

BUDGET COMMITTEE

**RESOLUTION TO AMEND THE CITY OF MEMPHIS FY24 CAPITAL
IMPROVEMENT BUDGET**

WHEREAS, the Mayor submitted to the Council of the City of Memphis on April 25, 2023, a recommended Operating Budget and Capital Improvement Program Budget for the fiscal year ending June 30, 2024; and

WHEREAS, the Budget Committee of the Council has held meetings and thoroughly reviewed the recommended Operating and Capital Improvement Program Budgets and have proposed amendments thereto; and

WHEREAS, the Council has identified a need for funds to be allocated to other projects that serve the City of Memphis and significantly contribute to its growth and development; and

WHEREAS, the success of projects and programs designed to increase public safety, access to affordable housing and transportation, and the availability of programs for the benefit of youth and communities continues to be a priority for the Memphis City Council and the people of Memphis; and

WHEREAS, it is the intent of the Council to use its authority to ensure those priorities receive adequate resources to achieve the greatest impact.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby amends the FY24 CIP budget by reducing the Memphis Parks FY24 Proposed CIP Budget by \$150,000.00 and allocates and appropriates to a Raleigh Community Center Coverline for additional safety and security measures.

SPONSORS
Rhonda Logan

CHAIRMAN
Martavius Jones

**RESOLUTION TO AMEND THE FY24 CAPITAL IMPROVEMENTS
PROGRAM (C.I.P.) BUDGET FOR PARKS AND PUBLIC SERVICES**

WHEREAS, the Mayor of Memphis submitted to the Memphis City Council of the City of Memphis on April 25, 2023 a recommended Operating Budget and Capital Improvement Program Budget for the fiscal year ending June 30, 2024; and

WHEREAS, the Budget Committee of the Memphis City Council has held meetings and thoroughly reviewed the recommended Operating and Capital Improvement Program Budgets; and have proposed revisions thereto; and

WHEREAS, the Memphis City Council has identified a need for funds to be allocated to certain projects and services of the City of Memphis and significantly contributes to its overall growth and development; and

WHEREAS, it is the intent of the Memphis City Council to allocate Memphis Parks and Police Services G.O. Bonds funding to now be appropriated to address other needed projects for the City of Memphis.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby amends the FY24 Capital Improvement Program (C.I.P.) Budget by appropriating \$1,000,000.00 for a New Lewis Senior Center; \$250,000.00 from Memphis Parks Coverline to Douglass Park Barricades; and \$250,000.00 from Police Services to Greenlaw Park and Community Center as follows:

Parks & Public Services Projects	Funding Source	FY24	FY25	FY 26	FY27	FY28	Total Five-Year Proposed Budget
New Lewis Senior Center	G.O. Bonds	*\$1,000,000 (A/E)	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$15,000,000
Douglass Park Barricades	G.O. Bonds	**\$250,000	-	-	-	-	-
Greenlaw Park & Comm. Center	G.O. Bonds	***\$250,000.	-	-	-	-	-

*\$1M-New Lewis Senior Community Center	**\$250K- from Parks Coverline	***\$250K- from Police Services					
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Sponsor(s):
Councilwoman Easter-Thomas

Chairman,
Councilman Martavius Jones

PLANNING

&

ZONING

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 6/27/2023
DATE
PUBLIC SESSION: 6/27/2023
DATE

ITEM (CHECK ONE)
ORDINANCE RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution approving the conversion of a public street (Wychewood Cove), located south of Walnut Grove Road, to a private street, known as case number MJR 23-009 (Major Modification to S 11-015)

CASE NUMBER: MJR 23-009

LOCATION: Wychewood Cove – South of Walnut Grove Road

COUNCIL DISTRICTS: District 5 and Super District 9

OWNER/APPLICANT: Lewis Smith

REPRESENTATIVES: Tim McCaskill for The Reaves Firm

REQUEST: Conversion of a public street (Wychewood Cove) to a private street

AREA: +/-0.72 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
4/13/2023 _____	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>Kendrea Cobble</u>	<u>6/12/23</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Bratt Ryan</u>	<u>6/12/23</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

MJR 23-009 (Major Modification to S 11-015)

RESOLUTION APPROVING THE CONVERSION OF A PUBLIC STREET (WYCHEWOOD COVE), LOCATED SOUTH OF WALNUT GROVE ROAD, TO A PRIVATE STREET, KNOWN AS CASE NUMBER MJR 23-009 (MAJOR MODIFICATION TO S 11-015)

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

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, April 13, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	MJR 23-009 (Major Modification to S 11-015)
LOCATION:	Wychewood Cove – South of Walnut Grove Road
COUNCIL DISTRICT(S):	District 5 and Super District 9
OWNER/APPLICANT:	Lewis Smith
REPRESENTATIVE:	Tim McCaskill for The Reaves Firm
REQUEST:	Conversion of a public street (Wychewood Cove) to a private street
EXISTING ZONING:	Residential Single-Family – 10 (R-10)
AREA:	0.72 acres

The following spoke in support of the application: None

The following spoke in opposition of the application: None

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

The motion passed by a unanimous vote of 7-0 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

MJR 23-009 (Major Modification to S 11-015)

CONDITIONS

1. Perpetual maintenance of the private street is required by a property owners association to the same standards as connecting public streets for the safe use of persons using the streets.
2. The City has absolutely no obligation or intention to ever accept such street as public right-of-way.
3. The private street shall be labeled on the final plat and be assigned a lot and block number from its subdivision.
4. The existing green sign blade identifying Wychewood Drive is to be changed at the applicant's expense to a blue sign blade to signify the street as a private street.
5. Dedicate a 15' permanent Sewer Easement.
6. 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, fence, and yards.
7. Any improvements encroaching the sanitary sewer easements which are not authorized by the city of Memphis may be removed by the city at any time and the city shall bear no responsibility for the maintenance of said improvements.
8. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
9. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.
10. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of the closure by the City Council.
11. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
12. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Any gated and/or fenced community shall have at least one 20-foot opening gate which shall be designated as the Fire Department primary access. This gate shall conform to sections 503.6.1.1 through 503.6.1.6 and, if automated, shall be siren activated and equipped with both primary and secondary overrides. Exception: Group R-3 occupancies are



RESOLUTION

RESOLUTION APPROVING THE CONVERSION OF A PUBLIC STREET (WYCHEWOOD COVE), LOCATED SOUTH OF WALNUT GROVE ROAD, TO A PRIVATE STREET KNOWN AS CASE NUMBER MJR 23-009 (MAJOR MODIFICATION TO S 11-015)

WHEREAS, the City of Memphis is the owner of real property known as Wychewood Cove in Memphis, Tennessee; and

WHEREAS, Section 5.2.18 of the Unified Development Code permits the dislocation of a street or street segment from the public street system through the erection of a gate or other obstruction in a private street conversion as classified in Section 9.8A of the Unified Development Code; and

WHEREAS, the conversion of a public street to a private street may be processed as an amendment to a subdivision plan or plat pursuant to Chapter 9.7 and require approval by the legislative body; and

WHEREAS, the applicant is requesting the conversion of the public street Wychewood Cove to a private street by amending and re-recording the Wychewood Subdivision, James C. Callis Subdivision and Wychewood Place Subdivision Final Plat; and

WHEREAS, the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and desires to convert the hereinabove described public right-of-way to private right-of-way and it is deemed to be in the best interest of the City of Memphis that said public right-of-way be converted, and maintained by a homeowners association; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on April 13, 2023, and said Board has submitted its findings and recommendation to the Council of the City of Memphis subject to the following conditions:

1. Perpetual maintenance of the private street is required by a property owners association to the same standards as connecting public streets for the safe use of persons using the streets.
2. The City has absolutely no obligation or intention to ever accept such street as public right-of-way.
3. The private street shall be labeled on the final plat and be assigned a lot and block number from its subdivision.
4. The existing green sign blade identifying Wychewood Drive is to be changed at the applicant's expense to a blue sign blade to signify the street as a private street.
5. Dedicate a 15' permanent Sewer Easement.
6. 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, fence, and yards.
7. Any improvements encroaching the sanitary sewer easements which are not authorized by the city of Memphis may be removed by the city at any time and the city shall bear no responsibility for the maintenance of said improvements.
8. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
9. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.
10. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of the closure by the City Council.
11. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
12. Adequate maneuvering room shall be provided between the right-of-way and the

gate/guardhouse/card reader for vehicles. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Any gated and/or fenced community shall have at least one 20-foot opening gate which shall be designated as the Fire Department primary access. This gate shall conform to sections 503.6.1.1 through 503.6.1.6 and, if automated, shall be siren activated and equipped with both primary and secondary overrides. Exception: Group R-3 occupancies are exempt from the requirements of this section when the fenced area is for a single occupancy.

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

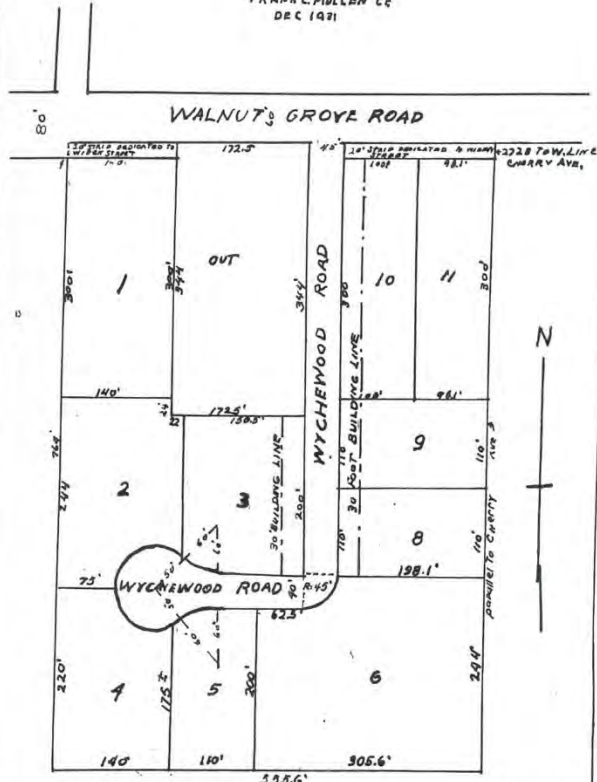
BE IT FURTHER RESOLVED, that a copy of this resolution be sent to the Lawyers Title Insurance Company, the Memphis Title Company, the Chicago Title Company, the Security Title Company and the Shelby County Property Assessor's Office.

ATTEST:

**Cc: Division of Planning and Development – Land Use and Development Services
City Engineering – Land Development
City Real Estate**

MJR 23-009: Conversion of Wychewood Cove from a public street to a private street

WYCHEWOOD
SUBDIVISION
SCALE 1"=100'
FRANK C. MULLAN CE
DEC 1931



115

I the undersigned owner of the property as shown herein, do hereby adopt this as my plan of Subdivision, and dedicate the streets as shown thereon to the public use forever. Mrs. Maud Dickerson

State of Tennessee, County of Shelby, personally appeared before me John W. Robinson a notary public in and for said State and County at Memphis and duly qualified Mrs MAUD DICKERSON the within named daughter, with whom I am personally acquainted, and who upon oath acknowledged that she presented the within named instrument for the purposes contained therein and set out.

Witness my hand and notary seal at Memphis, Tennessee, this 23rd day of December 1931. My Commission expires April 29th 1934. John W. Robinson
Notary Public.

Approved Memphis City Planning Commission.
Date Aug 12th 1936 R. B. Lockhill
Secretary

Approved: Board of Commissioners
Date 10/2/36
Attest: E. W. Hill Chairman
(N.P. SEAL) Major

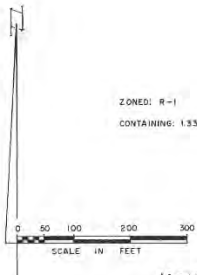
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Jake Carter
Paul Miralay



Owner and Developer:
 JAMES C. CALLIS
 4353 WALNUT GROVE RD.
 MEMPHIS, TENN.

ZONED: R-1
 CONTAINING: 1.33 Ac.



JAMES C. CALLIS SUBDIVISION
 OF LOTS 10 AND 11, WYCHEWOOD SUBDIVISION
 (PLAT BOOK 9, PAGE 115, S.C.R.O.)
 JULY 8, 1971 SCALE: 1" = 100'
 PICKERING ENGINEERING ASSOCIATES, INC.
 3120 SUMMER AVENUE
 MEMPHIS, TENNESSEE

I, the undersigned, JAMES C. CALLIS, owner of the property shown hereon, hereby adopt this plat as my plan of subdivision (and dedicate the streets, rights-of-way, easements and rights of access as shown and/or described to the public use forever). I am the owner of the said property in fee simple, duly authorized so to act, and that said property is not encumbered by any mortgage or taxes which have become due and payable.

James C. Callis
 James C. Callis

STATE OF TENNESSEE
 COUNTY OF SHELBY

Before me, the undersigned, a notary public, in and for said state and county at Memphis, duly commissioned and qualified, personally appeared James C. Callis, of said county, with whom I am personally acquainted and who upon oath acknowledges that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and notarial seal this 8 day of July, 1971.
 My commission expires _____
 Notary Public *[Signature]*



It is hereby certified that this plat is true and correct, prepared from an actual survey of the property made under my supervision.

By: David L. Brown, R.L.S.
 Process Certificate Number 492

Approved by the Memphis and Shelby County Planning Commission.
 Date: 7-1-71 By: [Signature], Director

I hereby certify that the foregoing is a true copy and that said document was approved by the City Council of the City of Memphis in regular session on July 1, 1971.

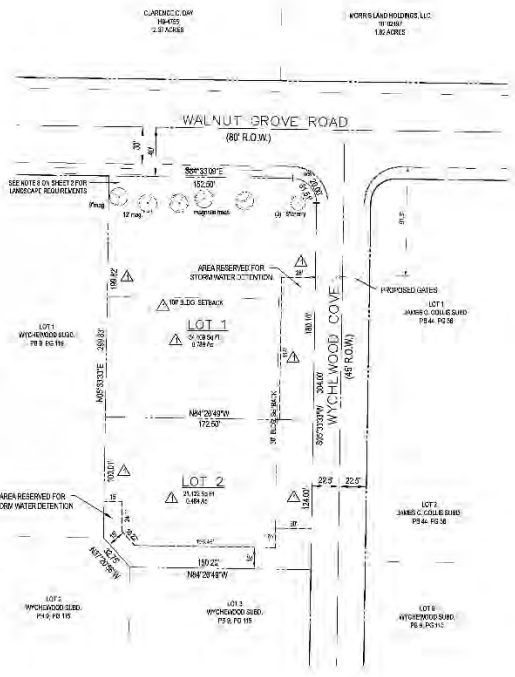
By: [Signature], Controller

Approved by Memphis and Shelby County Health Dept. [Signature]

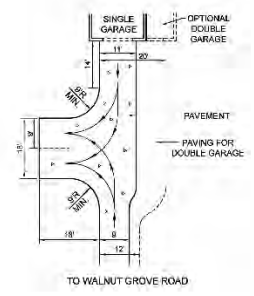
Book 54 Page 50
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 CLERK OF TENNESSEE
 MEMPHIS, TENN.



GRAPHIC SCALE IN FEET
SCALE: 1"=50'



VICINITY MAP
NTS



TYPICAL DRIVEWAY TURNAROUND
OTHER DESIGNING MAY BE UTILIZED UPON
APPROVAL OF THE BUILDING OFFICIAL

125074122
PLAT BOOK: 252
PAGE: 41
JUN 12 2012
THE REAVES FIRM

PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS-DELBLY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY FRONT OR ANY (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. A RESIDENTIAL IMPROVEMENTS TO CITY OF MEMPHIS DO NOT INCLUDE, BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURBS AND GUTTERS, DRIVEWAYS, APPROXES AND UTILITY TRENCHES. ROW PERMITS MUST BE OBTAINED PRIOR TO MEMPHIS CITY ENGINEER'S OFFICE AT PHONE NUMBER 901-526-6700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	4'-0"	SOUTH	5'-0" SETBACK CURB
WYCHEWOOD ROAD	N/A	N/A	N/A

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

NOTES:

THE AREA DESIGNATED AS RESERVED FOR STORM WATER DETENTION SHALL NOT BE USED AS A BUILDING SITE, OR FILLED WITH OTHER STRUCTURES OBTAINING WRITTEN PERMISSION FROM THE CITY 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 OWNER'S 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 ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF STRUCTURES.

