFICATE**

THIS FINAL PLAT CONFORMS WITH THE PLANNED DEVELOPMENT ACTED ON BY THE LAND USE CONTROL BOARD ON \_\_\_\_\_ AND APPROVED BY THE COUNCIL OF THE CITY OF MEMPHIS ON \_\_\_\_\_.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
ZONING ADMINSTRATOR

LUDS \_\_\_\_\_ DATE \_\_\_\_\_

CITY / COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.

II. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

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

**OWNER'S CERTIFICATE**

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

AMY SCHAFTLEIN, EXECUTIVE DIRECTOR

**NOTARY CERTIFICATE**

STATE OF TENNESSEE  
SHELBY COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF TENNESSEE AND SHELBY COUNTY AT THE CITY OF MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED AMY SCHAFTLEIN, EXECUTIVE DIRECTOR OF UNITED HOUSING INC., WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HER OATH ACKNOWLEDGED HERSELF TO BE THE PROPERTY OWNER, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

ETI CORPORATION DATE ??/??/23  
1755 LYNNFIELD ROAD, SUITE 100  
MEMPHIS, TENNESSEE 38119

BY: CHRISTOPHER E. PERRY, RLS

TENNESSEE LICENSE NO. 2021

**ENGINEER'S CERTIFICATE**

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

ETI CORPORATION DATE ??/??/23

1755 LYNNFIELD ROAD, SUITE 100  
MEMPHIS, TENNESSEE 38119

BY: MATTHEW DAVID WOLFE, P.E.

TENNESSEE LICENSE NO. 105709

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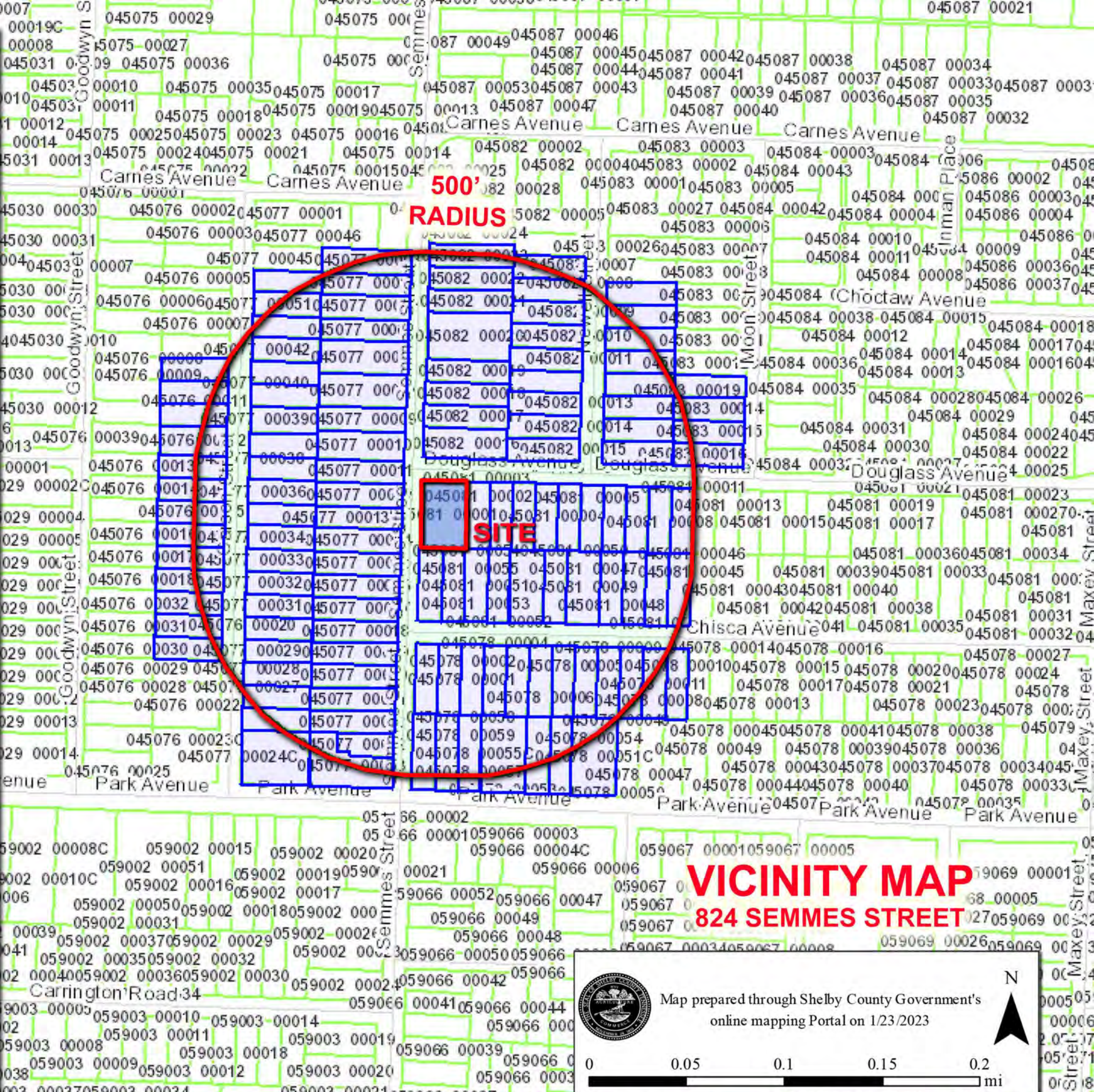


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DRAINAGE BASIN: CYPRESS SEWER BASIN: WS-3

FINAL PLAT		WRITTEN CONDITIONS & CERTIFICATIONS	
<b>CAMELLIA COTTAGES PLANNED DEVELOPMENT</b>			
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NUMBER OF LOTS: 01	ACREAGE: 0.347 ACRES	WARD OR DISTRICT: 45	BLOCK: 81, PARCELS: 1
DEVELOPER: UNITED HOUSING INC. 2750 COLONY PARK DRIVE MEMPHIS, TN 38118		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119	
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045077 00051 - WILSON SHANNON	045082 00014 - HYMON LEWIS G & CHARLENE
045077 00005 - ASKEW ROSEMARY	045083 00018 - PLATANIA MARK
045077 00043 - MYERS HUBERT	045077 00038 - JONES BOBBY C & LETHERINE
045077 00006 - WIENER FAMILY TRUST	045077 00010 - RODRIGUEZ ARNULFO
045083 00022 - WOOTEN CLARA M	045082 00016 - UNION BAPTIST CHURCH
045077 00007 - SRIVY	045083 00017 - PURVIS CARLTON A
045082 00018 - MANUEL BRENDA S	045077 00037 - ALFORD JACK
045076 00011 - TAYLOR DUJUAN	045083 00016 - REYES RUTH K
045077 00009 - TABORS RUTH	045077 00011 - PEREZ GABRIEL
045082 00017 - UNION MISSIONARY BAPTIST CHURCH	045076 00014 - CLARK MARY E
045082 00015 - WILLIAMS LEORA AND SANDRA W MOORE	045077 00036 - LITTLE CARL E
045076 00013 - WRIGHT JESSIE & ASLEAN	045081 00001 - UNITED HOUSING INC
045081 00004 - RAMIREZ VICTOR	045081 00002 - UNION MISSIONARY BAPTIST CHURCH (TRS)
045081 00005 - RUSSO TRENA A	045081 00003 - UNION MISSIONARY BAPTIST CHURCH (TR)
045076 00015 - COLLINS KEITH	045081 00006 - KEMPFF REBECCA
045077 00035 - 1893 MCPHERSON DR LLC	045081 00007 - SKEFCO PROPERTIES INC
045081 00010 - VAN EATON JENNIFER A & WILLIAM T	045081 00008 - PARKWAY HOMES LLC
045076 00016 - PAYNE LINDA D	045081 00009 - WAMBLE BRODERICK
045076 00017 - PAYNE LINDA D	045081 00011 - ALLISON BRIAN
045077 00015 - TAYLOR DUJUAN	045077 00013 - NEIGHBORHOOD CHRISTIAN CENTER INC
045081 00050 - URDANUVIA MAYKEL C	045077 00034 - BROWN RHONDA
045081 00046 - JONES IVORY J AND BERNARD JONES AND	045077 00014 - THOMAS WILLIE E
045076 00019 - KEY BRENDA	045077 00033 - KIZER GEORGIA M N AND GWENDOLYN TAY
045077 00018 - TAYLOR DUJUAN	045081 00055 - DORSE JIMMIE L
045076 00049 - INGRAM LIZA H	045081 00054 - DORSE JIMMIE L
045078 00004 - JONES ROCHELL C & FRANCES A	045081 00053 - CARROLL CHARLES R III
045078 00005 - JORDAN SHIRLEY J AND DAVID PAINE	045081 00052 - DORSE JIMMIE L
045078 00007 - COBB JOYCE R	045081 00051 - CRAIN BRENDAN
045078 00009 - DIERKES DANIEL J & THERESA	045081 00049 - PIPKIN PRINCESS
045077 00028 - ROBERTS BERNALD AND TORRIS ROBERTS	045076 00018 - WOODS RIVERLAND (DBA)
045078 00010 - BANKS MERCY	045081 00048 - DAMAVAND INVESTMENTS LLC
045077 00027 - KINER JOHN W & FARRIS O	045081 00047 - DEANER IRENE M
045077 00026 - RUPERTO ALFARO	045081 00045 - NGUYEN CUC CHI
045077 00052 - ALI NAGI	045077 00032 - KIZER GEORGIA M N
045082 00023 - MATHIS CHARLES A	045077 00016 - SHELBY COUNTY TAX SALE 16.03
045077 00003 - TDK PROPERTIES LLC	045077 00017 - INNER CITY PROPERTY HUB LLC
045082 00007 - BELL WILLIAM H JR	045076 00020 - KING-TURNER MICHELLE D
045077 00050 - JMB 27 REAL ESTATE HOLDINGS GP	045077 00030 - ECHOLS JAMES C
045082 00022 - DORSE PHILLIPS B AND JIMMIE L DORSE	045077 00029 - ECHOLS ALBERTA G
045077 00004 - CLARK PATRICIA	045077 00019 - SAVAGE ELIAS
045082 00008 - STEWARD NIKI	045078 00001 - ALBECA INVESTMENT INC
045082 00021 - STONE WILLIAM G JR LIVING TRUST	045078 00002 - MOORMAN MICHELLE AND MARY MOORMAN
045083 00024 - BROOKS LARRY	045078 00003 - SCOTT D'AYANA AND DONZEL SCOTT
045082 00009 - SALMA SHAWNDR D A & TAREK M	045078 00006 - HARPER LAWRENCE E SR
045082 00020 - FAHRNER RONALD W & DENA L	045078 00008 - BUTLER PROPERTIES LLC
045083 00023 - SALINAS CONSTRUCTION & INVESTMENTS LLC	045078 00011 - BANKS MERCY
045082 00010 - ANDERSON LOCKRIDGE PROPERTY GROUP LLC	045078 00012 - WILLIAMS TENNIA
045077 00042 - BOSHUIT BROS MORTGAGE CORP	045077 00020 - EVANS PEGGY J
045082 00011 - FRENCH LIVING TRUST	045077 00021 - DOMUS LLC
045077 00041 - SHORT SPENCER J & MARZEE	045077 00022 - ROJO AURELIA
045083 00021 - BRYANT WALTER JR & DORIS M	045078 00059 - WALKER GLORIA AND IVETI HORHN AND IVORY
045082 00019 - HENDERSON CHERYL	045078 00057 - TDD INVESTMENT SERVICES TRUST
045077 00008 - GOLDEN EDWARD	045078 00055C - TDD INVESTMENT SERVICES TRUST
045076 00010 - MUSSALLI ANDREW & DIANE	045078 00054 - JEANS DONNIE C
045082 00012 - SONJON CAPITAL HOLDINGS LLC	045078 00053 - CTN ENTERPRISES INC
045077 00040 - COLLINS LONNIE & AGNES	045077 00024C - WOFFORD ELIZABETH A
045083 00020 - HOLLIMAN KATHRYN A	045077 00053 - MOHAMED ALI N
045083 00013 - LOVELY TIMOTHY L & HUI S	045078 00051C - ARMIL CONSTRUCTION CO INC
045082 00013 - WILLIAMS LEE D & CHIQUITA D	045076 00009 - NISHIGUCHI MARK
045077 00039 - MOORE WALTER & SHEILA	045077 00031 - UNICORN DEVELOPMENT LLC
045083 00019 - JOHNSON DARRELL & TARSHISH	045083 00015 - MTCS LLC
045083 00014 - RASBERRY JEFFREY II	045077 00012 - WAYNE DARRELL
045076 00012 - MARSHALL SCOTT	045078 00058 - MEMPHIS REALTY AND INVESTMENTS LLC



