



Memphis City Council Summary Sheet

Resolution requesting a Special Use Permit (S.U.P. 12-203) to allow a pawn and jewelry shop at the southwest corner of S. Perkins Road and Knight Arnold Road:

- This item is a Companion Case to Zoning Case: Z 12-101;
- This item is a Resolution for a special use permit with conditions to allow a pawn and jewelry shop in an existing tenant space within a shopping center building;
- The Office of Planning & Development(OPD) at the request of the Applicant: Premier Pawn & Jewelry Shop; and Representatives: W. H. Porter Consultants, PLLC;
- This item will not require a new public improvement contract or amend an existing public improvement contract.

STAFF REPORT

17

CASE NUMBER: S.U.P 12-203 **L.U.C.B. MEETING:** April 12, 2012
(Companion Case: Z 12-101)

LOCATION: Southwest corner of S. Perkins Road and Knight Arnold Road

COUNCIL DISTRICT(S): District 4-Super District 9-Positions 1, 2 & 3

OWNERS: Village Plaza, LLC

APPLICANTS: Premier Pawn & Jewelry Shop

REQUEST: Special permit to allow a pawnshop

AREA: 5,000 sq.ft. tenant space in existing 142,652 sq. ft. shopping center building

EXISTING LAND USE & ZONING: 'Village Plaza' shopping center in Commercial Mixed Use (CMU-1) District

CONCLUSIONS:

1. The request is for a special permit to allow a pawn shop, including a jewelry store in an existing tenant space within 'Village Plaza' shopping center. The existing space was formerly used by Goodwill Industries thrift store and now available for lease with approximately 5,000 square feet of retail space.
2. A companion application for a zoning reclassification of this property from CMU-1 to CMU-2 was filed by the owner of the property to allow this land use and to increase flexibility in land use afforded in adjacent shopping center developments to the north and east in CMU-2 District zoning.
3. The special permit requirement now placed on a pawn shop land use is to allow for a public hearing in the planning process and to monitor the proliferation of similar land uses in close proximity to one another.
4. There is no other pawn shop within a one-quarter (1/4) mile walking distance of this proposed establishment being located in a neighborhood shopping center district at the farthest end of the shopping center building.
5. The location of this land use within a mixed-use zoning district adjacent to a vehicle service facility for a muffler shop and located a distance of 885 feet from a major road intersection does not change the intent of the land use for a neighborhood shopping center.

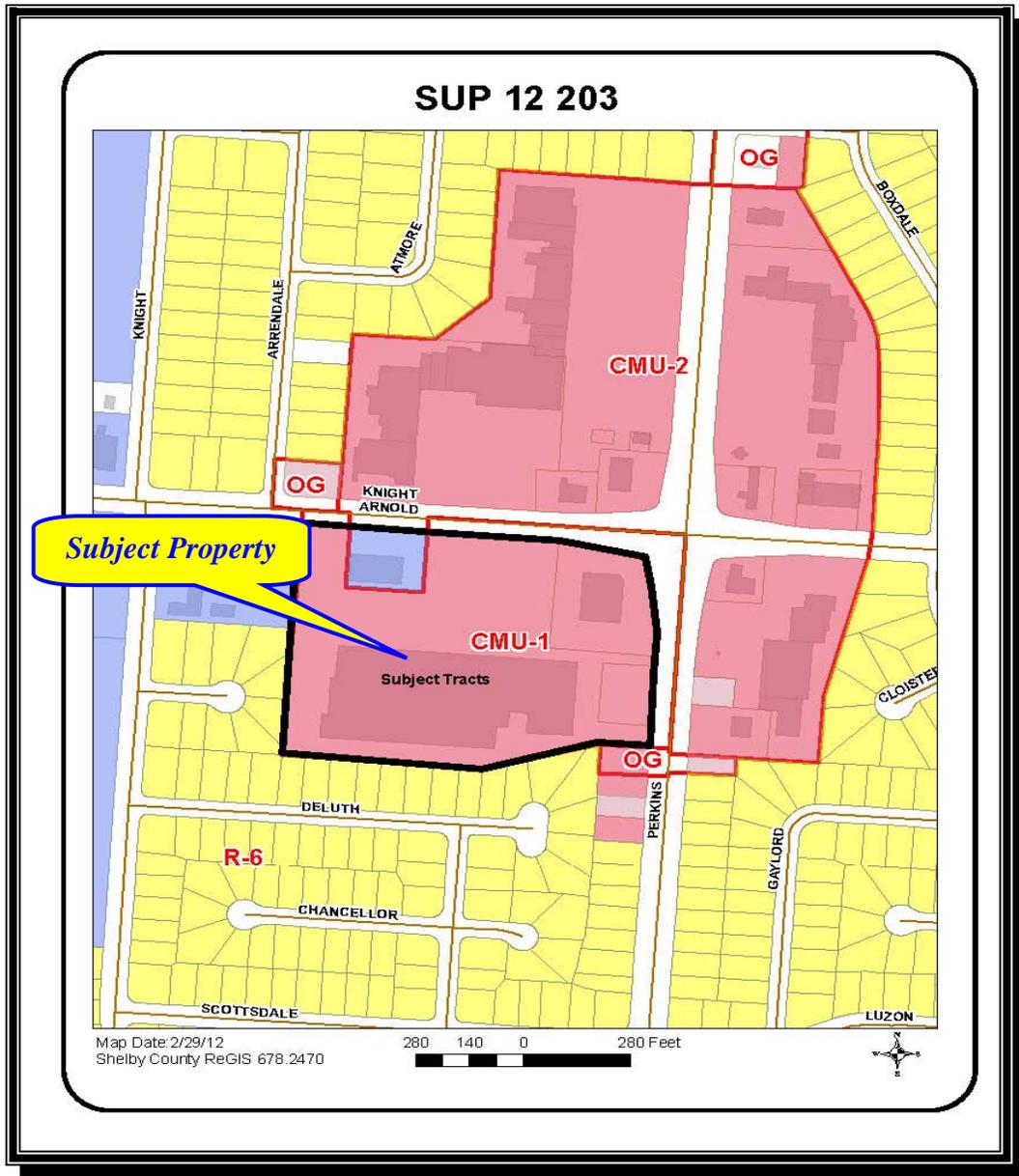
OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval with Conditions