STORM WATER DETENTION FACILITIES INCLUDING THE BASINS, SWALES AND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR WYCHEWOOD PLACE SUBD. ON FILE IN THE CITY OF MEMPHIS ENGINEER'S OFFICE. ANY MODIFICATIONS TO THE STORM WATER DETENTION FACILITIES SHALL BE SUBMITTED TO THE CITY OF MEMPHIS ENGINEER'S OFFICE FOR APPROVAL PRIOR TO INSTALLATION. PROPERTY OWNERS ADJACENT TO THE AREA(S) OF THE REQUESTED MODIFICATION(S) SHALL BE NOTIFIED.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 4715C 0205 F DATED SEPT. 28, 2007 FOR

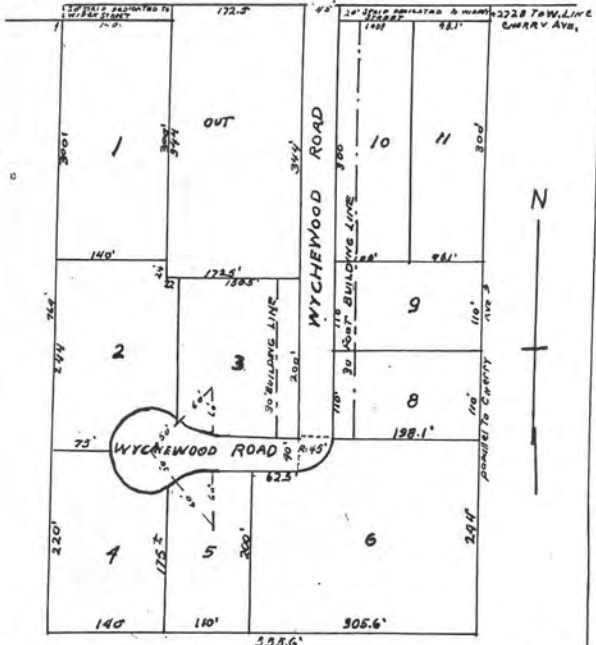


FINAL PLAT
WYCHEWOOD PLACE SUBD.
DEVELOPER: TT&J CONSTRUCTION
1.25 ACRES 2 LOTS
100 YEAR FLOOD ELEV. 250.0
MEMPHIS, TENNESSEE
JUNE, 2012

PARCEL 57-1-12
S 11-015
SHEET 1 OF 2

WYCHEWOOD
SUBDIVISION
SCALE 1"=100'
FRANK C. MULLAN CE
DEC 1931

WALNUT GROVE ROAD



115

I the undersigned owner of the property as shown herein, do hereby adopt this as my plan of Subdivision, and dedicate the streets as shown thereon to the public use forever. Mrs. Maud Dickerson

State of Tennessee, County of Shelby, personally appeared before me John W. Robinson a notary public in and for said State and County of Memphis and duly qualified Mrs MAUD DICKERSON the within named daughter, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within named instrument for the purposes contained therein and set out.

Witness my hand and notary seal at Memphis, Tennessee, this 23rd day of December 1931. My Commission expires April 29th 1934 John W. Robinson Notary Public.

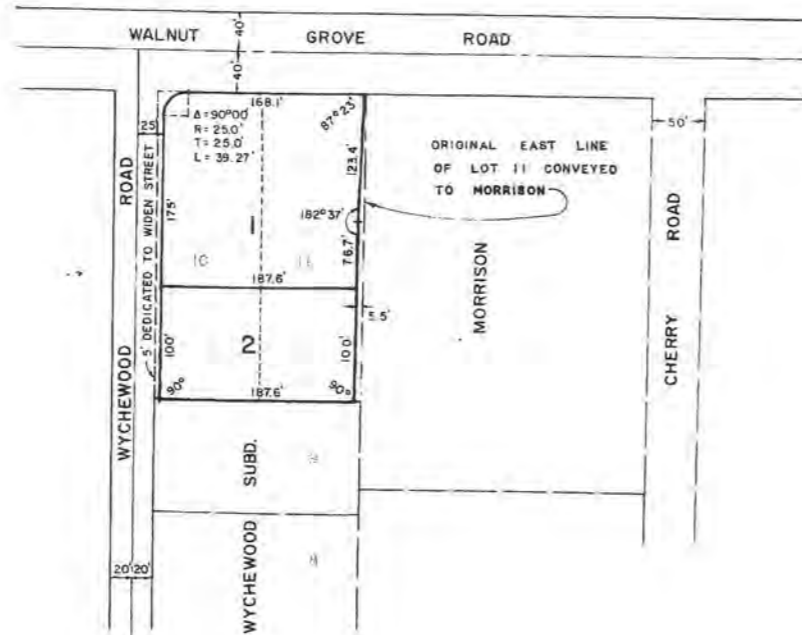
Approved Memphis City Planning Commission.
Date Aug 12th 1936 R. B. Lockhill Secretary

Approved: Board of Commissioners Shelby County
DATE 10/2/36
Attest: E. H. Hill Chairman
Major

(N.P. SEAL)

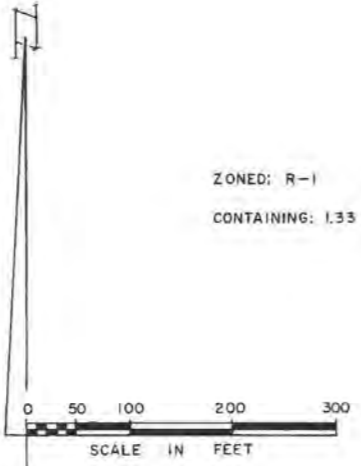
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Nov 5 36 PAT
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Jaki Carter
Paul Miralay



Owner and Developer:
 JAMES C. CALLIS
 4353 WALNUT GROVE RD.
 MEMPHIS, TENN.

ZONED: R-1
 CONTAINING: 1.33 Ac.



JAMES G. CALLIS SUBDIVISION
 OF LOTS 10 AND 11, WYCHEWOOD SUBDIVISION
 (PLAT BOOK 9, PAGE 115, S.C.R.O.)
 JULY 8, 1971 SCALE: 1" = 100'
 PICKERING ENGINEERING ASSOCIATES, INC.
 3120 SUMMER AVENUE
 MEMPHIS, TENNESSEE

I, the undersigned, JAMES C. CALLIS, owner of the property shown hereon, hereby adopt this plat as my plan of subdivision (and dedicate the streets, rights-of-way, easements and rights of access as shown and/or described to the public use forever). I am the owner of the said property in fee simple, duly authorized so to act, and that said property is not encumbered by any mortgage or taxes which have become due and payable.

By James C. Callis Mary C. Callis

STATE OF TENNESSEE
 COUNTY OF SHELBY

before me, the undersigned, a notary public, in and for said state and county at Memphis, duly commissioned and qualified, personally appeared James C. Callis & Mary C. Callis with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and notarial seal this 8 day of July, 1971.

My commission expires _____
 Notary Public Dwight S. Brown

It is hereby certified that this plat is true and correct, prepared from an actual survey of the property made under my supervision.

By Dwight S. Brown R.L.S.
 Tennessee Certificate Number 493

Approved by the Memphis and Shelby County Planning Commission.

Date: 7-1-71 By: John L. Heston
 Director

I hereby certify that the foregoing is a true copy and that said document was approved by the City Council of the City of Memphis in regular session on July 2, 1971

By: W. H. M. M. M.
 Controller

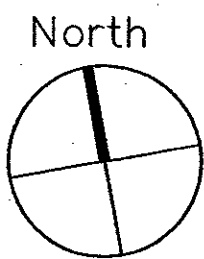
Approved by Memphis and Shelby County Health Dept.

George W. M. M. M.
 Local Health Officer

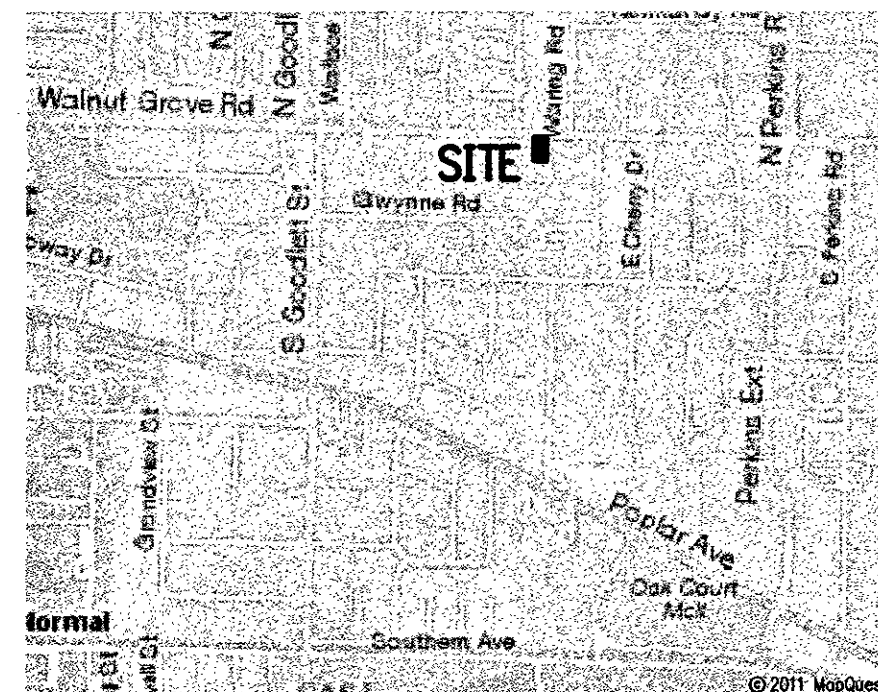
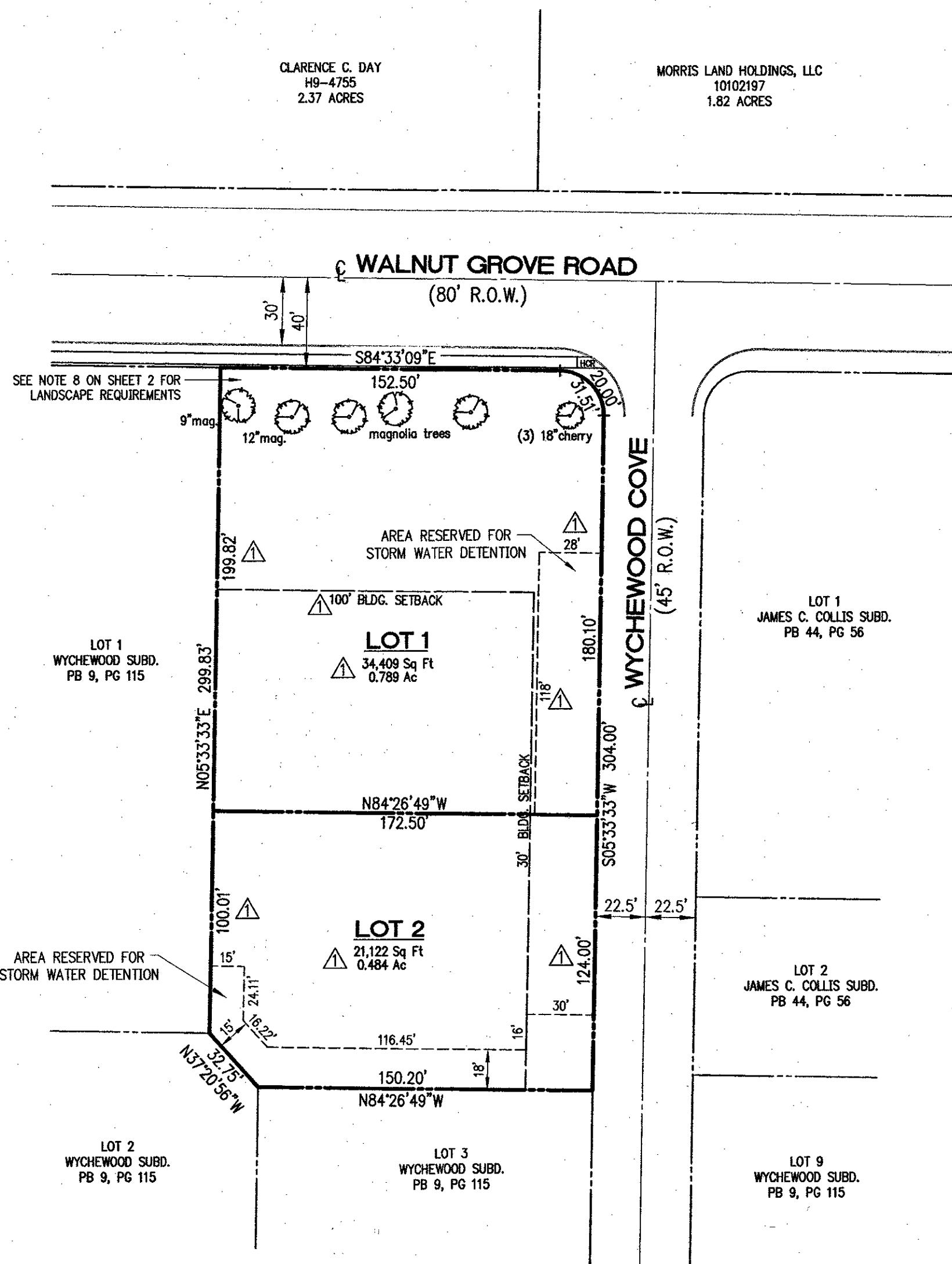
31 Aug 1971

STATE TAX
 REGISTER'S FEE
 RECORDS FEE
 \$125.00
 \$125.00
 STATE OF TENNESSEE
 SHELBY COUNTY

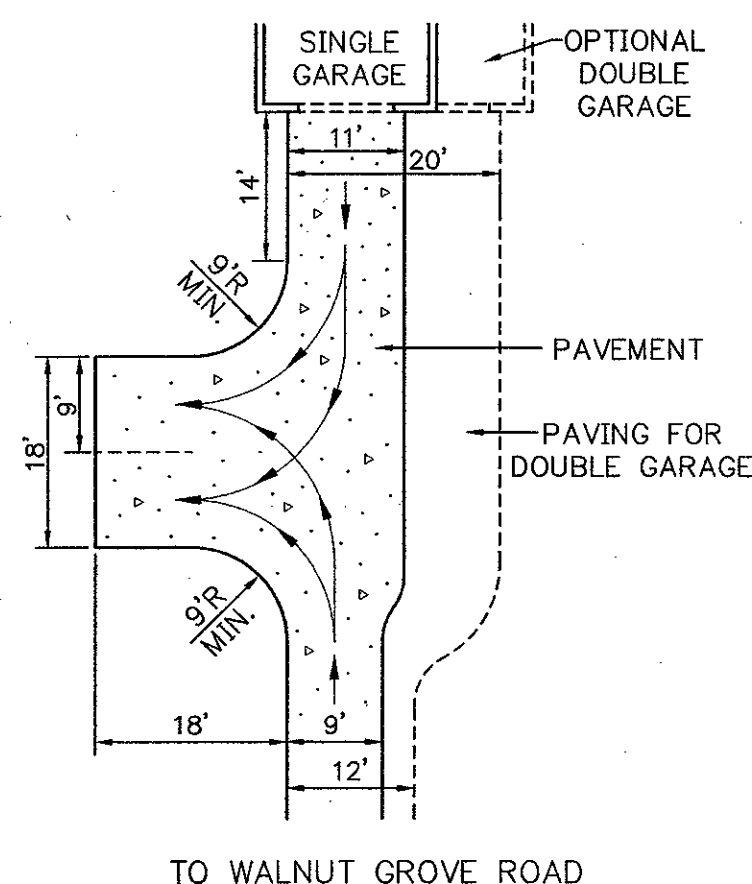
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 GRAPHIC SCALE IN FEET
 SCALE: 1"=50'



VICINITY MAP
 NTS



TO WALNUT GROVE ROAD

TYPICAL DRIVEWAY TURNAROUND
 OTHER DESIGNS MAY BE UTILIZED UPON APPROVAL OF THE BUILDING OFFICIAL

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 (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE NUMBER 901-576-6700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	5 FT.	SOUTH	3.5 FT. GRASS STRIP
WYCHEWOOD ROAD	N/A	N/A	N/A

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

NOTES:

THE AREA 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 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 OWNER'S 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 ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF STRUCTURES.