WILSON SHANNON  
776 CARSON ST #  
MEMPHIS TN 38111

WILLIAMS LEORA AND SANDRA W MOORE  
805 NEWELL ST #  
MEMPHIS TN 38111

URDANIVIA MAYKEL C  
3066 CHISCA AVE #  
MEMPHIS TN 38111

ASKEW ROSEMARY  
777 SEMMES ST #  
MEMPHIS TN 38111

WRIGHT JESSIE & ASLEAN  
811 CARSON ST #  
MEMPHIS TN 38111

JONES IVORY J AND BERNARD JONES AND  
724 INEZ ST #  
MEMPHIS TN 38111

MYERS HUBERT  
4069 DENVER CV #  
MEMPHIS TN 38127

RAMIREZ VICTOR  
2682 COUNTRY GREEN RD #  
BARTLETT TN 38133

KEY BRENDA  
843 CARSON ST #  
MEMPHIS TN 38111

WIENER FAMILY TRUST  
712 S VINE ST #  
DENVER CO 80209

RUSSO TRENA A  
3063 DOUGLASS AVE #  
MEMPHIS TN 38111

TAYLOR DUJUAN  
3363 MARY CLAIRE LN #  
SOUTHAVEN MS 38672

WOOTEN CLARA M  
780 NEWELL ST #  
MEMPHIS TN 38111

COLLINS KEITH  
3439 BROOK EDGE LN #  
COLLIERVILLE TN 38017

INGRAM LIZA H  
855 CARSON ST #  
MEMPHIS TN 38111

SRIVY  
10520 LARSON BAY LN #  
COLLIERVILLE TN 38017

1893 MCPHERSON DR LLC  
5865 RIDGEWAY CENTER PKWY #  
MEMPHIS TN 38120

JONES ROCHELL C & FRANCES A  
3051 CHISCA AVE #  
MEMPHIS TN 38111

MANUEL BRENDA S  
P O BOX 166543 #  
IRVING TX 75016

VAN EATON JENNIFER A & WILLIAM T  
3089 DOUGLASS AVE  
MEMPHIS TN 38111

JORDAN SHIRLEY J AND DAVID PAINE  
3057 CHISCA AVE #  
MEMPHIS TN 38111

TAYLOR DUJUAN  
3363 MARY CLAIRE LN #  
SOUTHAVEN MS 38672

PAYNE LINDA D  
831 CARSON ST #  
MEMPHIS TN 38111

COBB JOYCE R  
3067 CHISCA AVE #  
MEMPHIS TN 38111

TABORS RUTH  
801 SEMMES ST #  
MEMPHIS TN 38111

PAYNE LINDA D  
831 CARSON ST #  
MEMPHIS TN 38111

DIERKES DANIEL J & THERESA  
3077 CHISCA AVE #  
MEMPHIS TN 38111

UNION MISSIONARY BAPTIST CHURCH  
806 SEMMES ST #  
MEMPHIS TN 38111

TAYLOR DUJUAN  
3363 MARY CLAIRE LN #  
SOUTHAVEN MS 38672

ROBERTS BERNALD AND TORRIS ROBERTS  
2988 WAVERLY AVE #  
MEMPHIS TN 38111



BANKS MERCY  
3081 CHISCA AVE #  
MEMPHIS TN 38111

STEWART NIKI  
771 NEWELL ST #  
MEMPHIS TN 38111

BRYANT WALTER JR & DORIS M  
786 NEWELL ST #  
MEMPHIS TN 38111

KINER JOHN W & FARRIS O  
4400 HICKORY HILL RD  
MEMPHIS TN 38141

STONE WILLIAM G JR LIVING TRUST  
11032 TERRACE OAKS LN #  
PENN VALLEY CA 95946

HENDERSON CHERYL  
790 SEMMES ST #  
MEMPHIS TN 38111

RUPERTO ALFARO  
868 CARSON ST #  
MEMPHIS TN 38111

BROOKS LARRY  
770 NEWELL ST #  
MEMPHIS TN 38111

GOLDEN EDWARD  
1046 RAILTON RD #  
MEMPHIS TN 38111

ALI NAGI  
PO BOX 70357 #  
BAKERSFIELD CA 93387

SALMA SHAWNDR A & TAREK M  
925 GINGERWOOD CT #  
VACAVILLE CA 95687

MUSSALLI ANDREW & DIANE  
19922 28TH AVE #  
FLUSHING NY 11358

MATHIS CHARLES A  
2224 MADISON AVE #  
MEMPHIS TN 38104

FAHRNER RONALD W & DENA L  
8042 CROSSBOW CV #  
GERMANTOWN TN 38138

SONJON CAPITAL HOLDINGS LLC  
3750 HACKS CROSS RD #102-332  
MEMPHIS TN 38125

TDK PROPERTIES LLC  
4114 MICHAEL RD  
MEMPHIS TN 38116

SALINAS CONSTRUCTION & INVESTMENTS LLC  
8291 SHALLOW ROCK CV #  
CORDOVA TN 38016

COLLINS LONNIE & AGNES  
796 CARSON ST #  
MEMPHIS TN 38111

BELL WILLIAM H JR  
5185 AUTUMN EVENING LN #  
MEMPHIS TN 38125

ANDERSON LOCKRIDGE PROPERTY GROUP LLC  
751 S MAIN ST #  
GRENADA MS 38901

HOLLIMAN KATHRYN A  
790 NEWELL ST #  
MEMPHIS TN 38111

JMB 27 REAL ESTATE HOLDINGS GP  
5099 OLD SUMMER RD #  
MEMPHIS TN 38122

BOSHWIT BROS MORTGAGE CORP  
2595 BROAD AVE #  
MEMPHIS TN 38112

LOVELY TIMOTHY L & HUI S  
9235 DURHAMSHIRE DR #  
CORDOVA TN 38016

DORSE PHILLIPS B AND JIMMIE L DORSE  
3038 CHISCA AVE #  
MEMPHIS TN 38111

FRENCH LIVING TRUST  
506 PRINCETON CV #  
MEMPHIS TN 38117

WILLIAMS LEE D & CHIQUITA D  
797 NEWELL ST #  
MEMPHIS TN 38111

CLARK PATRICIA  
3468 MEIER #  
MEMPHIS TN 38118

SHORT SPENCER J & MARZEE  
790 CARSON ST #  
MEMPHIS TN 38111

MOORE WALTER & SHEILA  
800 CARSON ST #  
MEMPHIS TN 38111

JOHNSON DARRELL & TARSHISH  
796 NEWELL ST #  
MEMPHIS TN 38111

REYES RUTH K  
657 LYNDSEY DR #  
BRIGHTON TN 38011

WAMBLE BRODERICK  
3083 DOUGLASS AVE #  
MEMPHIS TN 38111

RASBERRY JEFFREY II  
797 MOON ST  
MEMPHIS TN 38111

PEREZ GABRIEL  
815 SEMMES ST #  
MEMPHIS TN 38111

ALLISON BRIAN  
22 LEEWOOD CIR #1R  
EASTCHESTER NY 10709

MARSHALL SCOTT  
6983 8TH ST #  
BARTLETT TN 38135

CLARK MARY E  
819 CARSON ST #  
MEMPHIS TN 38111

NEIGHBORHOOD CHRISTIAN CENTER INC  
785 JACKSON AVE #  
MEMPHIS TN 38107

HYMON LEWIS G & CHARLENE  
801 NEWELL ST #  
MEMPHIS TN 38111

LITTLE CARL E  
964 HALE RD #  
MEMPHIS TN 38116

BROWN RHONDA  
828 CARSON ST #  
MEMPHIS TN 38111

PLATANIA MARK  
PO BOX 111354 #  
MEMPHIS TN 38111

UNITED HOUSING INC  
2750 COLONY PARK DR  
MEMPHIS TN 38118

THOMAS WILLIE E  
829 SEMMES ST #  
MEMPHIS TN 38111

JONES BOBBY C & LETHERINE  
806 CARSON ST #  
MEMPHIS TN 38111

UNION MISSIONARY BAPTIST CHURCH (TRS)  
806 SEMMES ST #  
MEMPHIS TN 38111

KIZER GEORGIA M N AND GWENDOLYN TAY  
964 HALE RD #  
MEMPHIS TN 38116

RODRIGUEZ ARNULFO  
807 SEMMES ST #  
MEMPHIS TN 38111

UNION MISSIONARY BAPTIST CHURCH (TR  
806 SEMMES ST #  
MEMPHIS TN 38111

DORSE JIMMIE L  
3038 CHISCA AVE #  
MEMPHIS TN 38111

UNION BAPTIST CHURCH  
806 SEMMES ST #  
MEMPHIS TN 38111

KEMPF REBECCA  
3067 DOUGLASS AVE #  
MEMPHIS TN 38111

DORSE JIMMIE L  
3038 CHISCA AVE #  
MEMPHIS TN 38111

PURVIS CARLTON A  
806 NEWELL ST #  
MEMPHIS TN 38111

SKEFCO PROPERTIES INC  
2884 WALNUT GROVE RD #  
MEMPHIS TN 38111

CARROLL CHARLES R III  
PO BOX 22630 #  
MEMPHIS TN 38122

ALFORD JACK  
4501 WILLOW BEND RD  
DECATUR AL 35603

PARKWAY HOMES LLC  
8884 W GLENDALE CV #  
CORDOVA TN 38018

DORSE JIMMIE L  
3038 CHISCA AVE #  
MEMPHIS TN 38111

CRAIN BRENDAN  
3058 CHISCA AVE #  
MEMPHIS TN 38111

ECHOLS JAMES C  
846 CARSON #  
MEMPHIS TN 38111

EVANS PEGGY J  
2421 ROZELLE ST #  
MEMPHIS TN 38114

PIPKIN PRINCESS  
3072 CHISCA AVE #  
MEMPHIS TN 38111

ECHOLS ALBERTA G  
9919 PINEY RIDGE DR #  
OLIVE BRANCH MS 38654

DOMUS LLC  
523 E 12TH AVE #6  
DENVER CO 80203

WOODSRIVERLAND (DBA)  
5473 SCOTTSDALE AVE #  
MEMPHIS TN 38115

SAVAGE ELIAS  
853 SEMMES ST #  
MEMPHIS TN 38111

ROJO AURELIA  
4949 S KARLOV AVE #  
CHICAGO IL 60632

DAMAVAND INVESTMENTS LLC  
PO BOX 928769 #  
SAN DIEGO CA 92192

ALBECA INVESTMENT INC  
4711 SW 142ND CT  
MIAMI FL 33175

WALKER GLORIA AND IVETI HORHN AND IVORY  
3904 GLENCOE DR #  
MEMPHIS TN 38115

DEANER IRENE M  
3084 CHISCA AVE #  
MEMPHIS TN 38111

MOORMAN MICHELLE AND MARY MOORMAN  
3043 CHISCA AVE #  
MEMPHIS TN 38111

TDD INVESTMENT SERVICES TRUST  
4255 CHERRY CENTER DR  
MEMPHIS TN 38118

NGUYEN CUC CHI  
3094 CHISCA AVE #  
MEMPHIS TN 38111

SCOTT D'AYANA AND DONZEL SCOTT  
3047 CHISCA AVE #  
MEMPHIS TN 38111

TDD INVESTMENT SERVICES TRUST  
4255 CHERRY CENTER DR  
MEMPHIS TN 38118

KIZER GEORGIA M N  
838 CARSON ST #  
MEMPHIS TN 38111

HARPER LAWRENCE E SR  
3061 CHISCA AVE #  
MEMPHIS TN 38111

JEANS DONNIE C  
10182 GREEN MOSS DR N  
CORDOVA TN 38018

SHELBY COUNTY TAX SALE 16.03  
PO BOX 2751 #  
MEMPHIS TN 38101

BUTLER PROPERTIES LLC  
4435 SUMMER AVE #  
MEMPHIS TN 38122

CTN ENTERPRISES INC  
3068 PARK AVE #  
MEMPHIS TN 38111

INNER CITY PROPERTY HUB LLC  
1910 MADISON AVE #2475  
MEMPHIS TN 38104

BANKS MERCY  
3081 CHISCA AVE #  
MEMPHIS TN 38111

WOFFORD ELIZABETH A  
3333 POPLAR AVE #  
MEMPHIS TN 38111

KING-TURNER MICHELLE D  
4600 TROUT VALLEY DR #  
MEMPHIS TN 38141

WILLIAMS TENNIA  
3091 CHISCA AVE #  
MEMPHIS TN 38111

MOHAMED ALI N  
PO BOX 70357 #  
BAKERSFIELD CA 93387

ARMIL CONSTRUCTION CO INC  
3072 PARK AVE #  
MEMPHIS TN 38111

NISHIGUCHI MARK  
221 UNION ST #314  
VANCOUVER BC

UNICORN DEVELOPMENT LLC  
5440 LOUIE LN #106  
RENO NV 89511

MTCS LLC  
1309 COFFEEN AVE #1200  
SHERIDAN WY 82801

WAYNE DARRELL  
1200 OVERTON PARK AVE #4  
MEMPHIS TN 38104

MEMPHIS REALTY AND INVESTMENTS LLC  
4255 CHERRY CENTER DR #3  
MEMPHIS TN 38118



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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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.