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

Zoning & Land Use



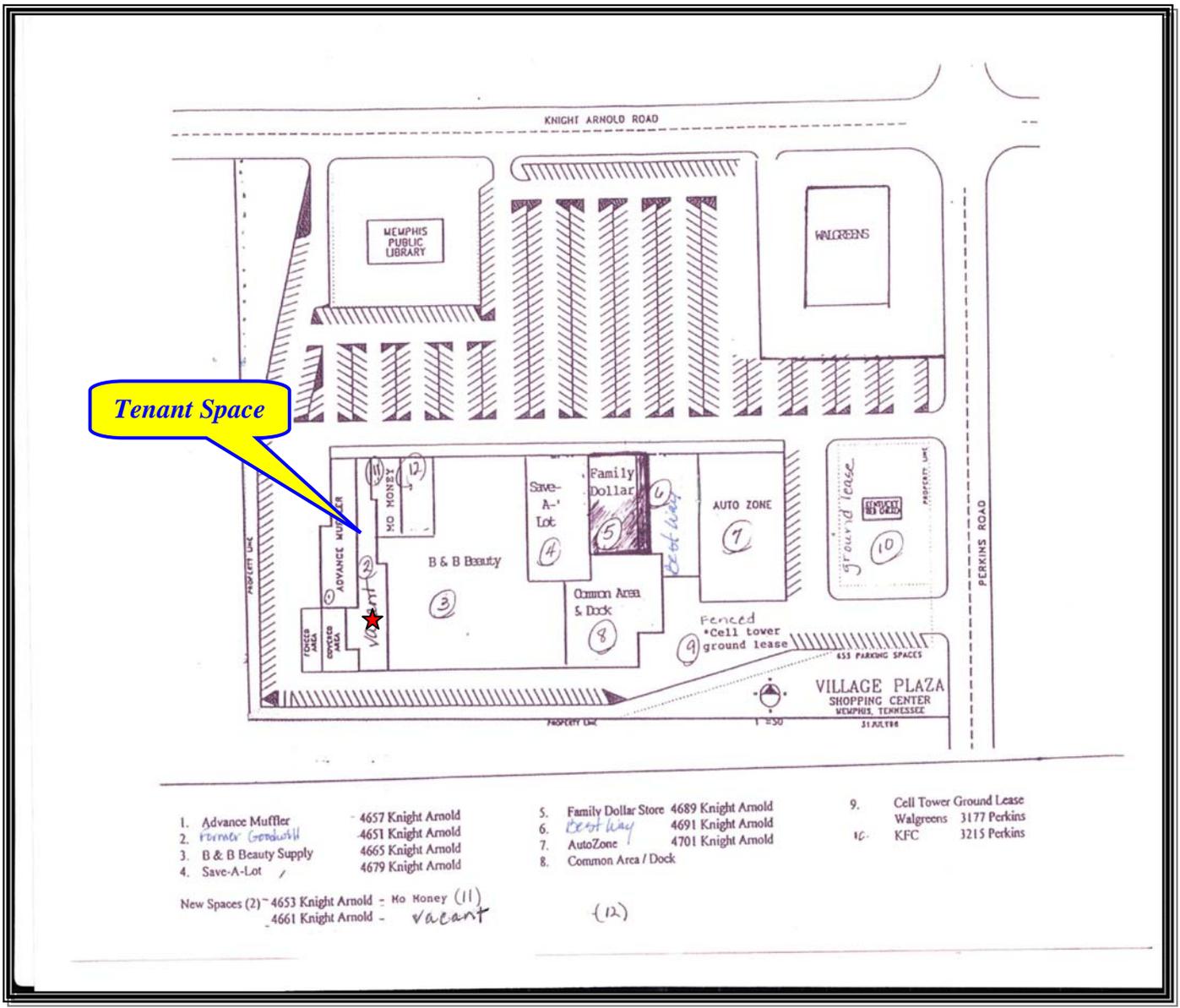
ADJACENT LAND USE AND ZONING

- North:** CPA office, public library, bank gasoline sales, small restaurants and retail in 'Parkway Village' Shopping Center in Commercial Mixed-Use (CMU-2) District.
- East:** Insurance office, bank, payday loan, and small restaurant in Commercial Mixed-Use (CMU-2) District.
- South:** Single family homes in 'Perkins-South' Subdivision in Residential Single Family(R-6) District.
- West:** Church and single family homes in 'Perkins-South' Subdivision in Residential Single Family(R-6) District.

Zoning Aerial View



'Village Plaza'
 (Tenant Space Plan)



- | | | |
|---|---|----------------------------|
| 1. Advance Muffler - 4657 Knight Arnold | 5. Family Dollar Store 4689 Knight Arnold | 9. Cell Tower Ground Lease |
| 2. <i>Prima Goodwill</i> 4651 Knight Arnold | 6. <i>Bestway</i> 4691 Knight Arnold | Walgreens 3177 Perkins |
| 3. B & B Beauty Supply 4665 Knight Arnold | 7. AutoZone 4701 Knight Arnold | 10. KFC 3215 Perkins |
| 4. Save-A-Lot / 4679 Knight Arnold | 8. Common Area / Dock | |
| New Spaces (2) - 4653 Knight Arnold - No Money (11) | | |
| 4661 Knight Arnold - <i>vacant</i> | (12) | |

STAFF ANALYSIS:

Site Description

The subject property is an existing tenant space within the 10.92 acre Glenhaven Community Center SC-1 shopping center plan at the southwest corner of S. Perkins Road and Knight Arnold Road in Oakhaven-Parkway Village Planning District known as 'Village Plaza' Shopping Center. The tenant space is within a neighborhood shopping center formerly in Local Commercial(C-L) and Planned Commercial(C-P) District zoning built in 1970 and is currently a one-story building 142,652 sq. ft in area with two tenant spaces available lease within the shopping center building. There are also three outparcels for a public library, small restaurant and drug store buildings that front on the public roads. The entire parcel has public street frontage with curb, gutter and sidewalk, including overhead power on both major roads, Perkins and Knight Arnold roads.