STORM WATER DETENTION FACILITIES INCLUDING THE BASINS, SWALES AND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR WYCHEWOOD PLACE S/D ON FILE IN THE CITY OF MEMPHIS ENGINEER'S OFFICE. ANY MODIFICATIONS TO THE STORM WATER DETENTION FACILITIES SHALL BE SUBMITTED TO THE CITY OF MEMPHIS ENGINEER'S OFFICE FOR APPROVAL PRIOR TO INSTALLATION. PROPERTY OWNER(S) ADJACENT TO THE AREA(S) OF THE REQUESTED MODIFICATION(S) SHALL BE NOTIFIED.

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 PLAT BOOK : 270
 PAGE : 40

RECORDING FEE 15.00
 DP FEE 2.00
 TOTAL AMOUNT 17.00

TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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 MAX 09869981-12074792
 PLAT BOOK : 252
 PAGE : 41

RECORDING FEE 15.00
 DP FEE 2.00
 TOTAL AMOUNT 17.00

TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 47157C 0295 F DATED SEPT. 28, 2007 FOR

The Reaves Firm
 INCORPORATED
 Planning
 Engineering
 Landscape Architecture
 Land Surveying
 5880 Ridge Bend Road Memphis, TN 38120
 901.761.2016 Fax: 901.763.2847
 www.ReavesFirm.com

PARCEL 57-1-12
 S 11-015
WYCHEWOOD PLACE SUBD.
 DEVELOPER: TT&J CONSTRUCTION
 1.25 ACRES 2 LOTS
 100 YEAR FLOOD ELEV. 250.0
 MEMPHIS, TENNESSEE
 JUNE, 2012

AGENDA ITEM: 11

CASE NUMBER: MJR 2023-009 (Corr. to S 11-015) **L.U.C.B. MEETING:** April 13, 2023

LOCATION: Wychewood Drive – South of Walnut Grove Road

COUNCIL DISTRICT: District 5 and Super District 9

OWNER/APPLICANT: Lewis Smith

REPRESENTATIVE: The Reaves Firm – Tim McCaskill

REQUEST: Conversion of a public street (Wychewood Drive) to a private street

AREA: +/-0.72 acres

EXISTING ZONING: Residential Single-Family – 10 (R-10)

CONCLUSIONS

1. The applicant is seeking to convert a public street, Wychewood Drive, to a private street.
2. Wychewood Drive is the subdivision entrance to Wychewood Subdivision, originally platted in 1936 (see page 4).
3. Conversion of a public street to a private street may be permitted as a modification to an approved plat per Section 5.2.18 of the Unified Development Code by amending and re-recording the Wychewood Place Subdivision Final Plat (see page 6).
4. The applicant's intent is to add gates across Wychewood Drive, providing additional security to the residential properties fronting the right-of-way.
5. The closure of the subject right-of-way would not have any undue or substantial effect upon the existing vehicular and pedestrian traffic flow of the surrounding area.

CONSISTENCY WITH MEMPHIS 3.0

This proposal does not affect the Memphis 3.0 General Plan.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

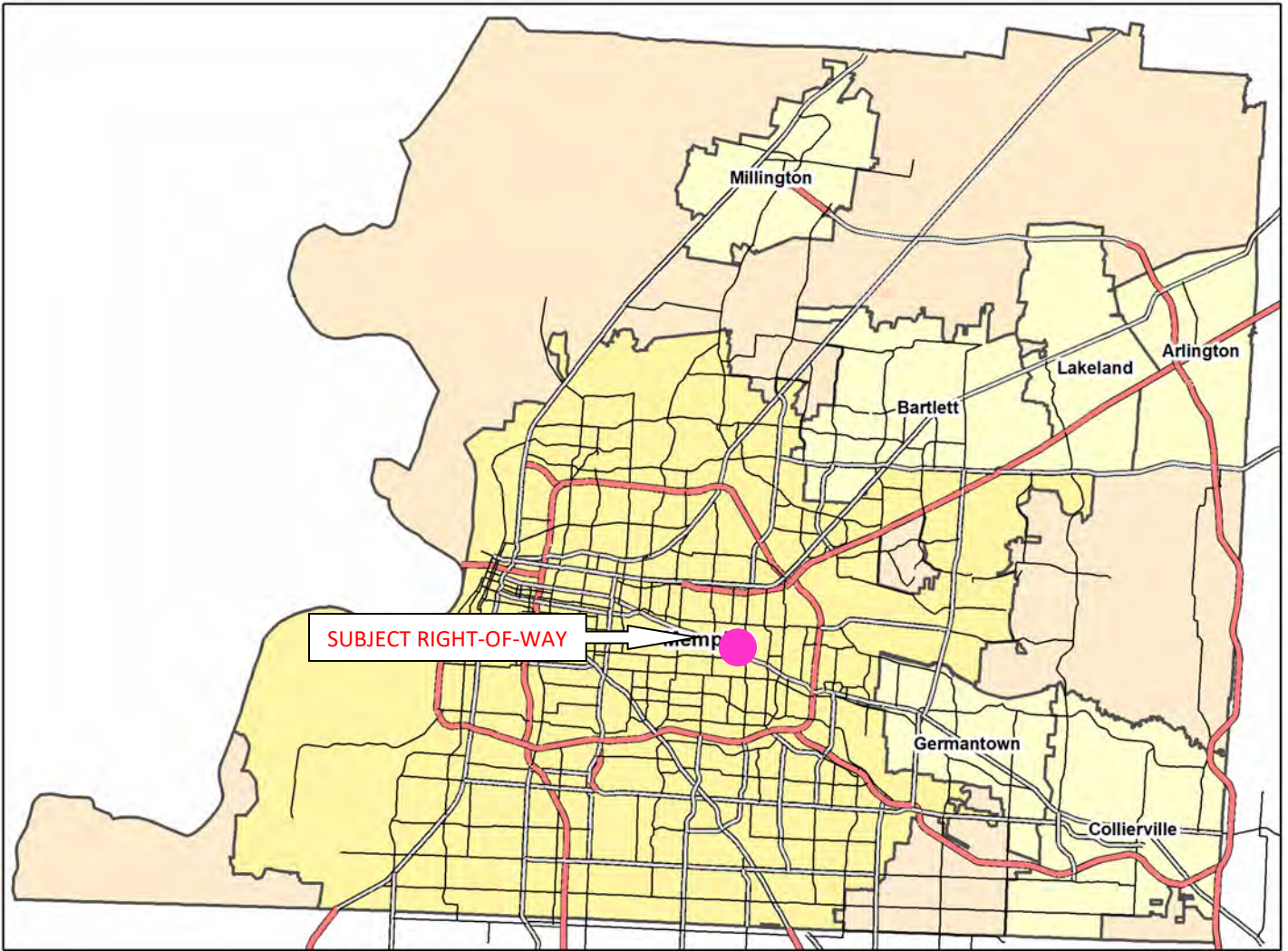
Zoning Atlas Page: 2040

Existing Zoning: Residential Single-Family – 10 (R-10)

PUBLIC NOTICE

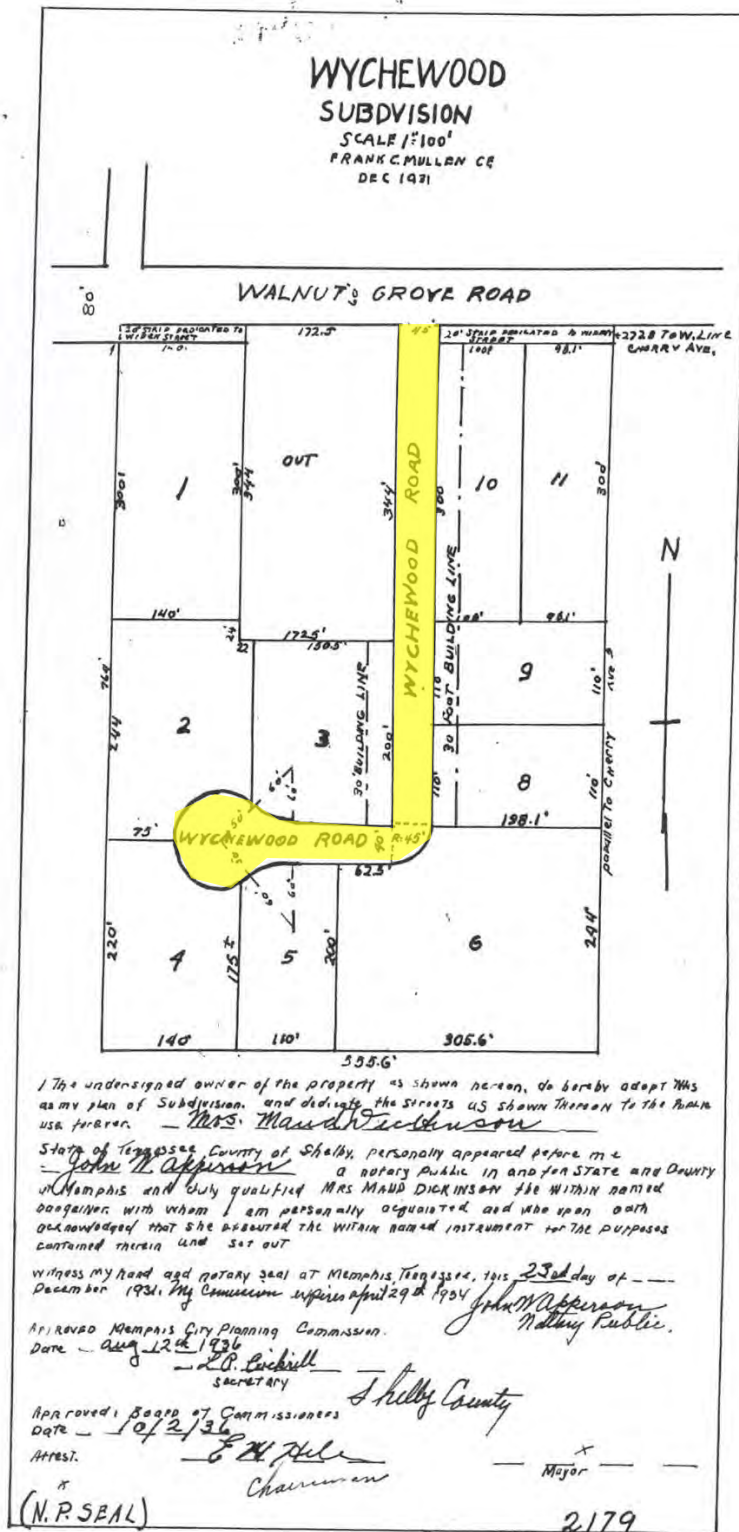
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 34 notices were mailed on March 28, 2023, and a total of 1 sign posted near the entrance of the right-of-way. The sign affidavit has been added to this report.

LOCATION MAP



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

Wychewood Subdivision (1936)



1120 Nov. 2 36
 81 A 54
 Nov 5 36 PLAT

Subject right-of-way highlighted in yellow

James C Callis Subdivision (1971)



I, the undersigned, JAMES C. CALLIS, owner of the property shown hereon, hereby adopt this plat as my plan of subdivision (and dedicate the streets, rights-of-way, easements and rights of access as shown and/or described to the public use forever). I am the owner of the said property in fee simple, duly authorized, so to act, and that said property is not encumbered by any mortgage or taxes which may become due and payable.

James C. Callis
 James C. Callis

STATE OF TENNESSEE
 COUNTY OF SHELBY

Before me, the undersigned, a notary public, in and for said state and county at Memphis, duly commissioned and qualified, personally appeared *James C. Callis* and *Mary C. Callis* with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and notarial seal this 8 day of July, 1971.

My commission expires: _____
 Notary Public: *[Signature]*

It is hereby certified that this plat is true and correct, prepared from an actual survey of the property made under my supervision.

By: *[Signature]* Notary Public
 Tennessee Certificate Number 493

Approved by the Memphis and Shelby County Planning Commission.

Date: 7-1-71 By: *[Signature]* Director

I hereby certify that the foregoing is a true copy and that said document was approved by the City Council of the City of Memphis in regular session on Aug. 11, 1971

By: *[Signature]* Controller

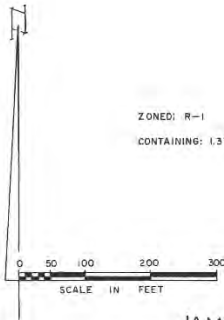
Approved by Memphis and Shelby County Health Dept.

[Signature] Local Health Officer

31 Aug 1971

Owner and Developer:
 JAMES C. CALLIS
 4353 WALNUT GROVE RD.
 MEMPHIS, TENN.

ZONED: R-1
 CONTAINING: 1.33 Ac.



JAMES C. CALLIS SUBDIVISION

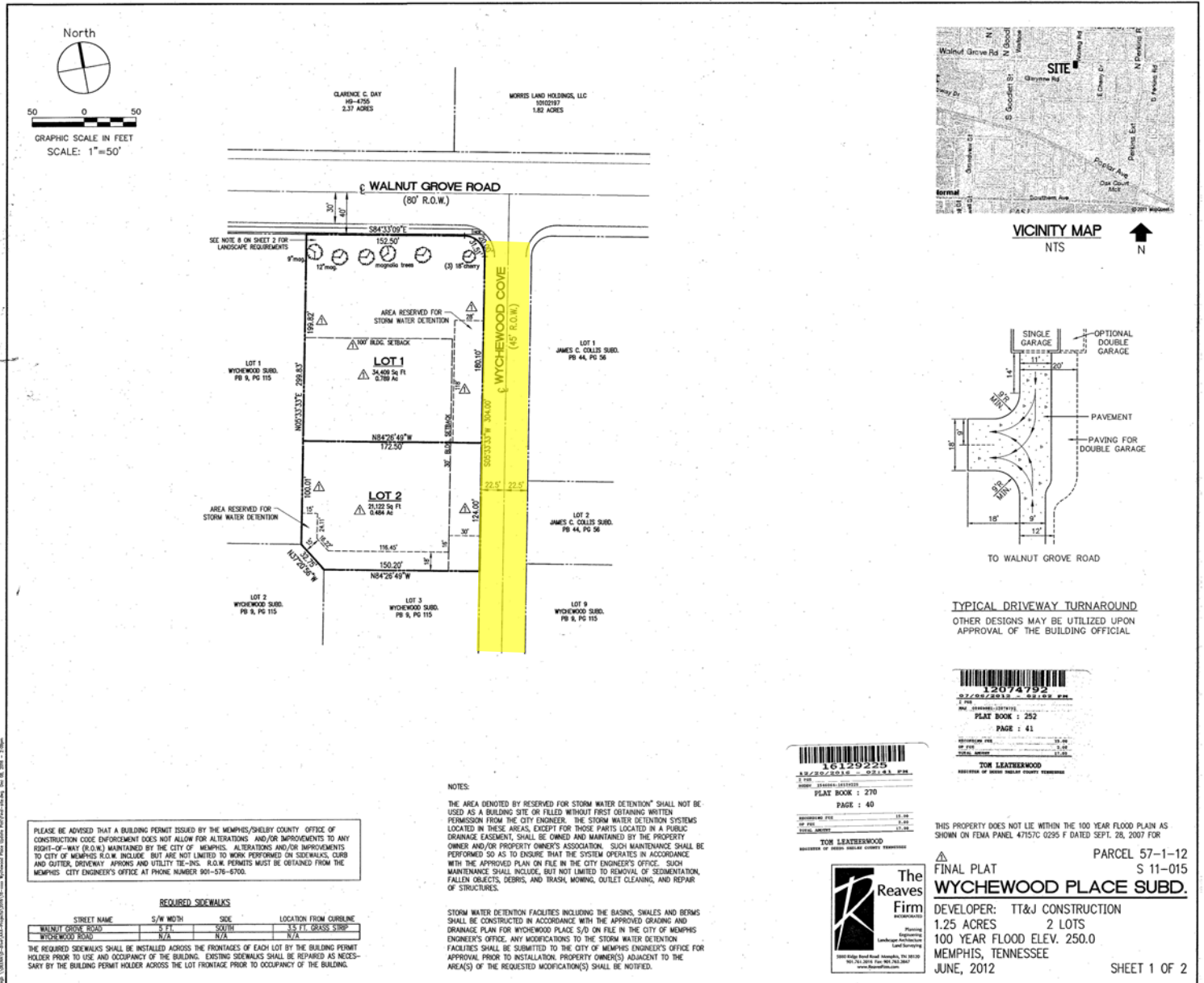
OF LOTS 10 AND 11, WYCHEWOOD SUBDIVISION
 (PLAT BOOK 9, PAGE 115, S.C.R.O.)