21078844

07/01/2021 - 09:02:30 AM

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4 PGS

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ALONZO 2252717-21078844

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VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	24.00

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SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**INSTRUMENT PREPARED BY AND RETURNABLE TO:**

Jon W. Smith, Esq.  
Apperson Crump PLC  
6000 Poplar Avenue, Suite 150  
Memphis, TN 38119-3954  
Telephone: 901.260.5166  
Tennessee Bar No. 15030

**GRANTOR'S NAME AND ADDRESS:**

My Cup of Tea, Inc. f/k/a Carey's Orange  
Mound, LLC  
6429 Kirby Ridge Cove  
Memphis, TN 38119

**GRANTEE'S NAME AND ADDRESS:**

United Housing Inc.  
2750 Colony Park Dr.  
Memphis, TN 38118

**MAIL TAX STATEMENTS TO PROPERTY OWNER:**

United Housing, Inc.  
2750 Colony Park Dr.  
Memphis, TN 38118

**PROPERTY ADDRESS:**

824 Semmes St.  
Memphis, TN 38111

Map Parcel: 045081 00001

THIS INSTRUMENT WAS PREPARED  
WITHOUT THE BENEFIT OF A TITLE  
EXAMINATION.

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, My Cup of Tea, Inc. f/k/a Carey's Orange Mound, LLC ("Grantor"), does hereby remise, convey and quit claim unto United Housing, Inc. ("Grantee") all its right, title and interest in and to the following described real estate commonly known as 824 Semmes St., Memphis, TN 38111:

Lot 119 and 120 of Park Avenue Terrace Subdivision, as shown on plat of record in Plat Book 8, Page 207, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for amore particular description of said property.

Less and except that part of Lot 120 taken by the City of Memphis for widening of Semmes (formerly Speed) Street, in the Register's Office of Shelby County, Tennessee, reference to which plat is hereby made for a more particular description of the subject property.

Being the same property as described in Instrument No. 05160289. 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.

Being the same property conveyed to Carey's Orange Mound, LLC by Quit Claim Deed recorded on October 23, 2015 at Instrument Number 15107179 in the Register's Office of Shelby County, Tennessee. The name of Carey's Orange Mound, LLC was changed to My Cup of Tea, LLC. My Cup of Tea, LLC was converted to My Cup of Tea, Inc. on May 26, 2016. A copy of the Conversion Agreement was filed with the Register's Office of Shelby County, Tennessee at Instrument number 17002702. The name change amendment was filed with the Register's Office of Shelby County, Tennessee at Instrument number 16056988.

IN WITNESS WHEREOF, Grantor has executed this Deed this 24<sup>th</sup> day of June, 2021.

Richard C. Moore, Jr.  
Richard C. Moore, Jr., Vice President and Treasurer  
My Cup of Tea, Inc.

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard C. Moore, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President and Treasurer of My Cup of Tea, Inc. f/k/a Carey's Orange Mound, LLC, the within named bargainer, a Tennessee corporation, and that he as such Vice President and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President and Treasurer and as his free act and deed.

WITNESS my hand and Notarial Seal at office this 24<sup>th</sup> day of JUNE, 2021.



Jon W. Smith  
Notary Public

[132168-0000, 204153/1]

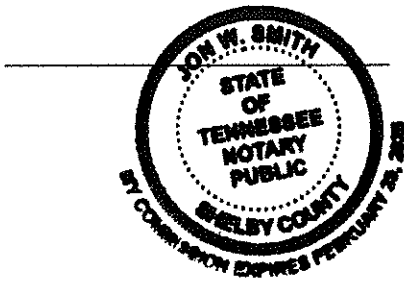
I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$0.00

Richard C. Merore, Jr.  
Affiant

Subscribed and sworn to before me, this 24<sup>th</sup> day of JUNE, 2021.

[Signature]  
Notary Public

My Commission Expires:





I, **JON W. SMITH**, 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 June 24, 2021.



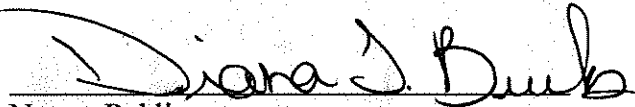
Signature

Date:

6-24-21

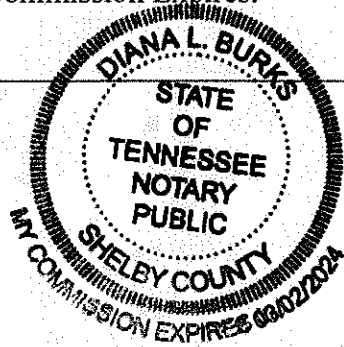
State of Tennessee  
County of Shelby

On this the 24<sup>th</sup> day of June, 2021, personally appeared before me, **Diana L. Burks**, a Notary Public for this county and state, **Jon W. Smith**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires:





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

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

March 13, 2023

ETI Corporation  
1755 Lynnfield Rd, Ste. 100  
Memphis, TN 38119

*Sent via electronic mail to: Doug Baker - dbaker@eticorp.com*

Camellia Cottages Planned Development  
Case Number: PD 23-002  
LUCB Recommendation: Approval with outline plan conditions

Dear Applicant,

On Thursday, March 9, 2023, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development application for the Camellia Cottages Planned Development, subject to the attached outline plan conditions.

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

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

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

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

Respectfully,  
*Kendra Cobbs*

Kendra Cobbs, AICP  
Planner III  
Land Use and Development Services

**Letter to Applicant**  
**PD 23-002**

Division of Planning and Development

Cc: Amy Schaftlein, United Housing, Inc.  
Will Freiman, ETI Corp  
Anita Archambeau, ETI Corp  
File

**Letter to Applicant**

**PD 23-002**

**Outline Plan Conditions**

**CAMELLIA COTTAGES PLANNED DEVELOPMENT**

**OUTLINE PLAN CONDITIONS**

- I. USES PERMITTED
  - A. ALL USES AS PERMITTED IN THE RU-1 ZONING DISTRICT
- II. BULK REGULATIONS
  - A. BUILDING HEIGHT SHALL NOT EXCEED TWO STORIES.
  - B. MINIMUM BUILDING SETBACK
    - 1. SEMMES STREET – 10 FEET
    - 2. DOUGLAS AVENUE – 10 FEET
    - 3. SIDE YARD SETBACK – 4 FEET
    - 4. REAR YARD SETBACK – 20 FEET
  - C. MINIMUM LOT SIZE – 1,568 SQUARE FEET.
  - D. MINIMUM HOUSE SIZE – 672 SQUARE FEET
- III. PARKING, ACCESS, AND CIRCULATION
  - A. A MAXIMUM OF TWO CURB CUTS ARE PERMITTED; ONE ON DOUGLAS AVENUE AND ONE ON SEMMES STREET.
  - B. EACH HOME SHALL HAVE TWO DEDICATED PARKING STALLS. A MINIMUM OF 13 SURFACE PARKING SPACES ARE INTENDED FOR THE OFFICE/RESIDENTIAL STRUCTURE.
  - C. THE CITY ENGINEER SHALL APPROVE THE DESIGN AND LOCATION OF THE CURB CUT. C. INTERNAL CIRCULATION BETWEEN ADJACENT PHASES, LOTS, AND SECTIONS SHALL BE PROVIDED.
  - D. THE MINIMUM SIGHT DISTANCE AND GEOMETRY REQUIREMENTS FOR PUBLIC STREETS SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
  - E. ALL REQUIRED PARKING SHALL BE AS ILLUSTRATED ON THE FINAL PLAT. NO PARKING SHALL BE ALLOWED ON ANY ADJACENT LOTS OR PARCELS.
- IV. LANDSCAPING
  - A. LANDSCAPING SHALL BE PROVIDED AS ILLUSTRATED IN THE SITE PLAN AND LANDSCAPE PLAN.
  - B. EQUIVALENT MATERIAL MAY BE SUBSTITUTED FOR THE REQUIRED MATERIALS SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND DEVELOPMENT.
- V. LIGHTING REQUIREMENTS
  - A. LIGHTING SHALL BE DIRECTED TO NOT GLARE ONTO ADJACENT PROPERTY OR TRAFFIC ON SEMMES STREET OR DOUGLAS AVENUE.

## Letter to Applicant

### PD 23-002

- VI. SIGNS AND MAILBOXES
  - A. SIGNS SHALL COMPLY WITH THE RU-1 DISTRICT REGULATIONS.
  - B. EACH HOME SHALL HAVE ITS OWN MAILBOX.
- VII. DRAINAGE AND PROPERTY OWNERS ASSOCIATION
  - A. THE PROJECT'S DESIGN OF STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL FOLLOW THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL." DRAINAGE EASEMENTS AND/OR IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
  - B. ALL DRAINAGE EMANATING ON-SITE SHALL BE PRIVATE AND NO EASEMENTS WILL BE ACCEPTED.
  - C. ALL COMMONS, OPEN AREAS, PRIVATE SEWERS AND PRIVATE DRAINAGE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. A STATEMENT TO THIS EFFECT SHALL APPEAR ON THE FINAL PLAT.
- VIII. THE LAND USE CONTROL BOARD MAY MODIFY THE BULK, ACCESS, PARKING, LANDSCAPING AND SIGN REQUIREMENTS IF EQUIVALENT ALTERNATIVES ARE PRESENTED; PROVIDED, HOWEVER, ANY ADJACENT PROPERTY OWNER WHO IS DISSATISFIED WITH THE MODIFICATIONS OF THE LAND USE CONTROL BOAR HEREUNDER MAY, WITHIN TEN DAYS OF SUCH ACTION, FILE A WRITTEN APPEAL TO THE DIRECTOR OF THE OFFICE OF PLANNING AND DEVELOPMENT, TO HAVE SUCH ACTION REVIEWED BY THE APPROPRIATE GOVERNING BODIES.
- IX. A FINAL PLAN SHALL BE FILED WITHIN FIVE (5) YEARS OF APPROVAL OF THE OUTLINE PLAN. THE LAND USE CONTROL BOARD MAY GRANT EXTENSIONS AT THE APPLICANT'S REQUEST.
- X. A FINAL SITE PLAN WILL BE SUBMITTED FOR ADMINISTRATIVE APPROVAL TO FINALIZE THE ELEVATIONS, BUILDING MATERIALS, CIRCULATION, LANDSCAPING, PARKING, LOCATION OF THE BUILDING, ETC.
- XI. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING:
  - A. THE OUTLINE PLAN CONDITIONS.
  - B. A STANDARD SUBDIVISION CONTRACT DEFINED BY THE SUBDIVISION REGULATIONS FOR ANY NEEDED PUBLIC IMPROVEMENTS.
  - C. THE EXACT LOCATION AND DIMENSIONS, INCLUDING HEIGHT OF ALL BUILDING OR BUILDABLE AREAS, PARKING AREAS, DRIVES, LOADING SPACES AND FACILITIES, ELEVATIONS, REQUIRED LANDSCAPING, TRASH RECEPTACLES AND SIGNS, ETC...
  - D. THE NUMBER OF PARKING SPACES.
  - E. THE LOCATION AND OWNERSHIP, WHETHER PUBLIC OR PRIVATE, OF ANY EASEMENT.
  - F. A STATEMENT CONVEYING ALL COMMON FACILITIES AND AREAS TO A PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
  - G. THE 100-YEAR FLOOD ELEVATION.
  - H. A LIGHTING PLAN DETAILING THE LOCATION, HEIGHT, STYLE, DIRECTION, ETC. OF ALL OUTDOOR LIGHTING AND A PHOTOMETRIC PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW AND APPROVAL BY THE DIVISION OF PLANNING AND DEVELOPMENT.