JULY 8, 1971 SCALE: 1" = 100'

PICKERING ENGINEERING ASSOCIATES, INC.
 3120 SUMMER AVENUE
 MEMPHIS, TENNESSEE

STATE TAX
 RECEIVED
 REG. NO. 125871
 STATE OF TENNESSEE
 7/8/71

Wychewood Place Subdivision re-plot (2012)



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 (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE, BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE NUMBER 901-576-6700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIZE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	5 FT	SOUTH	3.5 FT GRASS STRIP
WYCHEWOOD ROAD	N/A	N/A	N/A

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

NOTES:
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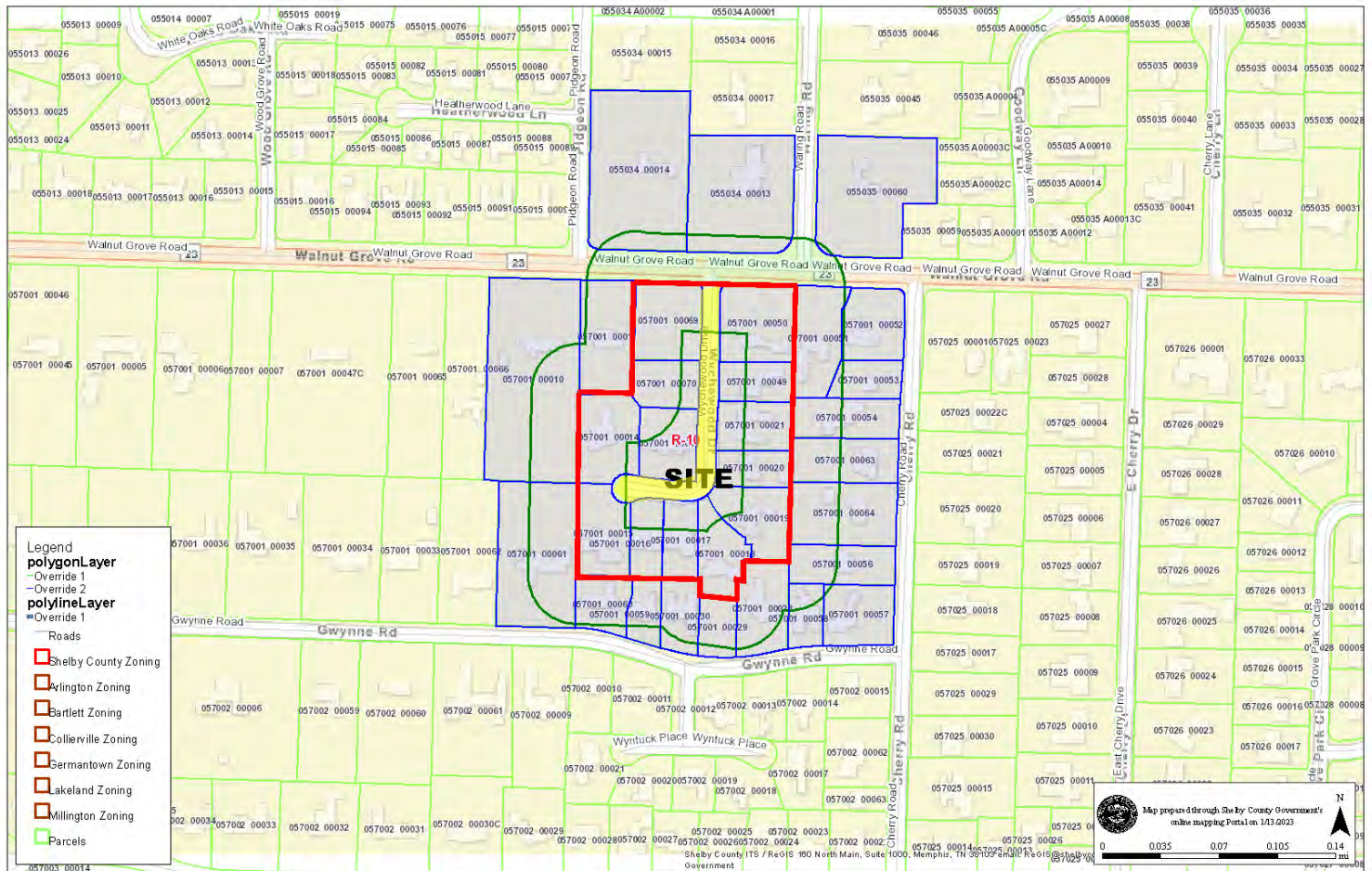
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 TOM LEATHERWOOD
 REGISTERED PROFESSIONAL ENGINEER

The Reaves Firm
 ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 1000 Edge Hill Road Memphis, TN 38119
 901.761.2818 Fax 901.761.2817
 www.reavesfirm.com

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 TOM LEATHERWOOD
 REGISTERED PROFESSIONAL ENGINEER

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 4757C 0295 F DATED SEPT. 28, 2007 FOR
FINAL PLAT
WYCHEWOOD PLACE SUBD.
 DEVELOPER: TT&J CONSTRUCTION
 1.25 ACRES 2 LOTS
 100 YEAR FLOOD ELEV. 250.0
 MEMPHIS, TENNESSEE
 JUNE, 2012
 SHEET 1 OF 2

VICINITY MAP



Subject right-of-way highlighted in yellow

AERIAL



Subject right-of-way highlighted in yellow

ZONING MAP



Subject right-of-way highlighted in yellow

Existing Zoning: Residential Single-Family – 10 (R-10)

Surrounding Zoning

North: Residential Single-Family – 10 (R-10)

East: Residential Single-Family – 10 (R-10)

South: Residential Single-Family – 10 (R-10)

West: Residential Single-Family – 10 (R-10)

LAND USE MAP



Subject right-of-way outlined in orange

SITE PHOTOS



View of access point to the subject right-of-way from Walnut Grove Road looking south

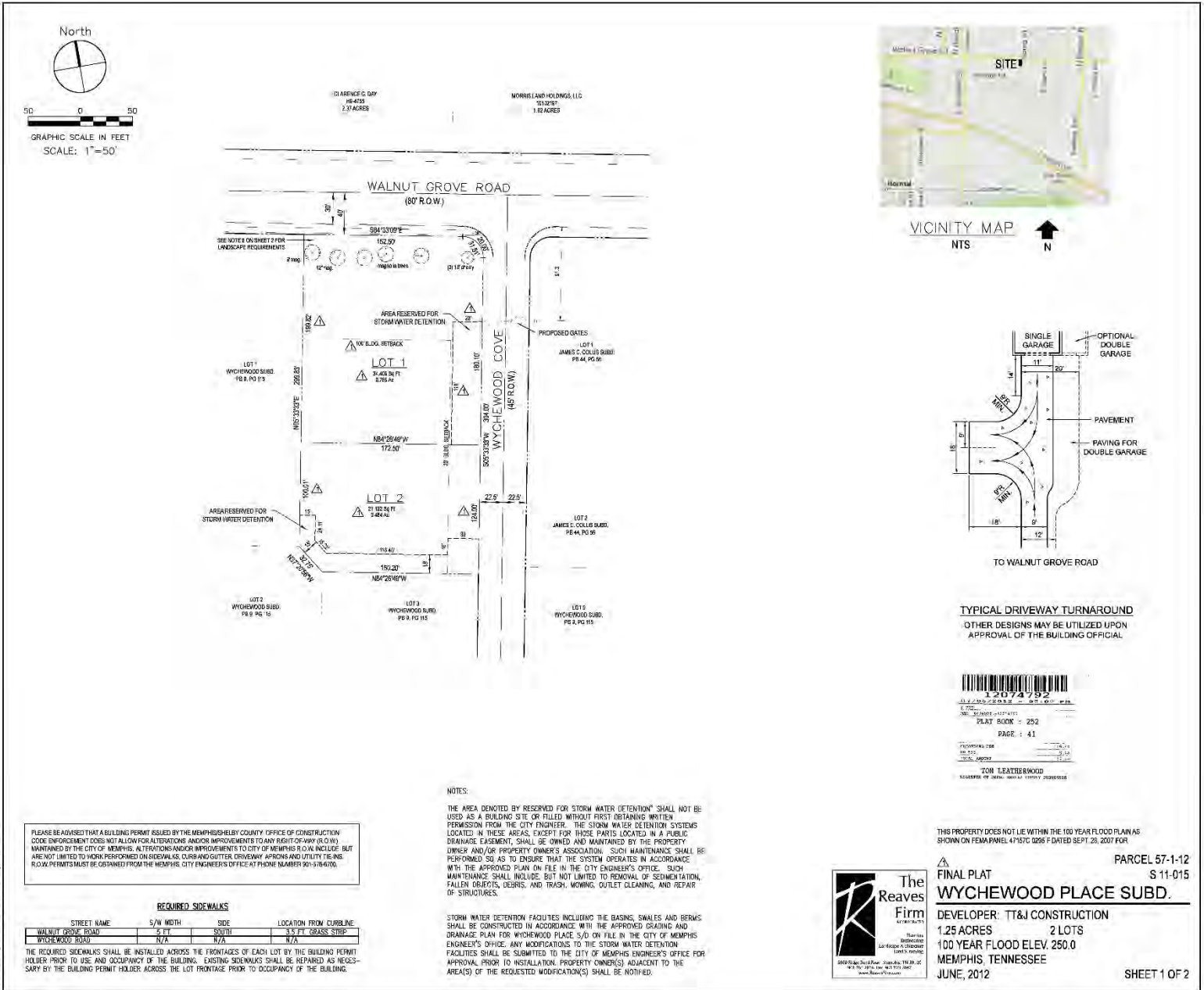


View of access point to the subject right-of-way from Walnut Grove Road looking north



View of subject right-of-way at the terminus looking east

CONCEPT PLAN (Gate Placement)



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REQUIRED SIDEWALKS

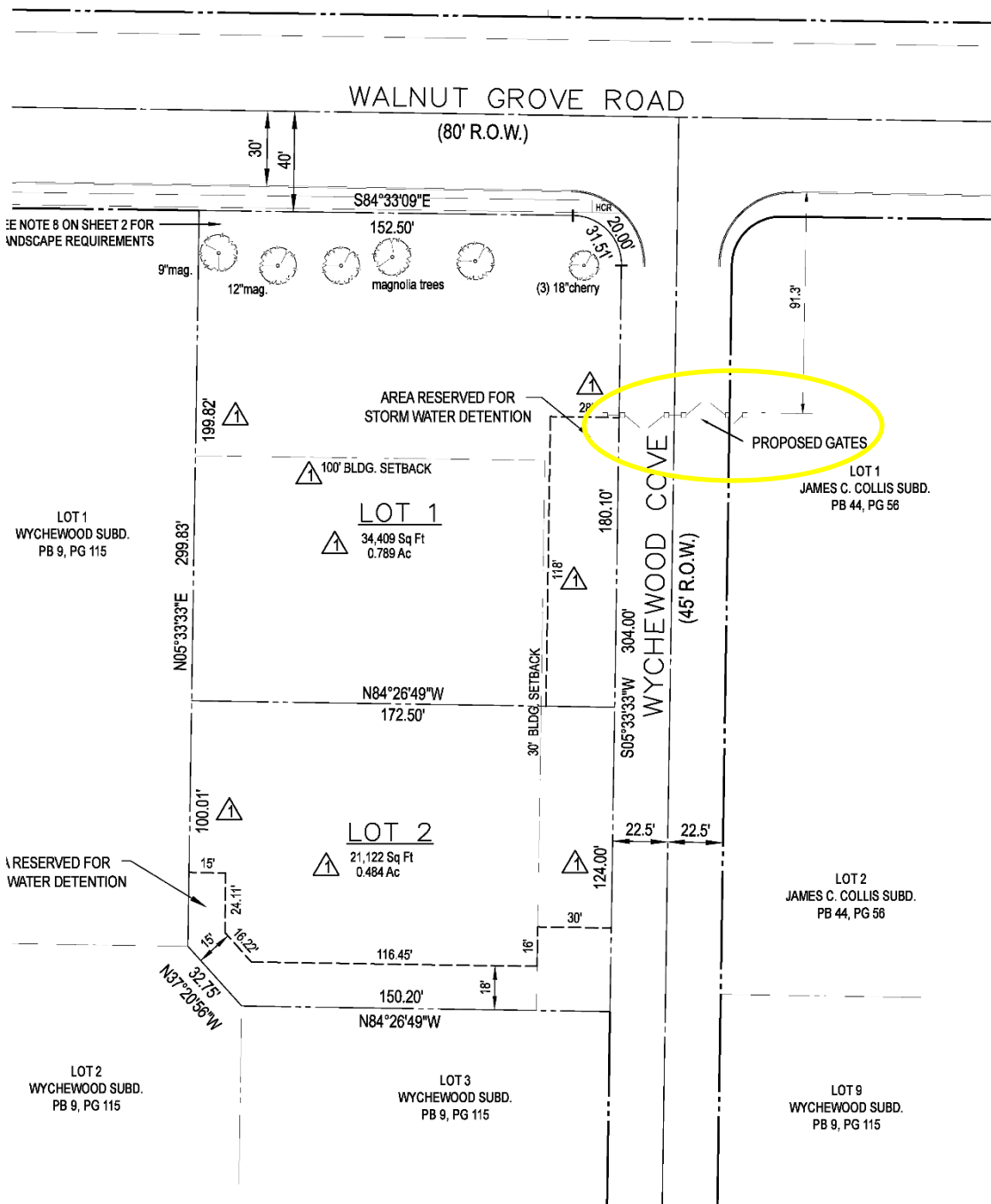
STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	5 FT	SOUTH	3.5 FT GRASS STRIP
WYCHE WOOD COVE	5 FT	N/A	N/A

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



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 4757C 0266 F DATED SEPT. 26, 2007 FOR
 PARCEL 57-1-12
 S 11-015
FINAL PLAT
WYCHEWOOD PLACE SUBD.
 DEVELOPER: TT&J CONSTRUCTION
 1.25 ACRES 2 LOTS
 100 YEAR FLOOD ELEV. 250.0
 MEMPHIS, TENNESSEE
 JUNE, 2012
 SHEET 1 OF 2

GATE PLACEMENT MAGNIFIED



STAFF ANALYSIS

Request and Reason

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

The request is to convert a public street (Wychewood Drive) to a private street. If approved, the final plat for Wychewood Subdivision would be amended and re-recorded. The reason for the request is to place gates on Wychewood Drive near the intersection of Walnut Grove Road, in order to provide additional security for existing homes along Wychewood Drive.

Site Description

The subject right-of-way is +/-45 feet wide and approximately +/-700 feet long. It primarily runs north-south, perpendicular to Walnut Grove Road. The terminus of Wychewood Drive is a cul-de-sac. Thirteen residential lots front the right-of-way.

Relevant Unified Development Code Section

The Streets and Alleys Section of 5.2.18 reads as follows:

Conversion of Public Street to Private Street

A. Generally

Public streets must be connected to the public street system with at least one unobstructed access point. Any proposal that would involve completely dislocating a street or street segment from the public street system through the erection of a gate(s) or other obstruction(s) shall necessitate a private street conversion (see Sub-Section 9.8A). Private streets are maintained by a homeowners association or one or more abutting property owner(s). A proposal involving the erection of a gate(s) or other obstruction(s) that results in at least one unobstructed access point to the public street system may be processed as a physical closure (see Sub-Section 9.8B).

B. Procedure

Conversions of a public street to a private street shall be processed as either an amendment to a planned development outline plan or final plan, an amendment to a subdivision plan or plat or a right-of-way vacation in accordance with the provisions of this Sub-Section.

1. Amendment to a planned development outline plan or final plan. For streets that are located entirely within a planned development that neither stub to adjacent undeveloped property nor connect to adjacent streets, and where an established homeowners association maintains common areas, a public to private street conversion shall be processed as an amendment to the planned development outline or final plan pursuant to Chapter 9.6 and require approval by the legislative body. Before an application for such an amendment is accepted by the Division of Planning and Development, an affidavit shall be presented by the applicant that the percentage of lot owners as required by the homeowners or property owners association's bylaws that govern amendments to the outline or final plan has agreed on and voted for the amendment. A petition with the appropriate signatures indicating this vote shall be presented with the application.
2. Amendment to a subdivision plan or plat. In situations where all of the provisions of Paragraph (1) are met, except the street(s) proposed to be converted lies in a subdivision rather than a

planned development, the public to private street conversion shall be processed as a modification of an approved plan or plat pursuant to Chapter 9.7 and require approval by the legislative body.