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

Planning & Zoning COMMITTEE: 4/11/2023  
DATE  
PUBLIC SESSION: 4/11/2023  
DATE

ITEM (CHECK ONE)  
\_\_\_\_ ORDINANCE    X RESOLUTION    \_\_\_\_ REQUEST FOR PUBLIC HEARING

**ITEM DESCRIPTION:** Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 707 Adams Ave., known as case number PD 2023-004

**CASE NUMBER:** PD 2023-004

**DEVELOPMENT:** Adams Orleans Planned Development

**LOCATION:** 707 Adams Ave.

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

**OWNER/APPLICANT:** Regents Park QOZB I, LLC

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

**REQUEST:** Amendment to the Adams Orleans PD to add Event Center as an allowed use

**AREA:** +/-0.596 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  
03/9/2023 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>Jeressa H. Shelton</u>	<u>3/22/2023</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Britt Rye</u>	<u>3/22/23</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

**PD 2023-004**

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 707 ADAMS AVE., KNOWN AS CASE NUMBER PD 2023-004

- This item is a resolution with conditions to allow an Amendment to the Adams Orleans PD to add Event Center as an allowed use; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, March 9, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** PD 2023-004

**DEVELOPMENT:** Adams Orleans Planned Development

**LOCATION:** 707 Adams Ave.

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

**OWNER/APPLICANT:** Regents Park QOZB I, LLC

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

**REQUEST:** Amendment to the Adams Orleans PD to add Event Center as an allowed use

**EXISTING ZONING:** Residential Urban-4(H) zoning district in the Medical District Overlay

**AREA:** +/-0.596 acres

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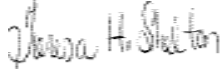
**The following spoke in support of the application:** None

**The following spoke in opposition the application:** None

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

**The motion passed by a unanimous vote of 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



**SITE CONDITIONS**

1. Any tents used during an event can be erected no earlier than twenty-four (24) to forty-eight (48) hours prior to any event and disassembled within twenty-four (24) to forty-eight (48) hours after the event is over.
2. A landscape plan shall be submitted for administrative review and approval by the Division of Planning and Development.

**OUTLINE PLAN CONDITIONS**

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold-strikethrough**~~.

Adams Orleans PD Amended - PD 23-004 (Formerly P.D 82-005)

I. Permitted Uses

- A. Office use, excluding medical and dental offices, shall be permitted in the existing building.
- B. Those uses permitted by right in the R-U4 Multiple Dwelling Residential District including an Antique Shop and excludes photocopying, package shipping or blueprints.

**C. Event Center – including any acceptable accessory structures as shown on the site plan.**

II. Circulation, Access and Parking

- A. Thirteen parking spaces shall be provided on site
- B. One way access shall be permitted and indicated through parking area.
- C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
- D. A twenty-five-foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
- E. Driveway to Adams shall be limited to 11 feet wide.

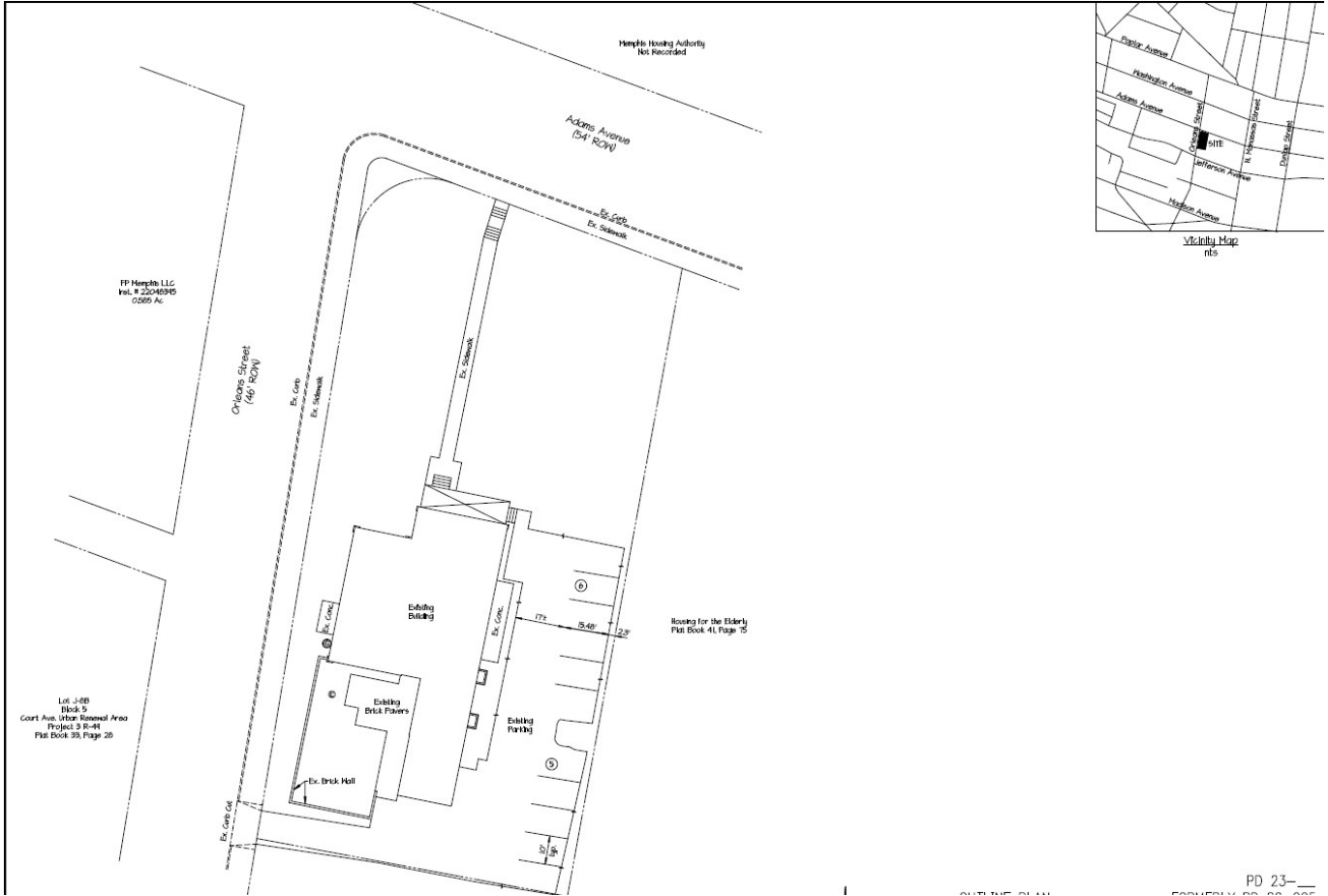
III. Bulk Regulations

- A. The existing building shall not be expanded without Landmarks and Final Plan Approval.

IV. In addition to the outline plan, any final plan shall include:

- A. A standard subdivision contract.
- B. The exact location, number and dimension of all parking spaces and access drive.

# CONCEPT PLAN



PD 23-  
CONCEPT PLAN

**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED 707 ADAMS AVE., KNOWN AS CASE NUMBER PD 2023-004**

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

**WHEREAS**, the Regents Park QOZB I, LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow an Amendment to the Adams Orleans PD to add Event Center as an allowed use; and

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

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on March 9, 2023, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development is hereby granted in accordance with the attached outline plan conditions.

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

## **SITE CONDITIONS**

1. Any tents used during an event can be erected no earlier than twenty-four (24) to forty-eight (48) hours prior to any event and disassembled within twenty-four (24) to forty-eight (48) hours after the event is over.
2. A landscape plan shall be submitted for administrative review and approval by the Division of Planning and Development.

## **OUTLINE PLAN CONDITIONS**

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold-strikethrough**~~.

Adams Orleans PD Amended - PD 23-004 (Formerly P.D 82-005)

### I. Permitted Uses

- A. Office use, excluding medical and dental offices, shall be permitted in the existing building.
- B. Those uses permitted by right in the R-U4 Multiple Dwelling Residential District including an Antique Shop and excludes photocopying, package shipping or blueprints.

**C. Event Center – including any acceptable accessory structures as shown on the site plan.**

### II. Circulation, Access and Parking

- A. Thirteen parking spaces shall be provided on site
- B. One way access shall be permitted and indicated through parking area.
- C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
- D. A twenty-five-foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
- E. Driveway to Adams shall be limited to 11 feet wide.

### III. Bulk Regulations

- A. The existing building shall not be expanded without Landmarks and Final Plan Approval.

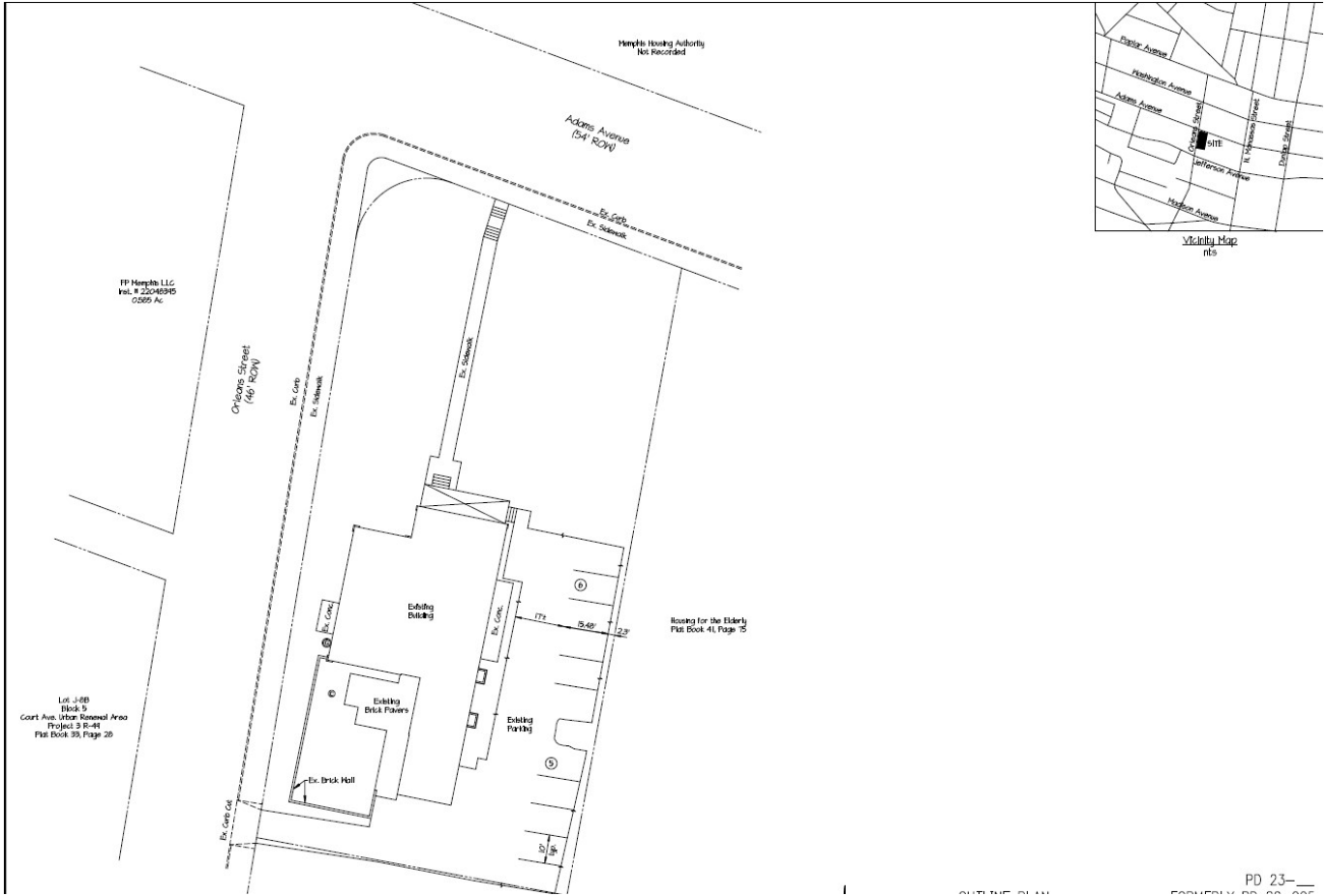
### IV. In addition to the outline plan, any final plan shall include:

- A. A standard subdivision contract.
- B. The exact location, number and dimension of all parking spaces and access drive.