3. Right-of-way vacation. In situations that do not meet the provisions of Paragraphs (1) and (2) above, the application shall be processed as a right-of-way vacation pursuant to Chapter 9.8. Before an application for such a vacation is accepted by the Division of Planning and Development, an affidavit shall be presented by the applicant that 100% of the property owners that abut the street or streets to be converted, as well as any other property owners who will be levied fees to maintain the converted street, has agreed and voted for the vacation. A petition with the appropriate signatures indicating this vote shall be presented with the application. For the purpose of this Paragraph, the approval of property owners of parcels that abut but do not access the street to be converted are not required to approve the vacation, provided they will not be part of the owners association that will maintain the converted street.

C. The applicant shall provide proof that the applicant and/or the applicable owners association has and will maintain general liability insurance covering bodily injury, property damage and personal and advertising injury, on an occurrence form to cover any loss or damage that may occur related to the use of the street or private improvement that occurs subsequent to the vacation, with the City or County added as an additional insured. The policy limits will not be less than \$1,000,000 per occurrence.

D. If more than one lot, a property owners association shall maintain the streets and other improvements granted to the association. If no formal community association exists in the subdivision, one shall be created.

E. Street maintenance shall include keeping the street driving surface in a good state of repair. Curbs, gutters, sidewalks and street trees shall be maintained so as to not present a safety hazard.

F. Unless otherwise required by the Public Works Director, stormwater systems, surface and underground, that collect runoff primarily from the area shall become private. The applicant shall retain public easements as required by the City or County Engineer where applicable.

G. Facilities, such as streetlights and underground utilities, shall be considered separately and the facility shall remain public if it can be shown it is in the best public interest for the facility to remain public.

H. The connection of the private drive to the public street shall be redesigned and constructed to clearly distinguish between the public street and the private drive, unless waived by the Land Use Control Board through the special exception process as outlined in Chapter 9.14. The appropriate private street name sign shall be installed by the applicant.

Conclusions

The applicant is seeking to convert a public street, Wychewood Drive, to a private street.

Wychewood Drive is the subdivision entrance to Wychewood Subdivision, originally platted in 1936 (see page 4).

Conversion of a public street to a private street may be permitted as a modification to an approved plat per Section 5.2.18 of the Unified Development Code by amending and re-recording the Wychewood Place Subdivision Final Plat (see page 6).

The applicant's intent is to add gates across Wychewood Drive, providing additional security to the residential properties fronting the right-of-way.

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

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Perpetual maintenance of the private street is required by a property owners association to the same standards as connecting public streets for the safe use of persons using the streets.
2. The City has absolutely no obligation or intention to ever accept such street as public right-of-way.
3. The private street shall be labeled on the final plat and be assigned a lot and block number from its subdivision.
4. The existing green sign blade identifying Wychewood Drive is to be changed at the applicant's expense to a blue sign blade to signify the street as a private street.
5. Dedicate a 15' permanent Sewer Easement.
6. 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, fence, and yards.
7. Any improvements encroaching the sanitary sewer easements which are not authorized by the city of Memphis may be removed by the city at any time and the city shall bear no responsibility for the maintenance of said improvements.
8. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
9. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.
10. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of

the closure by the City Council.

11. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
12. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Any gated and/or fenced community shall have at least one 20-foot opening gate which shall be designated as the Fire Department primary access. This gate shall conform to sections 503.6.1.1 through 503.6.1.6 and, if automated, shall be siren activated and equipped with both primary and secondary overrides. Exception: Group R-3 occupancies are exempt from the requirements of this section when the fenced area is for a single occupancy.

DEPARTMENTAL COMMENTS

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

City/County Engineer: See comments as follows:
CASE: * MJR 23-09 (coresp. to S 11-015) NAME: **Wychewood Drive; Pub-Pvt Street**

Sewers:

1. Dedicate a 15' permanent Sewer Easement.
2. 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, fence, and yards.
3. No trees, shrubs, permanent structures, or other utilities (except for crossings) will be allowed within the sanitary sewer easement.
4. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.
5. Any improvements encroaching the sanitary sewer easements which are not authorized by the city of Memphis may be removed by the city at any time and the city shall bear no responsibility for the maintenance of said improvements.

Street Closures:

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

City/County Fire Division: See comments as follows:

Date Reviewed: 4/5/23

Reviewed by: J. Stinson

Address or Site Reference: Wychewood Dr

503.6 Security gates is amended to delete the entire section and substitute in lieu thereof the following:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Any gated and/or fenced community shall have at least one 20-foot opening gate which shall be designated as the Fire Department primary access. This gate shall conform to sections 503.6.1.1 through 503.6.1.6 and, if automated, shall be siren activated and equipped with both primary and secondary overrides. Exception: Group R-3 occupancies are exempt from the requirements of this section when the fenced area is for a single occupancy.

503.6.1 Automatic gates. All automatic gates on required fire apparatus access roads, as determined by the fire code official, shall provide approved override and power-off equipment. This override system shall provide controls to open, override timer functions for emergency access, and power off equipment for manual operation.

503.6.1.1 Emergency override. Emergency override of all automated gate systems shall operate with power on or off. The emergency override system shall consist of a fire access housing designed as follows: The access box shall be red in color and display "Fire Dept." or "Fire Access" in white letters on the face plate. The face plate shall be hinged and designed to accept a Medeco padlock, keyed to the Memphis Fire Department access key. The Fire Access housing shall be equipped with an internal switch so as when the pad lock is removed and the face plate is opened it will signal the automated gate to open. The automated gate shall remain open while the face plate remains open. Upon closing of the face plate and reinserting the Medeco pad lock, the automated gate shall return to normal operation. The Fire Access housing shall be installed in a manner as to be plainly visible from the cab of the approaching emergency vehicle.

Page 8 of 27

503.6.1.2 Manual disconnects. All automated entry gates shall be equipped with Medeco padlocked disconnects for use if the power supply to the automated gate fails or the Fire Access housing device fails to open the gate.

503.6.1.2.1 For a sliding gate, the rear chain attachment point, at which the chain connects to the physical gate, shall be padlocked and secured with a Memphis Fire Department keyed Medeco lock. If the disconnect is not accessible from the public side or the secured sides of the gate, a walk gate padlocked with a Memphis Fire Department keyed Medeco lock shall be installed to allow access to the disconnect.

503.6.1.2.2 For a swing gate, the attachment point of the swing arm to the gate shall be equipped with a disconnect pin that shall be padlocked. As with the slide style gate, this pin shall be accessible from both the public and secured sides of the gate

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

City Real Estate: No comments received.

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

APPLICATION



Record Summary for Major Modification

Record Detail Information

Record Type: Major Modification

Record Status: Assignment

Opened Date: March 2, 2023

Record Number: MJR 2023-009

Expiration Date:

Record Name: Wychewood Drive

Description of Work: Conversion of Public Street to Private Street

Parent Record Number:

Address:

35 WYCHEWOOD DR, MEMPHIS 38117

Owner Information

Primary Owner Name

Y SMITH LEWIS F & ELIZABETH A

Owner Address

35 WYCHEWOOD DR, MEMPHIS, TN 38117

Owner Phone

9016057985

Parcel Information

057001 00070

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Chip Saliba

Date of Meeting

01/05/2023

Pre-application Meeting Type

Phone

GENERAL INFORMATION

GENERAL INFORMATION

Justification for Request Residents of neighborhood wish to gate their subdivision

List any relevant former Docket / Case Number(s) related to previous applications on this site n/a

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

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

GIS INFORMATION

Case Layer -

Central Business Improvement District No

Class R

Downtown Fire District No

Historic District -

Land Use SINGLE-FAMILY

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning R-10

Lot 2

State Route -

Subdivision WYCHEWOOD PLACE

Planned Development District -

Wellhead Protection Overlay District Yes

Contact Information

Name LEWIS SMITH Contact Type APPLICANT

Address

Phone (901)605-7985

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1452398	Major Modification Fee	1	300.00	INVOICED	0.00	03/02/2023
1452398	Credit Card Use Fee (.026 x fee)	1	7.80	INVOICED	0.00	03/02/2023

Total Fee Invoiced: \$307.80

Total Balance: \$0.00

Payment Information

Payment Amount \$307.80 Method of Payment Credit Card

LETTER OF INTENT



From the Desk of:
Tim McCaskill
Direct Dial: 901.821.4974
E-Mail: TimMcCaskill@ReavesFirm.com

February 27, 2023

Mr. Brett Ragsdale
Zoning Administrator
Memphis and Shelby County Division of Planning and Development
125 N. Main Street
Memphis, TN 38103

**LETTER OF INTENT
WYCHEWOOD COVE**

The property owners in Wychewood Subdivision, Wychewood Place Subdivision, and James C. Callis Subdivision are applying to be heard by the Land Use Control Board and Memphis City Council to convert Wychewood Cove from a public to a private street. The purpose of this conversion is to construct gates across Wychewood Cove. The street has a 45' ROW and is approximately 700' long. The neighborhood was recorded in the late 1930's and the majority of the homes were constructed in the 1940's. An outparcel at the Northwest corner of Wychewood Cove and Walnut Grove was subdivided into two lots in 2012. Lots 10 and 11 were re-subdivided into Lots 1 and 2 of the James C. Callis Subdivision in 1971. There are a total of 14 lots in the subdivisions.

HOA Representative:
Lewie Smith 901-605-7985
lewie@ngp.com

Consultants:
The Reaves Firm – 901-761-2016
Tim McCaskill – timmccaskill@reavesfirm.com

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

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Teresa McCaskill, being duly sworn, depose and say that at 10:30 am on the 3rd day of April, 2023, I posted 1 Public Notice Sign(s) pertaining to Case No. MJR 23-09 at Walnut Grove and Wychewood providing notice of a Public Hearing before the (check one):

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

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

Teresa McCaskill
Owner, Applicant or Representative

4/3/23
Date

Subscribed and sworn to before me this 3 day of April, 2023.

Michelle Costese McIvor
Notary Public

My commission expires: 8/3/26



MJR 23-09 Wychewood



Walnut Grove and Wychewood Drive

LETTERS RECEIVED

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



Record Summary for Major Modification

Record Detail Information

Record Type: Major Modification

Record Status: Assignment

Opened Date: March 2, 2023

Record Number: MJR 2023-009

Expiration Date:

Record Name: Wychewood Drive

Description of Work: Conversion of Public Street to Private Street

Parent Record Number:

Address:

35 WYCHEWOOD DR, MEMPHIS 38117

Owner Information

Primary Owner Name

Y SMITH LEWIS F & ELIZABETH A

Owner Address

35 WYCHEWOOD DR, MEMPHIS, TN 38117

Owner Phone

9016057985

Parcel Information

057001 00070

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Chip Saliba

Date of Meeting

01/05/2023

Pre-application Meeting Type

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Land Use SINGLE-FAMILY

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning R-10

Lot 2

State Route -

Subdivision WYCHEWOOD PLACE

Planned Development District -

Wellhead Protection Overlay District Yes

Contact Information

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Address

Phone (901)605-7985

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Total Fee Invoiced: \$307.80 Total Balance: \$0.00

Payment Information

Payment Amount \$307.80 Method of Payment Credit Card

OWNER AFFIDAVIT

I, the undersigned, am the owner of a lot in Wychewood Subdivision or Wychewood Place Subdivision. I also support the Land Use Control Board application for the conversion of Wychewood Cove from a public street to a private street.

Owner: [Signature] Address: 4325 WYCHEWOOD Date: 01.24.23

Owner: Kimberly E Sharp Address: 4325 Wychewood Date: 01.25.23

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

OWNER AFFIDAVIT

I, the undersigned, am the owner of a lot in Wychewood Subdivision or Wychewood Place Subdivision. I also support the Land Use Control Board application for the conversion of Wychewood Cove from a public street to a private street.

Owner: ARISTORHER CONRAD Address: 4353 WALNUT GROVE RD Date: 1/25/03

Owner: [Signature] Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____


Owner: _____ Address: _____ Date: _____

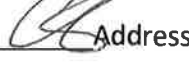
Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

OWNER AFFIDAVIT

I, the undersigned, am the owner of a lot in Wychewood Subdivision or Wychewood Place Subdivision. I also support the Land Use Control Board application for the conversion of Wychewood Cove from a public street to a private street.

Owner: Abigail Caspary  Address: 72 Wychewood Dr Date: 1-19-23

Owner: Christopher Caspary  Address: 72 Wychewood Dr Date: 1-19-23

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____

Owner: _____ Address: _____ Date: _____



**The
Reaves
Firm**
INCORPORATED

Planning
Engineering
Landscape Architecture
Land Surveying

From the Desk of:

Tim McCaskill

Direct Dial: 901.821.4974

E-Mail: TimMcCaskill@ReavesFirm.com

February 27, 2023

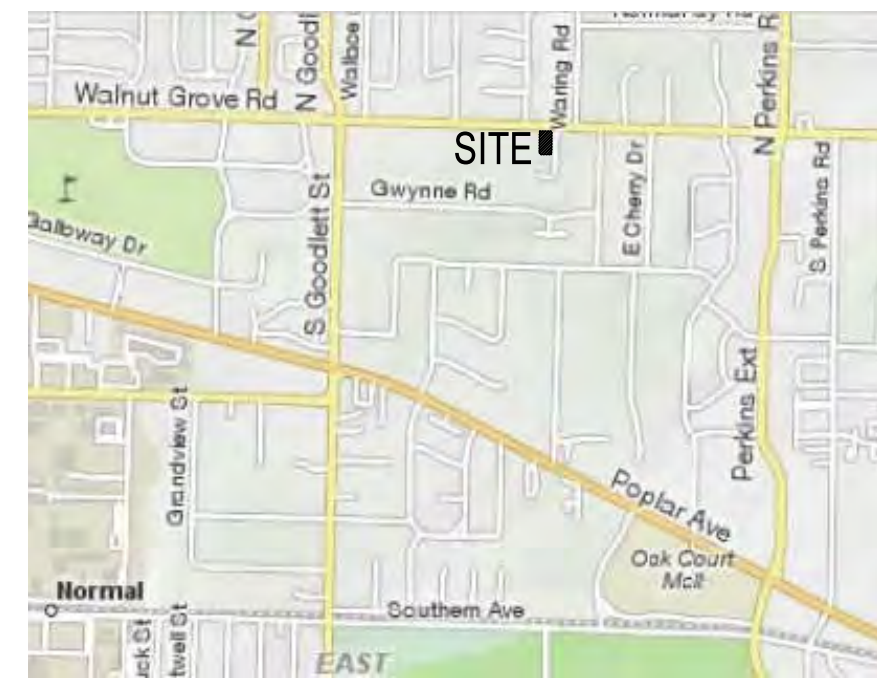
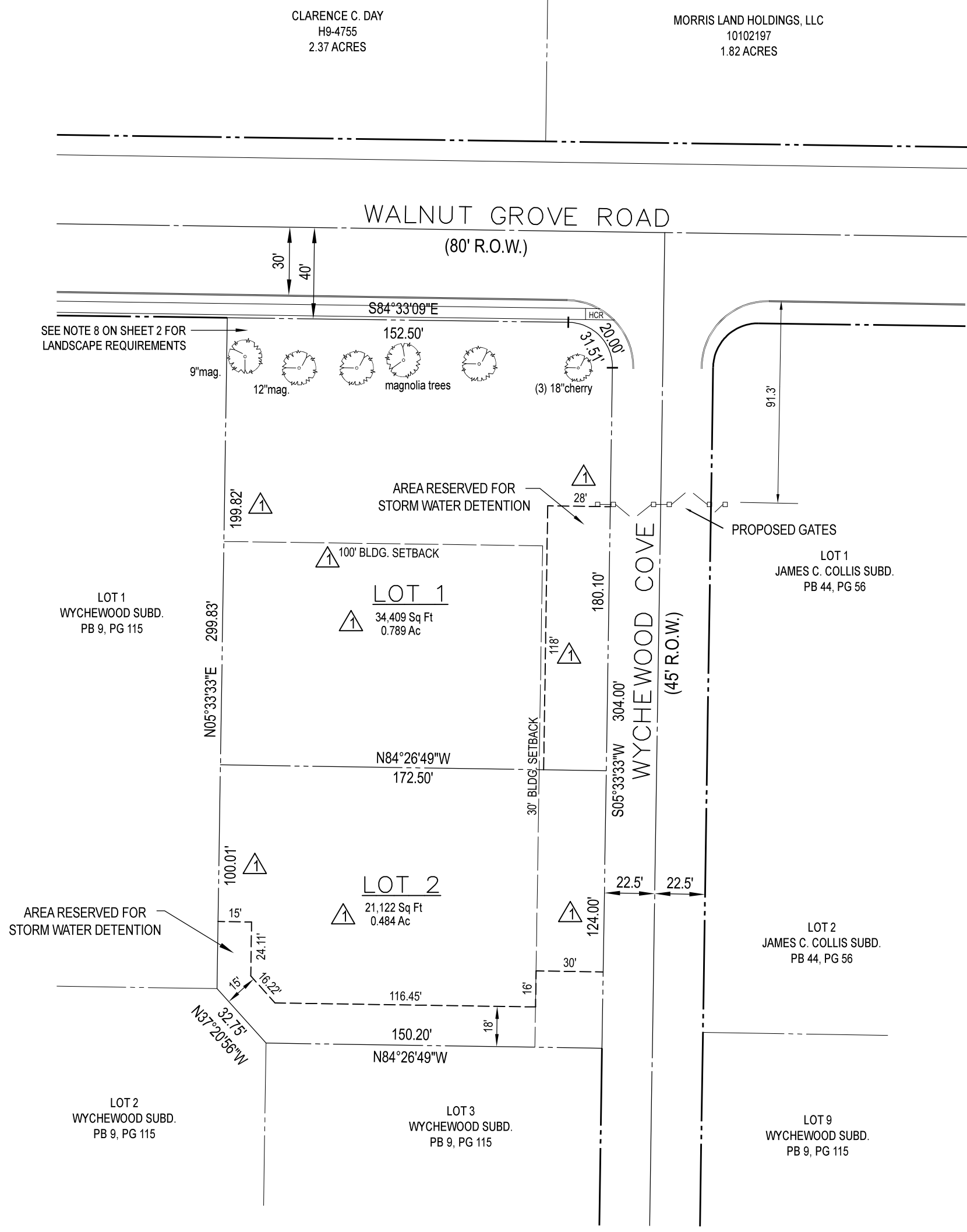
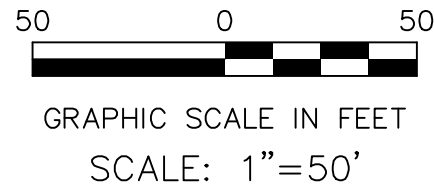
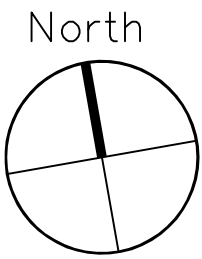
Mr. Brett Ragsdale
Zoning Administrator
Memphis and Shelby County Division of Planning and Development
125 N. Main Street
Memphis, TN 38103