***ATTEST:***

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

# CONCEPT PLAN



OUTLINE PLAN

PD 23-  
CONCEALMENT OF

**AGENDA ITEM:** 10

**CASE NUMBER:** PD 2023-004 **L.U.C.B. MEETING:** March 9, 2023

**DEVELOPMENT:** Adams Orleans PD Amendment

**LOCATION:** 707 Adams Ave.

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

**OWNER/APPLICANT:** Regents Park QOZB I, LLC

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

**REQUEST:** Amendment to the Adams Orleans PD to add Event Center as an allowed use

**AREA:** +/-0.596 acres

**EXISTING ZONING:** Residential Urban-4(H) zoning district in the Medical District Overlay

## CONCLUSIONS

1. The applicant is requesting to amend the Adams Orleans PD to add an Event Center as an allowed use.
2. An office use as a principal use is permitted by right in the outline plan conditions.
3. The site plan is in conformance with the outline plan conditions other than the event center which is not a permitted use in the RU-4(H) and Medical District Overlay zoning districts.
4. They have applied for a Certificate of Appropriateness, and it will be heard at the March 23<sup>rd</sup> meeting.
5. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

## CONSISTENCY WITH MEMPHIS 3.0

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

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

**Street Frontage:** Adams Avenue +/-105.0 curvilinear feet  
 North Orleans Street +/-240.3 linear feet

**Zoning Atlas Page:** 2030

**Parcel ID:** 023021 00001

**Existing Zoning:** Residential Urban – 4(H) zoning district in the Medical District Overlay

**NEIGHBORHOOD MEETING**

The meeting was held at 5:30 PM on Monday, February 27, 2023, at 707 Adams Ave., Memphis, TN 38105

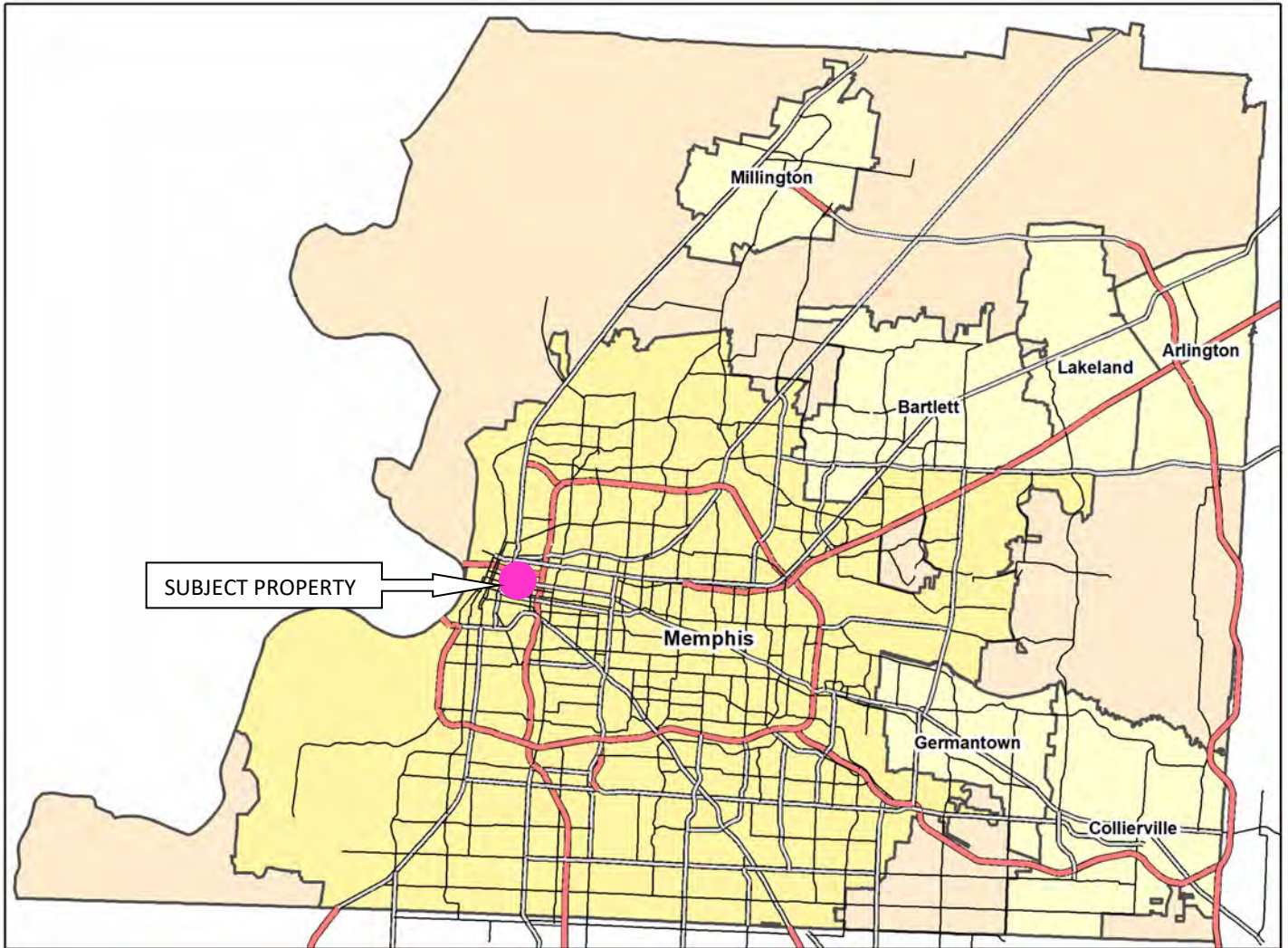
Date: 02/27/23 707 Adams Ave. - PD Amendment Case # PD 23-004			
Contact	Address	Phone Number	Email
5			
1 Scott Blake	671 JEFFERSON	901-277-0223	scott@victorianvillage.org
2 Kevin Lewis	1331 Union Ave 38104	901-300-4779	khlewis@me.com
3 Cindy Leaves	5909 Shelby Oaks Dr	901-890-7003	Cindy@srce-memphis.com
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**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 42 notices were mailed on February 14, 2023, and a total of 2 signs posted at the subject property. The sign affidavit has been added to this report.



**LOCATION MAP**



Subject property located within the pink circle

**VICINITY MAP**



Subject property highlighted in yellow

**AERIAL**



Subject property outlined in yellow

**ZONING MAP**



Subject property highlighted in yellow

**Existing Zoning:** Residential Urban-4(H) zoning district in the Medical District Overlay

**Surrounding Zoning**

**North:** RU-3, MU

**East:** CMP-1

**South:** RU-4

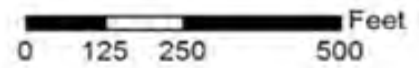
**West:** CMU-3(H), CBD(H)

**LAND USE MAP**



**LandUse**

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



Subject property outlined in electric blue and indicated by a pink star

**SITE PHOTOS**

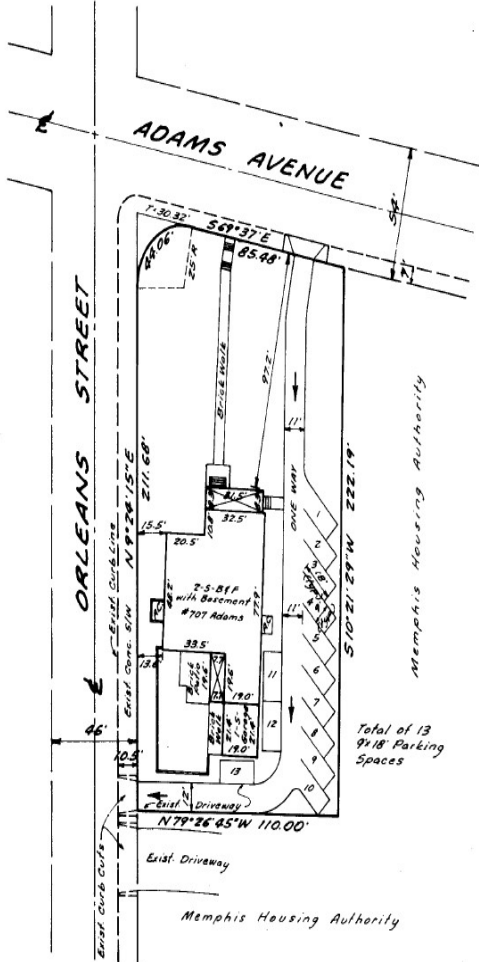


View of subject property from N. Orleans Street looking northwest



View of subject property from Adams Avenue looking north

**OUTLINE PLAN (PD 82-005)**



P.D. 82-005

**OUTLINE PLAN CONDITIONS**

**I. Permitted Uses**

- A. Office use, excluding medical and dental offices, shall be permitted in the existing building. A maximum of 4800 square feet of floor area shall be occupied by such office area. Accessory storage is the only use that shall be made of any additional floor area in the existing building.
- B. Those uses permitted by right in the R-MH Multiple Dwelling Residential District.

**II. Circulation, Access and Parking**

- A. Thirteen parking spaces shall be provided on site and three additional off-street parking spaces shall be provided at 679 Adams Avenue.
- B. One way access shall be permitted and indicated through parking area.
- C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
- D. A twenty-five foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
- E. Driveway to Adams shall be limited to 11 feet wide.

**III. Bulk Regulations**

- A. The existing building shall not be expanded.
- B. Existing building setbacks from all property lines shall be maintained.
- C. No exterior alterations to the building will be made except as necessary to maintain.

**IV. In addition to the outline plan, any final plan shall include:**

- A. A standard subdivision contract.
- B. The exact location, number and dimension of all parking spaces and access drive.

**CARRIER'S CERTIFICATE:**

I, Marge Vanhook, the undersigned owner of the property shown hereon, hereby adopt this as my plan of development and dedicate the street, rights-of-way, easements as shown hereon, and/or described, to the public use forever. I hereby certify that I am the owner, duly authorized so to act, and that said property is not encumbered by any mortgages or taxes which have become due and payable.



## OUTLINE PLAN CONDITIONS ENLARGED FROM PD 82-005

### OUTLINE PLAN CONDITTONS

#### I. Permitted Uses

- A. Office use, excluding medical and dental offices, shall be permitted in the existing building. A maximum of 4800 square feet of floor area shall be occupied by such office area. Accessory storage is the only use that shall be made of any additional floor area in the existing building.
- B. Those uses permitted by right in the R-MH Multiple Dwelling Residential District.

#### II. Circulation, Access and Parking

- A. Thirteen parking spaces shall be provided on site and three additional off-street parking spaces shall be provided at 679 Adams Avenue.
- B. One way access shall be permitted and indicated through parking area.
- C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
- D. A twenty-five foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
- E. Driveway to Adams shall be limited to 11 feet wide.

#### III. Bulk Regulations

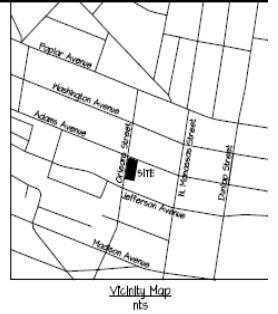
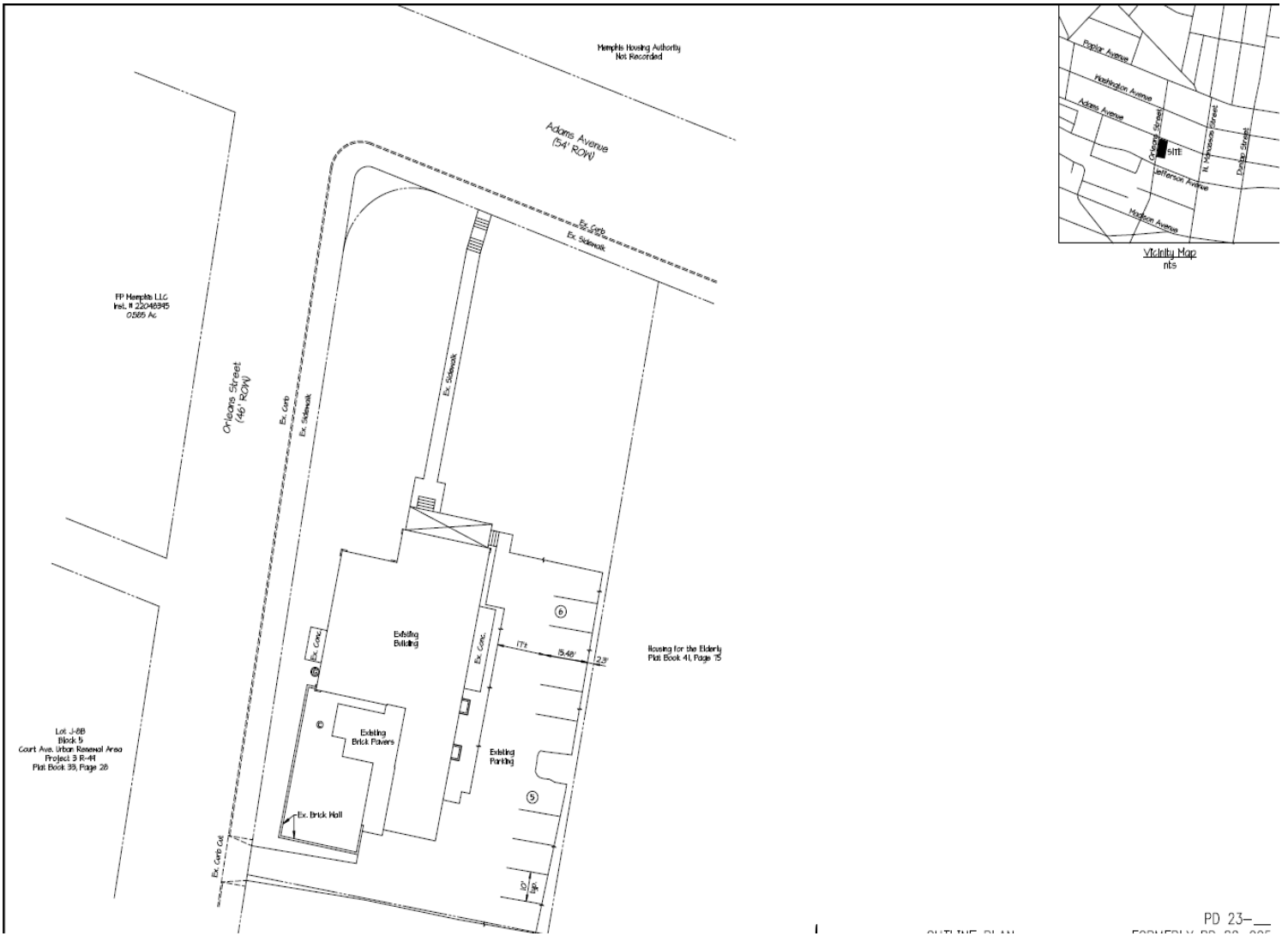
- A. The existing building shall not be expanded.
- B. Existing building setbacks from all property lines shall be maintained.
- C. No exterior alterations to the building will be made except as necessary to maintain.

#### IV. In addition to the outline plan, any final plan shall include:

- A. A standard subdivision contract.
- B. The exact location, number and dimension of all parking spaces and access drive.



### ENLARGED OUTLINE PLAN





## STAFF ANALYSIS

### Request

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

The request is for an amendment to the Adams Orleans PD to add Event Center as an allowed use.

### Applicability

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

#### *4.10.2 Applicability*

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

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

### General Provisions

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

#### *4.10.3 General Provisions*

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

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

### **Approval Criteria**

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

#### **9.6.9 Approval Criteria**

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

- A. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*
- B. The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*
- D. The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for development of the adjacent properties.*

- G. *The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- H. *Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

**Site Description**

The subject property is +/-0.596 acres located at the corner of Adams Avenue and Orleans Street. The site is a part of the Adams Orleans PD with the referenced underlying zoning Residential Urban-4(H) zoning district in the Medical District Overlay.

**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: PD 23-04: Victorian Village

- Site Address/Location: 707 Adams Avenue
- Overlay District/Historic District/Flood Zone: In the Medical Overlay and the Central Business Improvement District, in a Historic District but not in a Flood Zone
- Future Land Use Designation: Anchor Neighborhood-Urban (AN-U)
- Street Type: Avenue

*The applicant is requesting a PD amendment to add Event Center as an additional use for the existing building.*  
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

Anchor Neighborhood-Urban (AN-U) are walkable residential and mixed-use within a 5 – 10-minute walk of a City Anchor, consisting of block-scale buildings. Graphic portrayal of AN-U is the right.



to

### “AN-U” Form & Location Characteristics

NURTURE, SUSTAIN, and ACCELERATE

Buildings attached, semi-detached, and detached; Primarily block-scale with some house-scale, Residential, commercial, or mix of uses; Primarily within 1/4 mile of a Citywide Anchor

### “AN-U” Zoning Notes

Generally compatible with the following zone districts: RU-4, RU-5, R-B, CBD in accordance with Form and characteristics listed above.

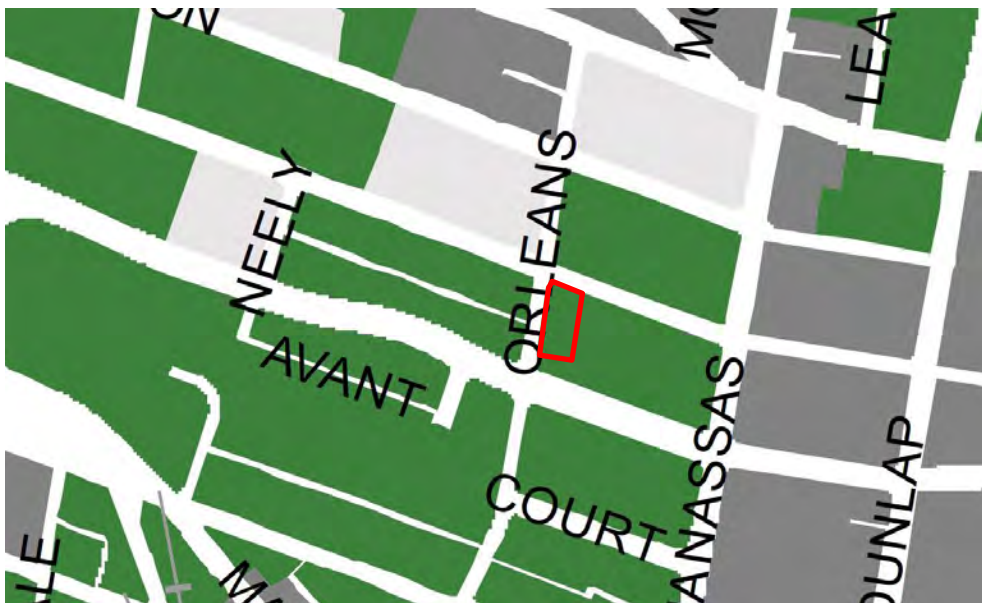
### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Office, RU-4(H)

Adjacent Land Use and Zoning: Commercial, Institutional, Single-Family, and Multi-Family, RU-4, CMU-3(H), and CMP-1.

**Overall Compatibility:** *This requested use is compatible with the form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed request is to add an additional use for the existing building, which is also a permitted use for the PD in the Central Business Improvement District.*

## 3. Degree of Change Map



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



#### **4. 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 application is a private investment and will allow greater mix of uses, which is congruent with the degree of change designation.*

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

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.6 - Support the redevelopment and intensification of underutilized commercial properties within Community Anchors.

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

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

#### **Consistency Analysis Summary**

*The applicant is requesting a PD amendment to add Event Center as an additional use for the existing building. This requested use is compatible with the form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed request is to add an additional use for the existing building, which is also a permitted use for the PD in the Central Business Improvement District.*

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 application is a private investment and will allow greater mix of uses, which is congruent with the degree of change designation.*

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.6 - Support the redevelopment and intensification of underutilized commercial properties within Community Anchors.

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

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

Summary Compiled by: Faria Urmy, Comprehensive Planning.

#### **Conclusions**

The applicant is requesting to amend the Adams Orleans PD to add an Event Center as an allowed use.

An office use as a principal use is permitted by right in the outline plan conditions.

The site plan is in conformance with the outline plan conditions other than the event center which is not a permitted use in the RU-4(H) and Medical District Overlay zoning districts.

They have applied for a Certificate of Appropriateness, and it will be heard at the March 23<sup>rd</sup> meeting.

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

## RECOMMENDATION

Staff recommends approval with revisions to the outline plan conditions.

### Site Conditions

1. Any tents used during an event can be erected no earlier than twenty-four (24) to forty-eight (48) hours prior to any event and disassembled within twenty-four (24) to forty-eight (48) hours after the event is over.
2. A landscape plan shall be submitted for administrative review and approval by the Division of Planning and Development.

### Outline Plan Conditions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold-strikethrough**~~.

Adams Orleans PD Amended - PD 23-004 (Formerly P.D 82-005)

#### I. Permitted Uses

- A. Office use, excluding medical and dental offices, shall be permitted in the existing building.
- B. Those uses permitted by right in the R-U4 Multiple Dwelling Residential District including an Antique Shop and excludes photocopying, package shipping or blueprints.

**C. Event Center – including any acceptable accessory structures as shown on the site plan.**

#### II. Circulation, Access and Parking

- A. Thirteen parking spaces shall be provided on site
- B. One way access shall be permitted and indicated through parking area.
- C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
- D. A twenty-five-foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
- E. Driveway to Adams shall be limited to 11 feet wide.

#### III. Bulk Regulations

- A. The existing building shall not be expanded without Landmarks and Final Plan Approval.

IV. In addition to the outline plan, any final plan shall include:

- A. A standard subdivision contract.
- B. The exact location, number and dimension of all parking spaces and access drive.

## DEPARTMENTAL COMMENTS

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

**City/County Engineer:**                      Date: **3/3/2023**

Case: PD-23-004 (PD 82-005)              Name: Victorian Village, 707 Adams Ave

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

### **Sewers:**

2. City sanitary sewers are available to serve this development.

### **Roads:**

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

### **Traffic Control Provisions:**

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

**Curb Cuts/Access:**

8. The City Engineer shall approve the design, number, and location of curb cuts.
9. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.
10. All existing curb cuts must be in accordance with City of Memphis Unified Development Code.
11. Any new curb cuts will need to acquire curb cut permit from traffic engineering.
12. Curb ramp on southeast corner of Adams and Orleans will need to be repaired.

**Drainage:**

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

**City/County Fire Division:**

Case Number: PD 23-04

Date Reviewed: 3/3/23

Reviewed by: J. Stinson

Address or Site Reference: 707 Adams

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

**City Real Estate:**

No comments received.

**City/County Health Department:**

No comments received.

**Shelby County Schools:**

No comments received.

<b>Construction Code Enforcement:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>Office of Sustainability and Resilience:</b>	No comments received.
<b>Office of Comprehensive Planning:</b>	See pages 17-19

**APPLICATION**



**Record Summary for Planned Development**

**Record Detail Information**

Record Type: Planned Development

Record Status: Assignment

Opened Date: February 3, 2023

Record Number: PD 2023-004

Expiration Date:

Record Name: Adams Orleans PD Amendment

Description of Work: PD Amendment to add Event Center as an additional use.

Parent Record Number:

---

**Address:**

707 ADAMS AVE, MEMPHIS 38105

**Owner Information**

Primary Owner Name

Y REGENTS PARK QOZB I LLC

Owner Address

272 COURT AVE, MEMPHIS, TN 38103

Owner Phone

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**Parcel Information**

023021 00001

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**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner

Lucas Skinner

Date of Meeting

-

**GENERAL PROJECT INFORMATION**

Planned Development Type

Amendment to Existing PD

Previous Docket / Case Number

PD 82-005

**GENERAL PROJECT INFORMATION**

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A The additional use will not affect these areas.  
UDC Sub-Section 9.6.9B The existing development will remain and does  
affect adjacent properties.  
UDC Sub-Section 9.6.9C Adequate facilities exist on the site.  
UDC Sub-Section 9.6.9D No affect to any feature.  
UDC Sub-Section 9.6.9E The development complies with all standards.  
UDC Sub-Section 9.6.9F No affect to any plans to be considered.

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A The existing development will remain and does  
affect adjacent properties.  
Adequate facilities exist on the site.

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

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

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

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

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

A final plat will be recorded.

**GIS INFORMATION**



**GIS INFORMATION**

Central Business Improvement District	Yes
Case Layer	Z88-162, Z06-117
Class	C
Downtown Fire District	No
Historic District	Victorian Village
Land Use	OFFICE
Municipality	MEMPHIS
Overlay/Special Purpose District	Medical District Overlay
Zoning	RU-4
State Route	-
Lot	2-A
Subdivision	ADAMS-ORLEANS OUTLINE FN PL PUD
Planned Development District	-
Wellhead Protection Overlay District	-

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
REGENTS PARK QOZB I, LLC	APPLICANT
<b>Address</b>	
<b>Phone</b>	
-	

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1446577	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	02/03/2023
1446577	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	02/03/2023
			<b>Total Fee Invoiced: \$1,539.00</b>	<b>Total Balance: \$0.00</b>		

**Payment Information**

<b>Payment Amount</b>	<b>Method of Payment</b>
\$1,539.00	Credit Card

**LETTER OF INTENT**



Date: January 20, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: Adams Orleans PUD Amendment  
707 Adams Ave.

**LETTER OF INTENT**

We are submitting a PD Amendment application for Adams Orleans PUD, located at 707 Adams Avenue. We are requesting an amendment to add Event Center as an additional use for the existing building.

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

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Cindy Reaves, being duly sworn, depose and say that at 5:43 pm on the 27th day of February, 2023 I posted two Public Notice Signs pertaining to Case No. PD 23-004 one on the property located at 707 Adams Avenue and one on North Orleans Street providing notice of a Public Hearing before the March 9, 2023 Land Use Control Board for consideration of a proposed Land Use Action (Planned Development Amendment), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Cindy Reaves  
Owner, Applicant or Representative

2/28/2023  
Date

Subscribed and sworn to before me this 28<sup>th</sup> day of February, 2023.