LETTER OF INTENT WYCHEWOOD COVE

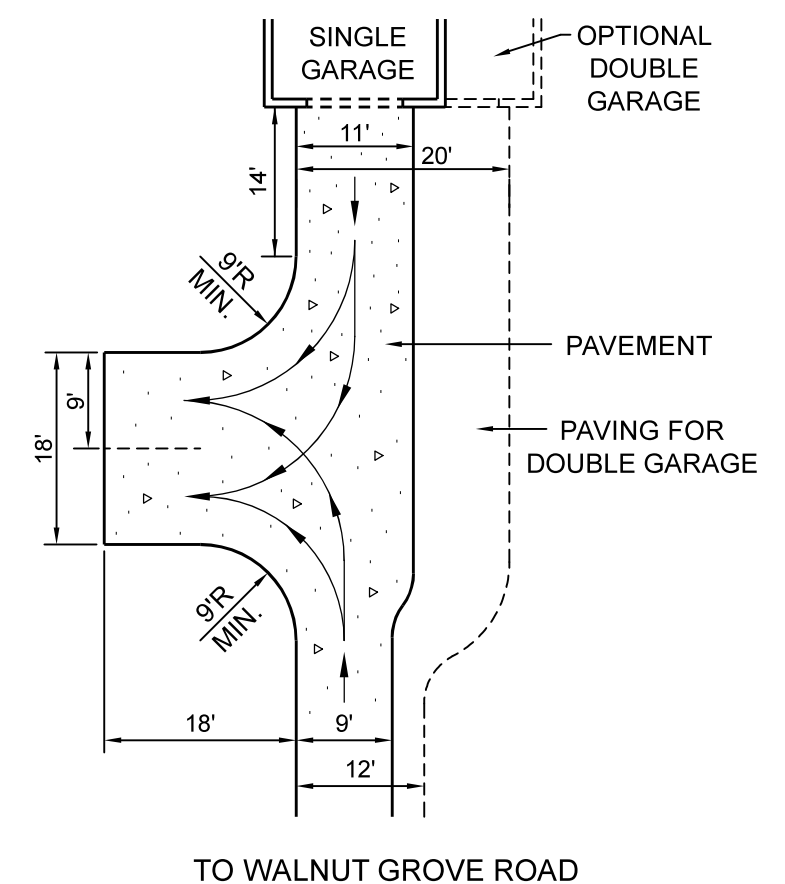
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HOA Representative:
Lewie Smith 901-605-7985
lewie@ngp.com

Consultants:
The Reaves Firm – 901-761-2016
Tim McCaskill – timmccaskill@reavesfirm.com



VICINITY MAP
NTS
N



TYPICAL DRIVEWAY TURNAROUND
OTHER DESIGNS MAY BE UTILIZED UPON APPROVAL OF THE BUILDING OFFICIAL

12074792
07/06/2012 - 02:02 PM
2 PGS
MAX 00969981-12074792
PLAT BOOK : 252
PAGE : 41
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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 (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE, BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE NUMBER 901-576-6700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	5 FT.	SOUTH	3.5 FT. GRASS STRIP
WYCHEWOOD ROAD	N/A	N/A	N/A

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

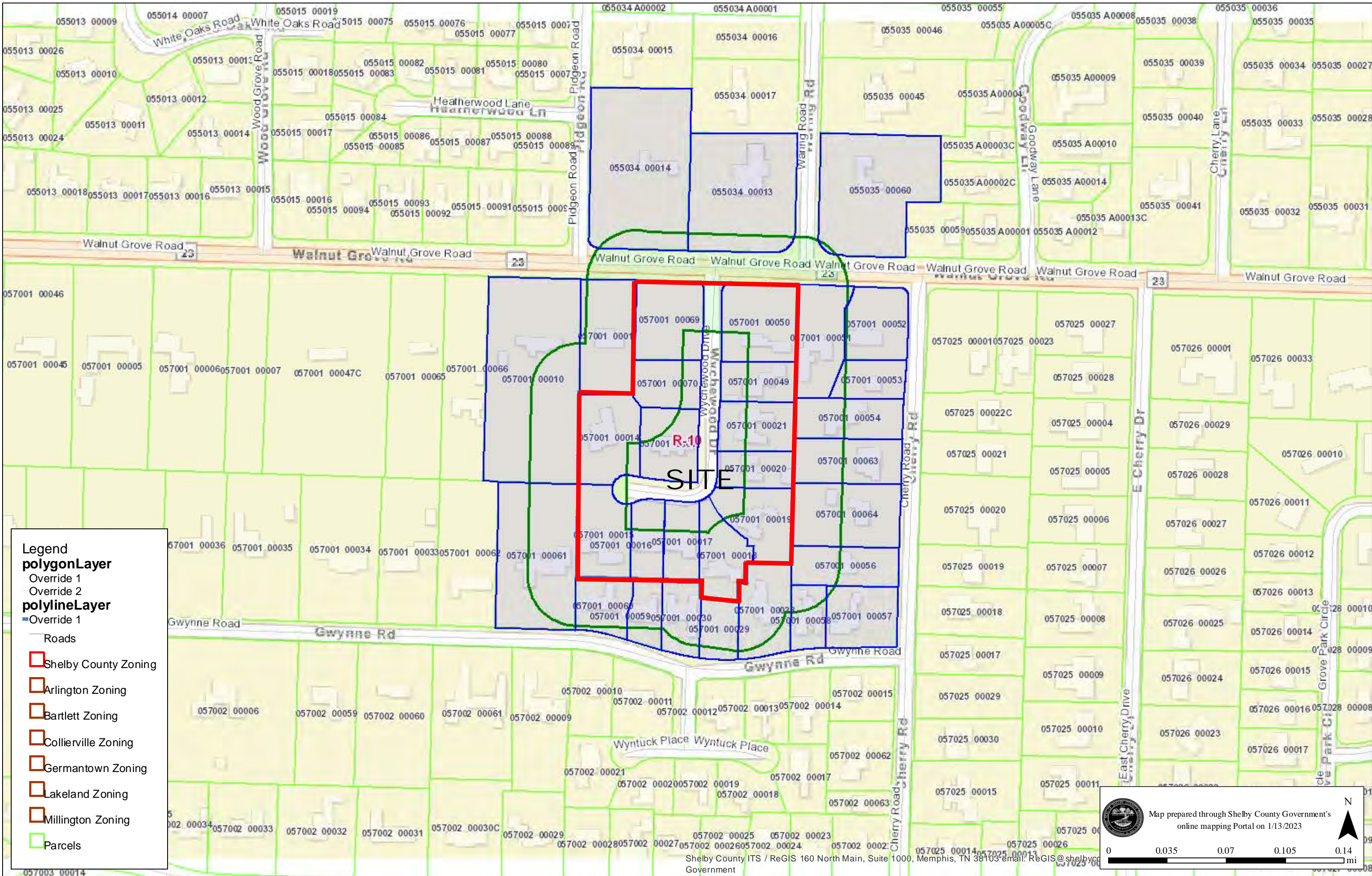
NOTES:
THE AREA DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNER'S 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 ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF STRUCTURES.

STORM WATER DETENTION FACILITIES INCLUDING THE BASINS, SWALES AND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR WYCHEWOOD PLACE S/D ON FILE IN THE CITY OF MEMPHIS ENGINEER'S OFFICE. ANY MODIFICATIONS TO THE STORM WATER DETENTION FACILITIES SHALL BE SUBMITTED TO THE CITY OF MEMPHIS ENGINEER'S OFFICE FOR APPROVAL PRIOR TO INSTALLATION. PROPERTY OWNER(S) ADJACENT TO THE AREA(S) OF THE REQUESTED MODIFICATION(S) SHALL BE NOTIFIED.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 47157C 0295 F DATED SEPT. 28, 2007 FOR

PARCEL 57-1-12
FINAL PLAT S 11-015
WYCHEWOOD PLACE SUBD.
DEVELOPER: TT&J CONSTRUCTION
1.25 ACRES 2 LOTS
100 YEAR FLOOD ELEV. 250.0
MEMPHIS, TENNESSEE
JUNE, 2012

The Reaves Firm
INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
5880 Ridge Bend Road Memphis, TN 38120
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com



Legend

polygonLayer


- Override 1
- Override 2

polylineLayer

- Override 1

Roads

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



Map prepared through Shelby County Government's online mapping Portal on 1/13/2023

0 0.035 0.07 0.105 0.14 mi

N

057001 00010 - SHARP DALE W & KIMBERLY E
057001 00054 - WADSWORTH GILLIAN M
057001 00060 - MAGEVNEY RICHARD L & DIANNE S
057001 00030 - MCCULLOUGH JAMES L JR & VICKI S
057001 00018 - BAILEY MICHAEL N & AMELIA P
057001 00019 - BOYLE DAPHNE H H
055034 00014 - WILFONG JOHN E & CATHERINE D
055034 00013 - MORRIS LAND HOLDINGS LLC
057001 00050 - CONRAD CHRISTOPHER T
057001 00051 - WILLIAMS RUSSELL W & LAUREL
057001 00052 - BISHOP REVOCABLE LIVING TRUST
057001 00049 - BOYD JAMES H JR & ANN W
057001 00053 - GINGOLD JOYCE M DECLARATION OF TRUST
057001 00021 - POPWELL DAVID T & SELDEN E
057001 00063 - KEESEE THOMAS M JR LIVING TRUST (50%)
057001 00020 - GWIN JAN L REVOCABLE LIVING TRUST
057001 00015 - GILLESPIE PAUL T JR
057001 00064 - PRATHER JOHN & HERMENIA
057001 00016 - COSGROVE CHRISTOPHER T & ABIGAIL B
057001 00017 - FARMER R KENT REVOCABLE LIVING TRUST AND
057001 00056 - SMITH CHARLES F & SUSAN
057001 00059 - GARDNER ELLEN L AND ROBERT G GARDNER JR
057001 00058 - RYAN PHILLIP A REVOCABLE TRUST
057001 00057 - SLATERY JANE G
057001 00029 - MCCULLOUGH JAMES L JR & VICKI S

057001 00011 - PAGE NANCY O REVOCABLE LIVING TRUST

057001 00013 - COWAN TIMOTHY H & MILLER C

057001 00069 - SHARP DALE & KIMBERLY

057001 00070 - SMITH LEWIS F & ELIZABETH A

057001 00014 - WHITEHEAD WOODSON C & SUSANNAH G

055035 00060 - EGGLESTON ARTISTIC HOLDINGS LLC

057001 00061 - DOBBS JOHN H JR

057001 00028 - SWORDS LESLIE FAMILY TRUST

SHARP DALE W & KIMBERLY E
4285 WALNUT GROVE RD
MEMPHIS TN 38117

WADSWORTH GILLIAN M
55 CHERRY RD
MEMPHIS TN 38117

MAGEVNEY RICHARD L & DIANNE S
4300 GWYNNE RD
MEMPHIS TN 38117

MCCULLOUGH JAMES L JR & VICKI
4328 GWYNNE RD
MEMPHIS TN 38117

BAILEY MICHAEL N & AMELIA P
58 WYCHEWOOD DR
MEMPHIS TN 38117

BOYLE DAPHNE H H
54 WYCHEWOOD DR
MEMPHIS TN 38117

WILFONG JOHN E & CATHERINE D
4326 WALNUT GROVE RD
MEMPHIS TN 38117

MORRIS LAND HOLDINGS LLC
4354 WALNUT GROVE RD
MEMPHIS TN 38117

CONRAD CHRISTOPHER T
4353 WALNUT GROVE RD
MEMPHIS TN 38117

WILLIAMS RUSSELL W & LAUREL
4371 WALNUT GROVE RD
MEMPHIS TN 38117

BISHOP REVOCABLE LIVING TRUST
4385 WALNUT GROVE RD
MEMPHIS TN 38117

BOYD JAMES H JR & ANN W
28 WYCHEWOOD DR
MEMPHIS TN 38117

GINGOLD JOYCE M DECLARATION
OF TRUST
41 CHERRY RD
MEMPHIS TN 38117

POPWELL DAVID T & SELDEN E
36 WYCHEWOOD DR
MEMPHIS TN 38117

KEESEE THOMAS M JR LIVING
TRUST
73 CHERRY RD
MEMPHIS TN 38117

GWIN JAN L REVOCABLE LIVING
TRUST
42 WYCHEWOOD DR
MEMPHIS TN 38117

GILLESPIE PAUL T JR
76 WYCHEWOOD DR
MEMPHIS TN 38117

PRATHER JOHN & HERMENIA
87 CHERRY RD
MEMPHIS TN 38117

COSGROVE CHRISTOPHER T &
ABIGAIL B
72 WYCHEWOOD DR
MEMPHIS TN 38117

FARMER R KENT REVOCABLE
LIVING TRUST AND
66 WYCHEWOOD DR
MEMPHIS TN 38117

SMITH CHARLES F & SUSAN
111 CHERRY RD
MEMPHIS TN 38117

GARDNER ELLEN L AND ROBERT G
GARDNER JR
4312 GWYNNE RD
MEMPHIS TN 38117

RYAN PHILLIP A REVOCABLE
TRUST
4370 GWYNNE RD
MEMPHIS TN 38117

SLATERY JANE G
123 CHERRY RD
MEMPHIS TN 38117

MCCULLOUGH JAMES L JR & VICKI
4328 GWYNNE RD
MEMPHIS TN 38117

PAGE NANCY O REVOCABLE
LIVING TRUST
4315 WALNUT GROVE RD
MEMPHIS TN 38117

COWAN TIMOTHY H & MILLER C
4298 TUCKAHOE RD
MEMPHIS TN 38117

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4285 WALNUT GROVE RD
MEMPHIS TN 38117

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MEMPHIS TN 38117

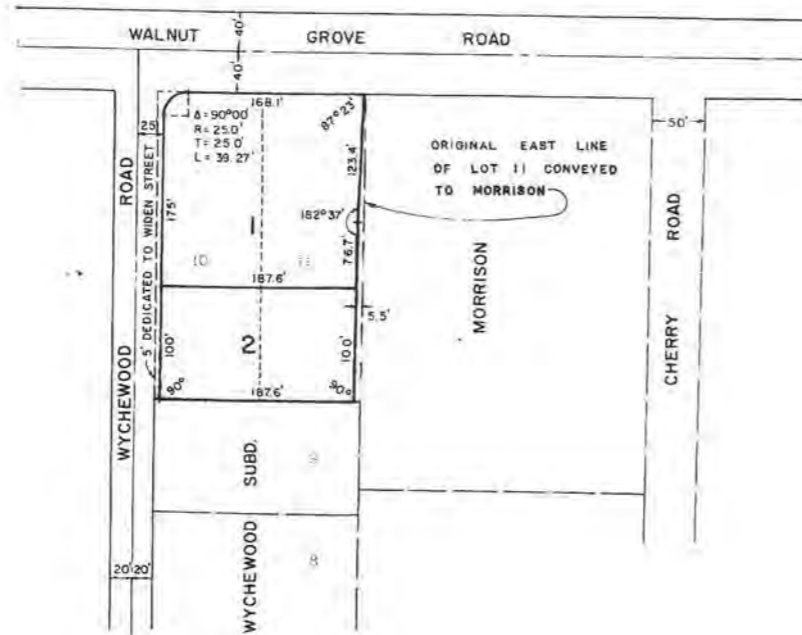
WHITEHEAD WOODSON C &
SUSANNAH G
83 WYCHEWOOD DR
MEMPHIS TN 38117

**EGGLESTON ARTISTIC HOLDINGS
3251 POPLAR AVE 110
MEMPHIS TN 38111**

**DOBBS JOHN H JR
5101 WHEELIS DR 210
MEMPHIS TN 38117**

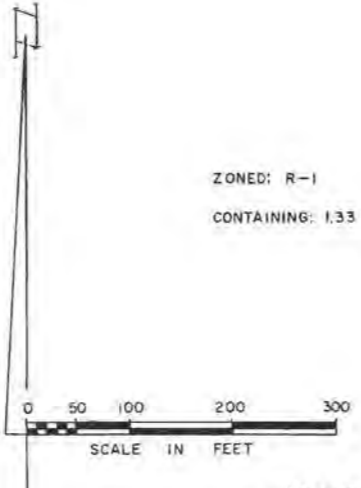
**SWORDS LESLIE FAMILY TRUST
1715 AARON BRENNER DR 300
MEMPHIS TN 38120**

**TIM MCCASKILL
THE REAVES FIRM, INC.
6800 POPLAR AVE. STE. 101
MEMPHIS, TN 38138**



Owner and Developer:
 JAMES C. CALLIS
 4353 WALNUT GROVE RD.
 MEMPHIS, TENN.

ZONED: R-1
 CONTAINING: 1.33 Ac.



JAMES C. CALLIS SUBDIVISION
 OF LOTS 10 AND 11, WYCHEWOOD SUBDIVISION
 (PLAT BOOK 9, PAGE 115, S.C.R.O.)
 JULY 8, 1971 SCALE: 1" = 100'
 PICKERING ENGINEERING ASSOCIATES, INC.
 3120 SUMMER AVENUE
 MEMPHIS, TENNESSEE

I, the undersigned, JAMES C. CALLIS, owner of the property shown hereon, hereby adopt this plat as my plan of subdivision (and dedicate the streets, rights-of-way, easements and rights of access as shown and/or described to the public use forever). I am the owner of the said property in fee simple, duly authorized so to act, and that said property is not encumbered by any mortgage or taxes which have become due and payable.

By James C. Callis Mary C. Callis

STATE OF TENNESSEE
 COUNTY OF SHELBY

Before me, the undersigned, a notary public, in and for said state and county at Memphis, duly commissioned and qualified, personally appeared James C. Callis & Mary C. Callis with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and notarial seal this 8 day of July, 1971.

My commission expires _____
 Notary Public Dwight S. Brown



It is hereby certified that this plat is true and correct, prepared from an actual survey of the property made under my supervision.

By Dwight S. Brown R.L.S.
 Tennessee Certificate Number 493

Approved by the Memphis and Shelby County Planning Commission.

Date: 7-1-71 By: John L. Hester
 Director

I hereby certify that the foregoing is a true copy and that said document was approved by the City Council of the City of Memphis in regular session on Aug. 10, 1971

By: W. H. Ma
 Controller

Approved by Memphis and Shelby County Health Dept.

George W. Taylor
 Local Health Officer


31 Aug 1971

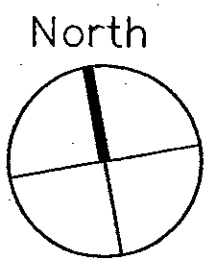
Book 44 Page 50
 640643
 STATE TAX _____
 REGISTER: FEE 18.00
 RECORD: FEE _____
 \$128.50
 STATE OF TENNESSEE
 SHELBY COUNTY
 CLERK



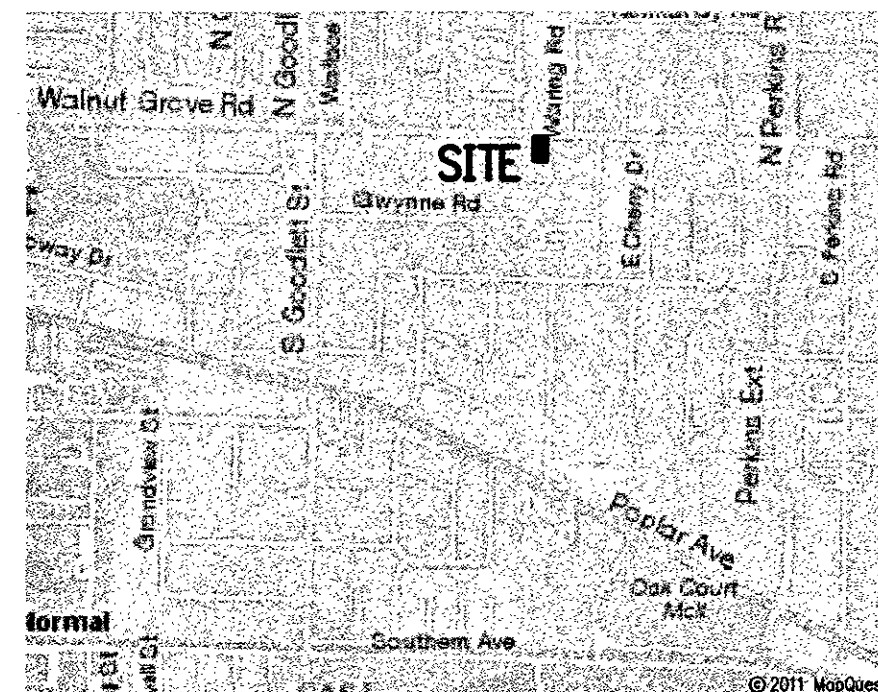
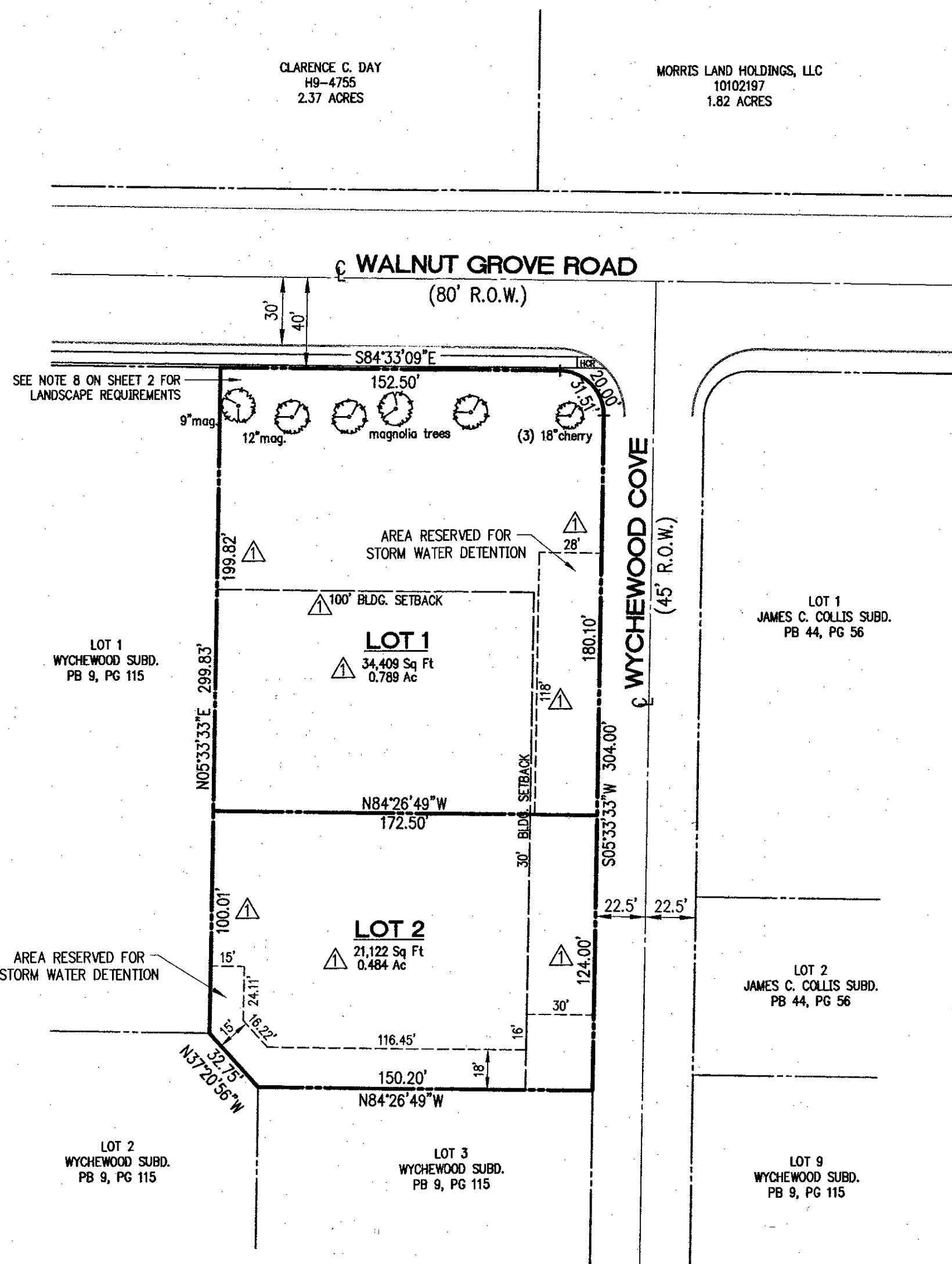
Tom Leatherwood
Shelby County Register / Archives

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

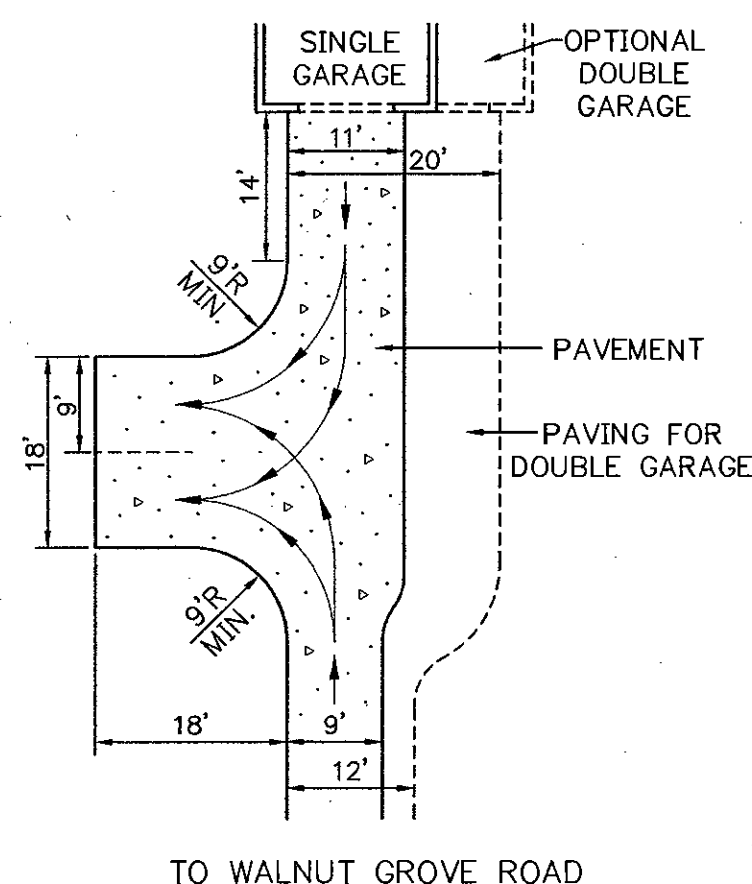
	
16129225	
12/20/2016 - 02:41 PM	
2 PGS	
BUDDY 1546064-16129225	
PLAT BOOK : 270	
PAGE : 40	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



50 0 50
 GRAPHIC SCALE IN FEET
 SCALE: 1"=50'



VICINITY MAP
 NTS



TO WALNUT GROVE ROAD

TYPICAL DRIVEWAY TURNAROUND
 OTHER DESIGNS MAY BE UTILIZED UPON
 APPROVAL OF THE BUILDING OFFICIAL

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 (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE NUMBER 901-576-6700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	5 FT.	SOUTH	3.5 FT. GRASS STRIP
WYCHEWOOD ROAD	N/A	N/A	N/A

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

NOTES:

THE AREA 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 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 OWNER'S 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 ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF STRUCTURES.

STORM WATER DETENTION FACILITIES INCLUDING THE BASINS, SWALES AND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR WYCHEWOOD PLACE S/D ON FILE IN THE CITY OF MEMPHIS ENGINEER'S OFFICE. ANY MODIFICATIONS TO THE STORM WATER DETENTION FACILITIES SHALL BE SUBMITTED TO THE CITY OF MEMPHIS ENGINEER'S OFFICE FOR APPROVAL PRIOR TO INSTALLATION. PROPERTY OWNER(S) ADJACENT TO THE AREA(S) OF THE REQUESTED MODIFICATION(S) SHALL BE NOTIFIED.

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 PLAT BOOK : 270
 PAGE : 40

RECORDING FEE 15.00
 DP FEE 2.00
 TOTAL AMOUNT 17.00

TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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 2 PGS
 MAX 00869981-12074792
 PLAT BOOK : 252
 PAGE : 41

RECORDING FEE 15.00
 DP FEE 2.00
 TOTAL AMOUNT 17.00

TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 47157C 0295 F DATED SEPT. 28, 2007 FOR

The Reaves Firm
 INCORPORATED
 Planning
 Engineering
 Landscape Architecture
 Land Surveying
 5880 Ridge Bend Road Memphis, TN 38120
 901.761.2016 Fax: 901.763.2847
 www.ReavesFirm.com

PARCEL 57-1-12
 S 11-015
WYCHEWOOD PLACE SUBD.
 DEVELOPER: TT&J CONSTRUCTION
 1.25 ACRES 2 LOTS
 100 YEAR FLOOD ELEV. 250.0
 MEMPHIS, TENNESSEE
 JUNE, 2012

Unified Development Code Technical Review Committee Conditions: 10-26-11

1. The minimum front yard building setback along Walnut Grove Road shall be 115 feet.
2. The minimum front yard building setback along Wychemood Road shall be 30 feet.
3. The minimum side and rear yard setbacks shall be governed by the requirements of the R-10 District.
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. The City Engineer shall approve the design, number and location of curb cuts.
6. Any existing non-conforming curb cuts shall be modified to meet current City Standards of closed with curb, gutter and sidewalk.
7. 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.
8. Tree A's (shad trees) shall be planted every 40 feet along Walnut Grove Road. Existing vegetation/trees may be permitted as equivalent substitutes subject to approval by the Office of Planning and Development.
9. The lot fronting on Walnut Grove Road shall have an on-site turn around area permitting egress by forward motion.
10. Drainage data for the assessment of on-site detention requirements shall be submitted to and approved by the City Engineer. The developer may be required to provide on-site detention based on this data.