Robert M. Sweeney  
Notary Public  
My commission expires: 9/27/23



**LETTERS RECEIVED**

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

On Feb 23, 2023, at 2:38 PM, todd frankel <tfrankel@pacbell.net>  
wrote:

Hi Cindy,

I am in receipt of your Neighborhood Meeting notice for 707  
Adams in Memphis.  
I support your plan for Event Center.

Best,

Todd Frankel  
FPMemphis llc  
685 Adams Avve  
408-930-6040

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

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

March 10, 2023

Regents Park QOZB I LLC  
272 Court Ave.  
Memphis, TN 38103

*Sent via electronic mail to: [cindy.reaves@srce-memphis.com](mailto:cindy.reaves@srce-memphis.com)*

Amendment to the Adams Orleans PD to add Event Center as an allowed use  
Case Number: PD 2023-004  
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, July 14, 2022, the Memphis and Shelby County Land Use Control Board recommended **approval** of your amendment application for the Amendment to the Adams Orleans PD to add Event Center as an allowed use located at 707 Adams Ave., subject to the site conditions and the attached outline plan conditions.

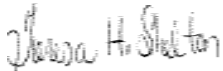
This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

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

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

If you have questions regarding this matter, please feel free to contact me at (901) 636-6621 or via email at [teresa.shelton@memphistn.gov](mailto:teresa.shelton@memphistn.gov).

Respectfully,



Teresa H. Shelton  
Municipal Planner

**Letter to Applicant**  
**PD 23-004**

Land Use and Development Services  
Division of Planning and Development

Cc: Cindy Reaves, SR Consulting, LLC  
File

## Letter to Applicant

PD 23-004

### Site Conditions

1. Any tents used during an event can be erected no earlier than twenty-four (24) to forty-eight (48) hours prior to any event and disassembled within twenty-four (24) to forty-eight (48) hours after the event is over.
2. A landscape plan shall be submitted for administrative review and approval by the Division of Planning and Development.

### Outline Plan Conditions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold strikethrough**~~.

Adams Orleans PD Amended - PD 23-004 (Formerly P.D 82-005)

#### I. Permitted Uses

- A. Office use, excluding medical and dental offices, shall be permitted in the existing building.
- B. Those uses permitted by right in the R-U4 Multiple Dwelling Residential District including an Antique Shop and excludes photocopying, package shipping or blueprints.
- C. Event Center – including any acceptable accessory structures as shown on the site plan.**

#### II. Circulation, Access and Parking

- A. Thirteen parking spaces shall be provided on site
- B. One way access shall be permitted and indicated through parking area.
- C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
- D. A twenty-five-foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
- E. Driveway to Adams shall be limited to 11 feet wide.

#### III. Bulk Regulations

- A. The existing building shall not be expanded without Landmarks and Final Plan Approval.

#### IV. In addition to the outline plan, any final plan shall include:

- A. A standard subdivision contract.
- B. The exact location, number and dimension of all parking spaces and access drive.



## Record Summary for Planned Development

### Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: February 3, 2023

Record Number: PD 2023-004

Expiration Date:

Record Name: Adams Orleans PD Amendment

Description of Work: PD Amendment to add Event Center as an additional use.

Parent Record Number:

---

### Address:

707 ADAMS AVE, MEMPHIS 38105

### Owner Information

Primary Owner Name

Y REGENTS PARK QOZB I LLC

Owner Address

272 COURT AVE, MEMPHIS, TN 38103

Owner Phone

---

### Parcel Information

023021 00001

---

### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner

Lucas Skinner

Date of Meeting

-

#### GENERAL PROJECT INFORMATION

Planned Development Type

Amendment to Existing PD

Previous Docket / Case Number

PD 82-005



**GENERAL PROJECT INFORMATION**

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A The additional use will not affect these areas.  
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**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A The existing development will remain and does affect adjacent properties.  
Adequate facilities exist on the site.  
B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development  
C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation  
D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest The existing development will remain and does affect adjacent properties.  
E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements The property owner will maintain the property.  
F) Lots of record are created with the recording of a planned development final plan A final plat will be recorded.

**GIS INFORMATION**

**GIS INFORMATION**

Central Business Improvement District	Yes
Case Layer	Z88-162, Z06-117
Class	C
Downtown Fire District	No
Historic District	Victorian Village
Land Use	OFFICE
Municipality	MEMPHIS
Overlay/Special Purpose District	Medical District Overlay
Zoning	RU-4
State Route	-
Lot	2-A
Subdivision	ADAMS-ORLEANS OUTLINE FN PL PUD
Planned Development District	-
Wellhead Protection Overlay District	-

---

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
REGENTS PARK QOZB I, LLC	APPLICANT
<b>Address</b>	

**Phone**

-

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**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
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Total Fee Invoiced: \$1,539.00

Total Balance: \$0.00

---

**Payment Information**

<b>Payment Amount</b>	<b>Method of Payment</b>
\$1,539.00	Credit Card

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

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

**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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


I, William B. Townsend (Print Name) WBT (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 707 Adams Ave.  
and further identified by Assessor's Parcel Number 023-021-00001  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 7th day of July in the year of 2022

  
Cynthia J. Reeves  
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](http://www.SRCE-memphis.com)

Date: January 20, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: Adams Orleans PUD Amendment  
707 Adams Ave.

## **LETTER OF INTENT**

We are submitting a PD Amendment application for Adams Orleans PUD, located at 707 Adams Avenue. We are requesting an amendment to add Event Center as an additional use for the existing building.

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

Memphis Housing Authority  
Not Recorded

Adams Avenue  
(54' ROW)

Orleans Street  
(46' ROW)

FP Memphis LLC  
Inst. # 22048345  
0.585 Ac

Ex. Curb  
Ex. Sidewalk

Ex. Curb  
Ex. Sidewalk

Ex. Sidewalk

Ex. Conc.

Ex. Conc.

Existing Building

Existing Brick Pavers

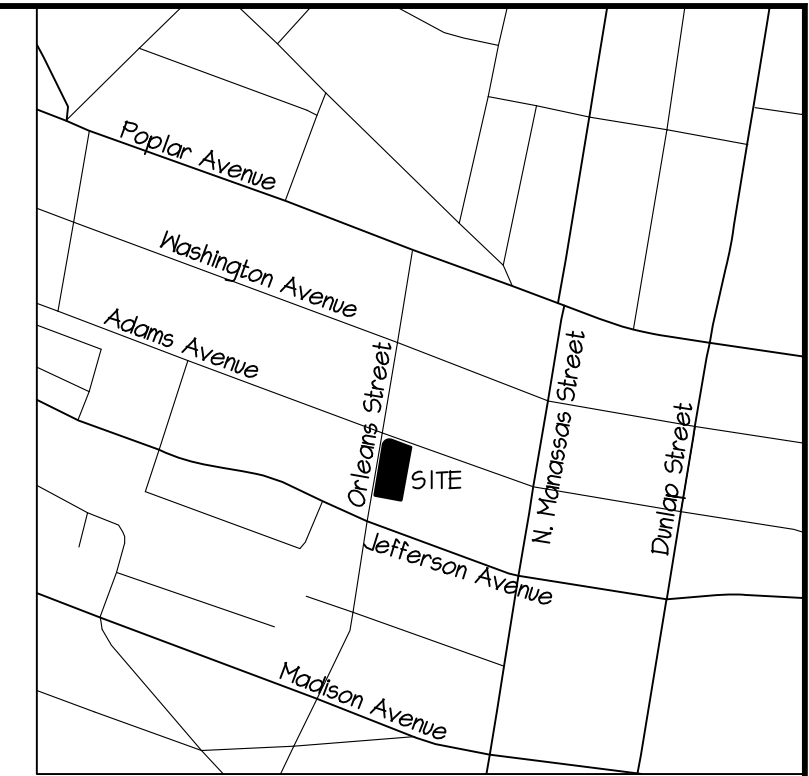
Ex. Brick Wall

Existing Parking

Housing for the Elderly  
Plat Book 41, Page 75

17'±  
15.48'  
2.3'

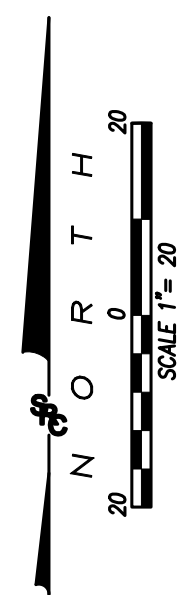
10'  
typ.



Vicinity Map  
nts

Lot J-8B  
Block 5  
Court Ave. Urban Renewal Area  
Project 3 R-49  
Plat Book 33, Page 28

Ex. Curb Cut



PD 23-\_\_\_  
FORMERLY PD 82-005  
**OUTLINE PLAN ADAMS ORLEANS PD AMENDED**  
DEVELOPER: REGENTS PARK QOZB I LLC  
0.596 ACRES  
WARD 23, BLOCK 21, PARCEL 1

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

MEMPHIS, TENNESSEE  
JANUARY 2023  
SHEET 1 of 1

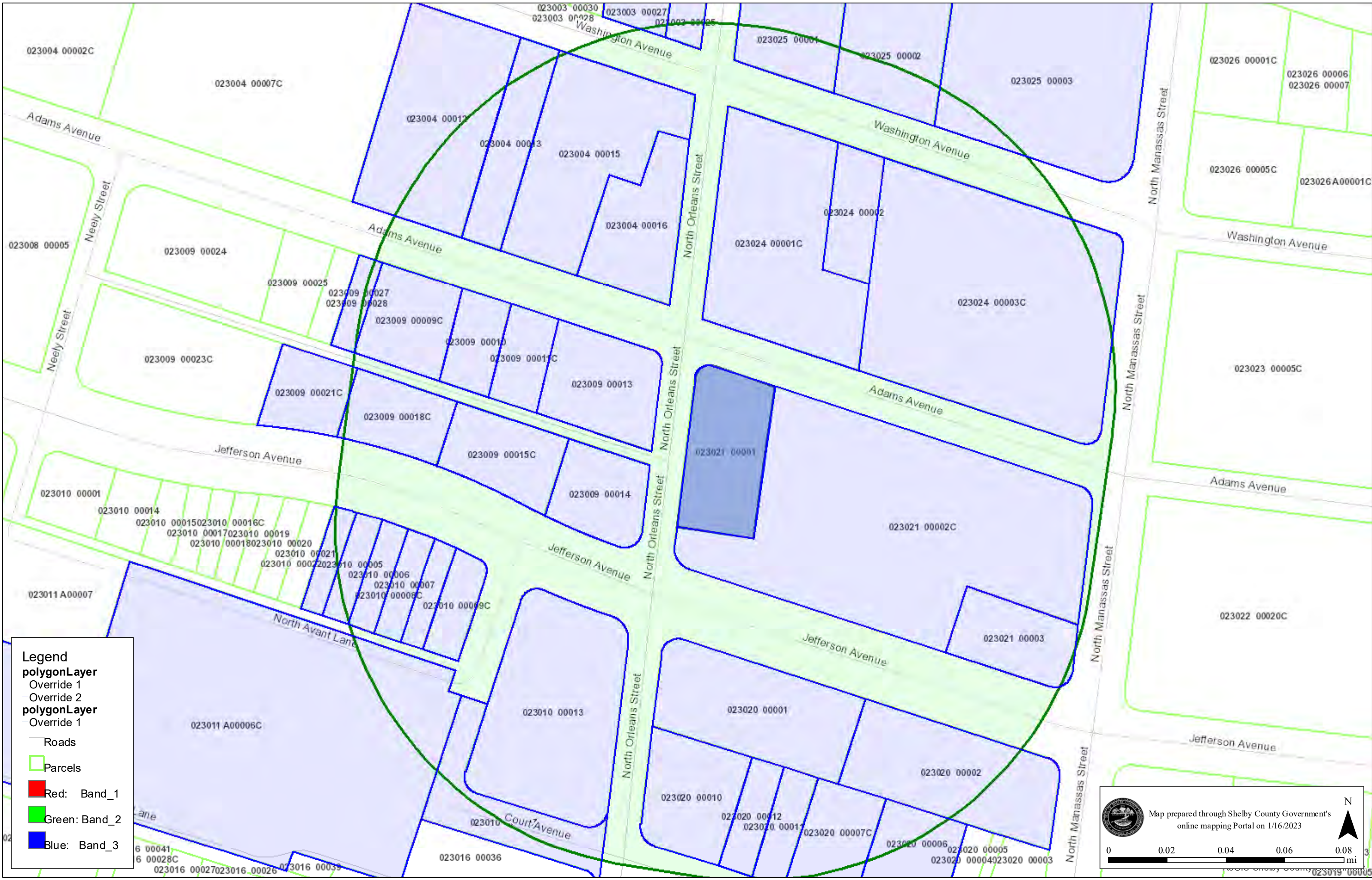
Adams Orleans PD Amended

PD 23-\_\_

Formerly P.D 82-005


#### OUTLINE PLAN CONDITIONS

- I. Permitted Uses
  - A. Office use, excluding medical and dental offices, shall be permitted in the existing building.
  - B. Those uses permitted by right in the R-U4 Multiple Dwelling Residential District including an Antique Shop and excludes photocopying, package shipping or blueprints.
  - C. Event Center
  
- II. Circulation, Access and Parking
  - A. Thirteen parking spaces shall be provided on site
  - B. One way access shall be permitted and indicated through parking area.
  - C. The location and design of curb cuts shall be approved by the City Traffic Engineer.
  - D. A twenty-five-foot (25') property line radius at the intersection of Orleans and Adams shall be dedicated.
  - E. Driveway to Adams shall be limited to 11 feet wide.
  
- III. Bulk Regulations
  - A. The existing building shall not be expanded without Landmarks and Final Plan Approval.
  
- IV. In addition to the outline plan, any final plan shall include:
  - A. A standard subdivision contract.
  - B. The exact location, number and dimension of all parking spaces and access drive.



**Legend**

- polygonLayer**
- Override 1
- Override 2
- polygonLayer**
- Override 1
- Roads
- Parcels
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Map prepared through Shelby County Government's online mapping Portal on 1/16/2023

0 0.02 0.04 0.06 0.08 0.1 mi

N

MEMPHIS CENTER CITY REVENUE  
114 N MAIN ST #  
MEMPHIS TN 38103

TISDAL WILLIAM C III  
P O BOX 40352 #  
MEMPHIS TN 38174

CITY OF MEMPHIS PARK COMM  
GENERAL DELIVERY #  
MEMPHIS TN 38101

CITY OF MEMPHIS  
GENERAL DELIVERY #  
MEMPHIS TN 38101

UNIVERSITY OF TENNESSEE  
125 N MAIN ST #  
MEMPHIS TN 38103

MEMPHIS CITY OF  
125 N MAIN ST #  
MEMPHIS TN 38103

COLLINS CHAPEL C M E CHURCH  
678 WASHINGTON AVE #  
MEMPHIS TN 38105

UNIVERSITY OF TENNESSEE THE  
62 S DUNLAP ST #  
MEMPHIS TN 38103

MEMPHIS HOUSING AUTHORITY  
700 ADAMS AVE #  
MEMPHIS TN 38105

CITY OF MEMPHIS  
125 N MAIN ST #  
MEMPHIS TN 38103

UNIVERSITY OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101

MEMPHIS HOUSING AUTHORITY  
700 ADAMS AVE #  
MEMPHIS TN 38105

COLLINS CHAPEL COLORED M E CHURCH (TRS)  
678 WASHINGTON AVE #  
MEMPHIS TN 38105

UNIVERSITY OF TENN  
4 S DUNLAP ST #  
MEMPHIS TN 38103

THUNDERBIRD TOWERS LLC  
1387 CENTRAL AVE #  
MEMPHIS TN 38104

MEMPHIS CITY OF SHELBY COUNTY TN  
125 N MAIN ST #  
MEMPHIS TN 38103

STATE OF TENNESSEE  
312 EIGHTH AVE N  
MEMPHIS TN 38103

TISDAL WILLIAM C  
688 JEFFERSON AVE #  
MEMPHIS TN 38105

FRANKEL TODD P  
230 JOSSELYN LN #  
WOODSIDE CA 94062

TYGER LARRY J  
661 JEFFERSON AVE #  
MEMPHIS TN 38105

MOOSE APARTMENTS LLC  
92 ISLAND PL  
MEMPHIS TN 38103

763 S ROWLETT LLC  
18 S BYHALIA RD #  
COLLIERVILLE TN 38017

HENDERSON JAMES C & JOCELYN  
655 JEFFERSON AVE #  
MEMPHIS TN 38105

CARRIER KAREN B  
679 ADAMS AVE #  
MEMPHIS TN 38105

UNITY PROPERTIES INC  
707 ADAMS AVE #  
MEMPHIS TN 38105

ESSENCE PROPERTIES LLC  
2760 N GERMANTOWN PKWY #  
MEMPHIS TN 38133

MEMPHIS POLICE ASSOCIATION THE  
638 JEFFERSON AVE #  
MEMPHIS TN 38105

ASAPP PROPERITES LLC  
4840 GWYNNE RD #  
MEMPHIS TN 38117

HANSON RYAN  
667 JEFFERSON AVE #  
MEMPHIS TN 38105

MEMPHIS HOUSING AUTHORITY  
5050 POPLAR AVE #  
MEMPHIS TN 38157



EDISON PARK LTD  
PO BOX 241990 #  
MEMPHIS TN 38124

UNIVERSITY OF TENNESSEE THE  
62 S DUNLAP ST #  
MEMPHIS TN 38103

REGENTS PARK QOZB I LLC  
272 COURT AVE  
MEMPHIS TN 38103

UNIVERSITY OF TENNESSEE  
125 N MAIN ST #  
MEMPHIS TN 38103

UNIVERSITY OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101

UNIVERSITY OF TENNESSEE  
4 S DUNLAP ST #  
MEMPHIS TN 38103

BLAKE SCOTT W  
671 JEFFERSON AVE #  
MEMPHIS TN 38105

MEMPHIS CITY OF  
125 N MAIN ST #  
MEMPHIS TN 38103

DURBIN ROBERT F  
253 TILTON ST #  
MEMPHIS TN 38111

HENDERSON JOCELYN V  
200 JEFFERSON AVE #1500  
MEMPHIS TN 38103

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

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5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

Regents Park QOZB I, LLC  
272 Court Ave.  
Memphis, TN 38103

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Memphis, TN 38103

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Memphis, TN 38103

Regents Park QOZB I, LLC  
272 Court Ave.  
Memphis, TN 38103

Regents Park QOZB I, LLC  
272 Court Ave.  
Memphis, TN 38103

**TOTAL 42**

023004 00016 - MEMPHIS CENTER CITY REVENUE  
023025 00001 - CITY OF MEMPHIS  
023003 00027 - COLLINS CHAPEL C M E CHURCH  
023025 00003 - CITY OF MEMPHIS  
023003 00025 - COLLINS CHAPEL COLORED M E CHURCH (TRS)  
023004 00013 - MEMPHIS CITY OF SHELBY COUNTY TN  
023009 00013 - FRANKEL TODD P  
023009 00018C - 763 S ROWLETT LLC  
023021 00001 - UNITY PROPERTIES INC  
023009 00015C - ASAPP PROPERITES LLC  
023009 00014 - TISDAL WILLIAM C III  
023020 00001 - UNIVERSITY OF TENNESSEE  
023010 00010Z - UNIVERSITY OF TENNESSEE THE  
023020 00012 - UNIVERSITY OF TENNESSEE  
023020 00007C - UNIVERSITY OF TENN  
023020 00006 - STATE OF TENNESSEE  
023010 00006 - TYGER LARRY J  
023010 00005 - HENDERSON JAMES C & JOCELYN  
023010 00008C - ESSENCE PROPERTIES LLC  
023010 00007 - HANSON RYAN  
023025 00002 - CITY OF MEMPHIS PARK COMM  
023004 00012 - MEMPHIS CITY OF  
023024 00001C - MEMPHIS HOUSING AUTHORITY  
023024 00002 - MEMPHIS HOUSING AUTHORITY  
023024 00003C - THUNDERBIRD TOWERS LLC

023009 00009C - TISDAL WILLIAM C  
023009 00010 - MOOSE APARTMENTS LLC  
023009 00011C - CARRIER KAREN B  
023009 00021C - MEMPHIS POLICE ASSOCIATION THE  
023021 00002C - MEMPHIS HOUSING AUTHORITY  
023011 A00006C - EDISON PARK LTD  
023010 00013 - UNIVERSITY OF TENNESSEE THE  
023021 00003 - REGENTS PARK QOZB I LLC  
023020 00002 - UNIVERSITY OF TENNESSEE  
023020 00010 - UNIVERSITY OF TENNESSEE  
023020 00011 - UNIVERSITY OF TENNESSEE  
023010 00009C - BLAKE SCOTT W  
023004 00015 - MEMPHIS CITY OF  
023009 00028 - DURBIN ROBERT F  
023010 00022 - HENDERSON JOCELYN V



# 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.

22053191

05/11/2022 - 09:23:30 AM

---

3 PGS

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LACY 2426971-22053191

---

VALUE	725000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2682.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	2702.50

---

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**THIS INSTRUMENT PREPARED BY:**

Regency Title & Escrow, LLC  
1655 International Dr. Ste. 101  
Memphis, TN 38120  
Phone :901.753.9499

**RETURN TO:**

The Law Office of John D Smith, PLLC  
36 North Cooper Street  
Memphis, TN 38104  
(901) 849-4156

**New Owner(s)- Name & Address**

Regents Park QOZB I, LLC  
272 Court Avenue  
Memphis, TN 38103

**Send Tax Bills To:**

Regents Park QOZB I, LLC  
272 Court Ave.  
Memphis, TN 38103  
Map & Parcel Nos.:  
02-3021-0-0001

**PROPERTY ADDRESS:**

707 Adams Avenue  
Memphis, TN 38105

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into **2nd day of May, 2022**, by and between **Unity Properties, Inc., a Tennessee Limited Liability Company**, party of the first part, and **Regents Park QOZB I, LLC, a Tennessee Limited Liability Company** party of the second part,

**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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Memphis, County of Shelby, State of Tennessee:

**The Outline/Final Plan Adams-Orleans (P.U.D.) as shown on plat of record in Plat Book 86, Page 57, 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 Unity Properties, Inc., by Warranty Deed of record at Instrument No. 15103002, dated 10/02/2015 and recorded 10/09/2015, in the Register's Office of Shelby, Tennessee.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for the following:

**This property is being conveyed subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 86, Page 57; Plat Book 86, Page 44 and Plat Book 27, Page 32 and any existing easements and restrictions as shown of record not stated herein; all of record in the Register's Office of Shelby County, Tennessee; 2022 City of Memphis Property Taxes and 2022 Shelby County Property Taxes not yet due and payable.**

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Unity Properties, Inc

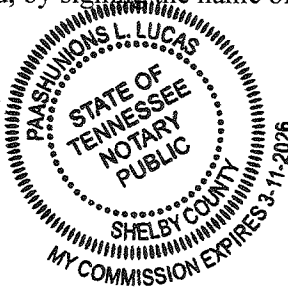
By: [Signature]  
Lorenzo Derek Renfro, President & Treasurer

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public of said State and County, aforesaid, personally appeared **Lorenzo Derek Renfro**, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President and Treasurer of Unity Properties, Inc.**, the within named bargainer, and that he as such **President & Treasurer** executed the foregoing instrument for the purposes therein contained, by signing the name of **Unity Properties, Inc.** by himself as such **President & Treasurer**.

Witness my hand, at office, this 2nd day of May, 2022.

[Signature]  
Notary Signature  
My commission expires:



Valuation Acknowledgement

STATE OF Tennessee  
COUNTY OF Shelby

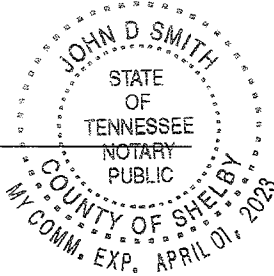
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **\$725,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

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

[Signature]  
Notary Public

My Commission Expires: Apr. 1, 2023

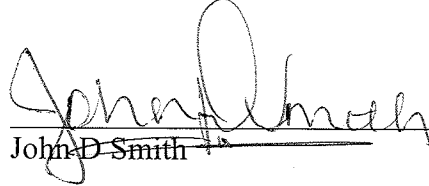




Prepared by:  
The Law Office of John D Smith, PLLC  
36 N Cooper St.  
Memphis, TN 38104  
(901) 257-0455 • <http://www.johndsmith.attorney>

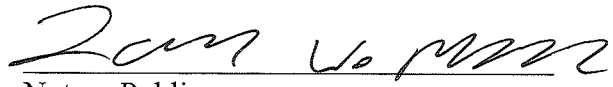
**AFFIDAVIT**

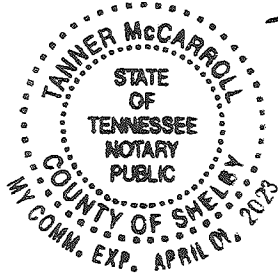
I, John D Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
\_\_\_\_\_  
John D Smith

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, Tanner McCarroll, a notary public for this county and state, John D Smith, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

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



My commission expires: April 1, 2023