▲ The Memphis City Council on 01/07/2014 approved a reduction in the minimum front yard setback from 115 feet to 100 feet for Lot 1 along Walnut Grove Road.

OWNER'S CERTIFICATE

I, Paul Tashie, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. I certify that I am the owner of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes (or mortgages) which have become due and payable.

▲ Paul Tashie by Jack Culp POA

Paul Tashie by Jack Culp POA
Signature

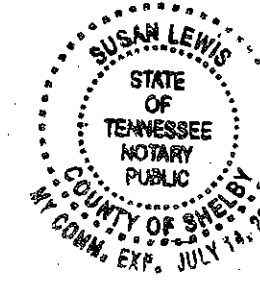
NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared Jack Culp Power of Attorney for Paul Tashie, with whom I am personally acquainted, and who upon his oath acknowledged himself to be to be owner of the property, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 7 day of June, 2012.

Notary Public Christina M. Stigel

My Commission Expires MY COMMISSION EXPIRES 05/24/2015



▲ Susan Lewis
My Commission Expires 07/14/2015



ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations.

▲ Gregory L. Barlett
9-15-16
TN CERT # 103756

By: [Signature]
Tennessee Certificate No. 103756

SURVEYOR'S CERTIFICATE

I hereby certify that this is a category "1" survey and that the ratio of precision of the undistorted survey is 1: 15,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable State Law and local Zoning Ordinances, Subdivision Regulations and the specific conditions imposed on this development relating to the practice of surveying.

By: James F. [Signature]
Tennessee R/S No. 103756
Tennessee No. 103756

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This plat is being re-recorded for the following purposes:
1. Shift the lot line between lots 1 and 2, 15 feet north; and
2. Reduce the building setback from Walnut Grove to 100 feet; and
3. Shift the "Area Reserved for Stormwater Detention" on lot 1, 15 feet north.

By: [Signature] Date: 12-16-16
Director, Office of Planning and Development

By: [Signature] Date: 12-13-16
City Engineer

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This final plat conforms with the Minor Subdivision acted on by the Unified Development Code Technical Review Committee on October 26, 2011 and approved by the Memphis City Council on 05-15-12.

By: [Signature] Date: 7/3/12
Director, Office of Planning and Development
By: [Signature] Date: 07/03/12
City Engineer

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TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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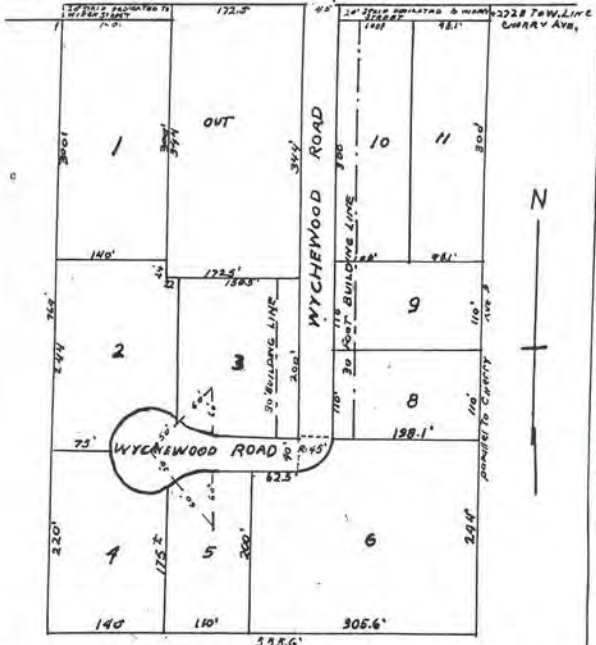
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TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 47157C 0295 F DATED SEPT. 28, 2007 FOR

▲ PARCEL 57-1-12
FINAL PLAT S 11-015
WYCHEWOOD PLACE SUBD.
DEVELOPER: TT&J CONSTRUCTION
1.25 ACRES 2 LOTS
100 YEAR FLOOD ELEV. 250.0
MEMPHIS, TENNESSEE
JUNE, 2012 SHEET 2 OF 2

WYCHEWOOD
SUBDIVISION
SCALE 1/100'
FRANK C. MULLAN CO
DEC 1931

WALNUT GROVE ROAD



115

I the undersigned owner of the property as shown herein, do hereby adopt this as my plan of Subdivision, and dedicate the streets as shown thereon to the public use forever. Mrs. Maud Dickerson

State of Tennessee, County of Shelby, personally appeared before me John W. Robinson a notary public in and for said State and County of Memphis and duly qualified Mrs. Maud Dickerson the within named daughter, with whom I am personally acquainted and who upon oath acknowledged that she executed the within named instrument for the purposes contained therein and set out.

Witness my hand and notary seal at Memphis, Tennessee, this 23rd day of December 1931. My Commission expires April 29th 1934. John W. Robinson Notary Public.

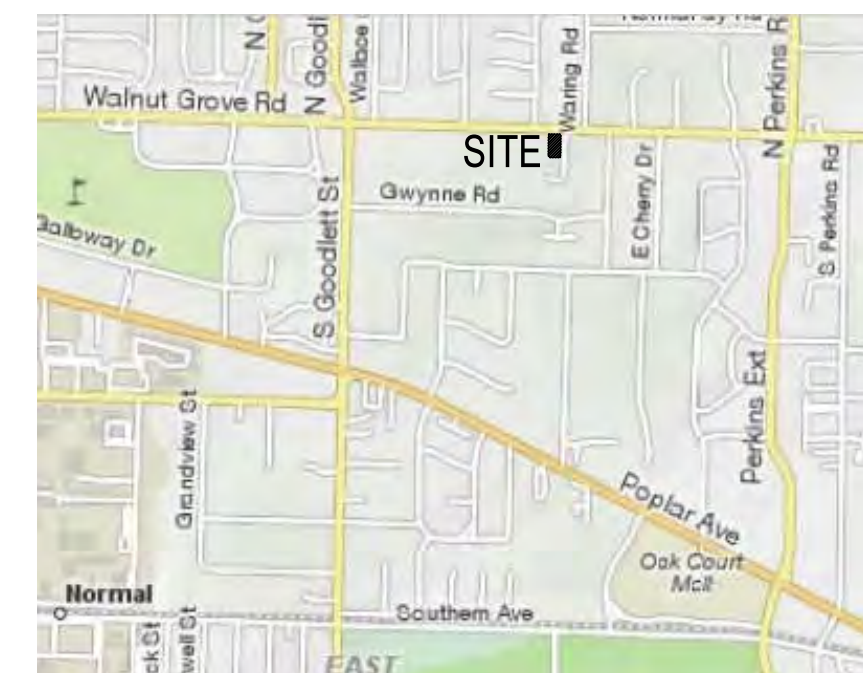
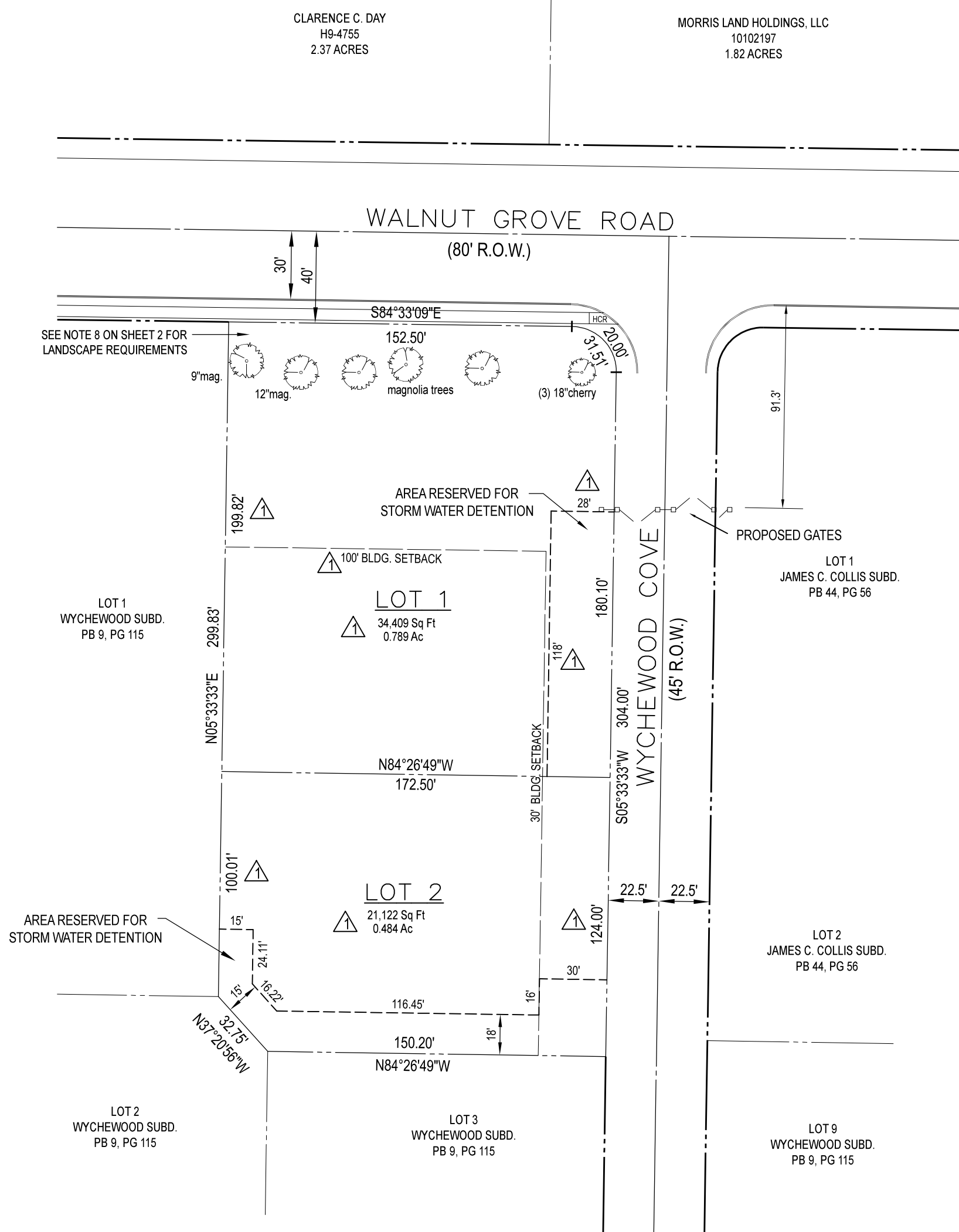
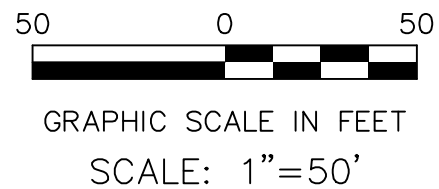
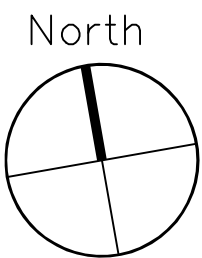
Attest: Wm. H. Hill Secretary
Date Aug 12th 1934

Approved: Board of Commissioners
Date 10/2/36
Attest: W. H. Hill Chairman

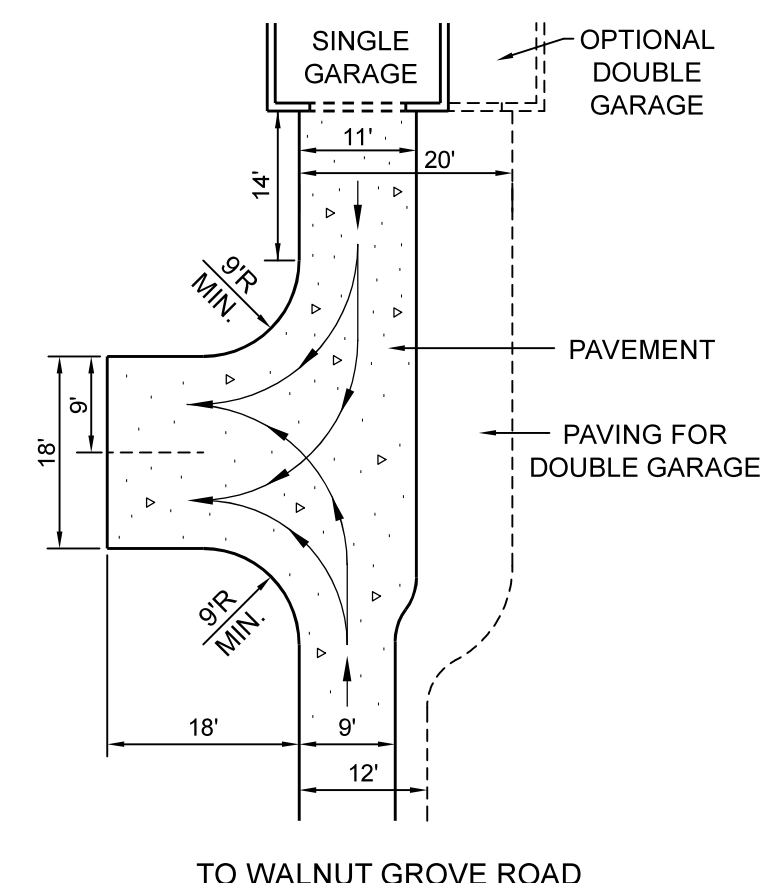
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Jake Carter
Paul Mirelax



VICINITY MAP
NTS



TYPICAL DRIVEWAY TURNAROUND
OTHER DESIGNS MAY BE UTILIZED UPON APPROVAL OF THE BUILDING OFFICIAL

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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 (R.O.W.) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO CITY OF MEMPHIS R.O.W. INCLUDE, BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. R.O.W. PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PHONE NUMBER 901-576-6700.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
WALNUT GROVE ROAD	5 FT.	SOUTH	3.5 FT. GRASS STRIP
WYCHEWOOD ROAD	N/A	N/A	N/A

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

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100 YEAR FLOOD ELEV. 250.0
MEMPHIS, TENNESSEE
JUNE, 2012 SHEET 1 OF 2

**MLGW
COMMITTEE**

Memphis City Council Summary Sheet for MLGW Items

1. Description of the Item

Resolution to approve the nominee, Jennifer Sink for the position of Vice President and General Counsel. (**Request for Same Night Minutes**)

CITY OF MEMPHIS RESOLUTION

WHEREAS, the Board of Light, Gas, and Water in their meeting of June 21, 2023 approved the nominee, Jennifer Sink for the position of Vice President and General Counsel for Legal Services, and is now recommending to the Council of the City of Memphis that It approves the nominee for the position.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis hereby approves the nominee, Jennifer Sink for Vice President and General Counsel for Legal Services at Memphis Light, Gas, and Water.

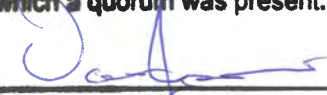
EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
June 21, 2023

The President and CEO recommends that the Board of Light, Gas, and Water Commissioners approve the nominee, Jennifer Sink for the position of Vice President General Counsel.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Light, Gas, and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the nominee, Jennifer Sink to fill the position of Vice President, General Counsel to supervise the day-to-day activities of the MLGW Legal Services division and all its departments is hereby approved and that this position is hereby certified for approval by the City Council.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular - special meeting held on 21st day of June, 2023, at which a quorum was present.



SVP, CFO & CAO Secretary - Treasurer

SAME NIGHT MINUTES

PERSONNEL COMMITTEE



JIM STRICKLAND
MAYOR

June 6, 2023

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

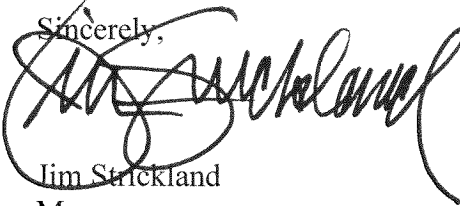
Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

John R. Butler

be appointed to the Memphis Light, Gas, and Water Commission as a non-voting County wide advisory member with a term expiration date of July 30, 2026.

I have attached biographical information.

Sincerely,

Jim Strickland
Mayor