Area Overview

The land use and zoning in the immediate area is predominantly Commercial Mixed Use(CMU-2) District zoning for 'Parkway Village Shopping Center and single family homes surrounding this center in Residential Single Family(R-6) District zoning to the north, south, east and west. The single family homes in this area of 'Parkway Village' are primarily one-story wood frame homes ranging in size from 1100 to 1600 square feet in area on lots larger than current zoning standards. The lots are within walking distance of the retail shopping centers in both Commercial Mixed Use (CMU-1 & 2) District zoning.

Zoning History

In 1977, a zoning application was approved on this property for case number Z-3027 from the Shopping Center(SC-1), formerly Planned Commercial(C-P) District zoning to the C-1 District zoning, formerly Local Commercial(C-L) District zoning and is now Commercial Mixed Use(CMU-1) District zoning. The zoning change was actually a down-zoning from SC-1 to C-1, because the old SC-1 Plan had a maximum floor area ratio(F.A.R.) of .25 and limited the buildable area of the shopping center. The zoning was approved for C-1 District zoning to accommodate a large grocery store for a freezer room expansion, because the old SC-1 Plan limited the building area. This zoning change allowed a major tenant in the center the ability to increase floor area on the site to accommodate the grocery store expansion. The Memphis City Council approved the zoning change to C-1 on June 7th, 1977 by Ordinance #2600.

Project Review vs. Neighborhood Shopping District

The request is for a special permit to allow a pawn shop, including a jewelry store in an existing tenant space within 'Village Plaza' shopping center. The existing space was formerly used by Goodwill Industries thrift store and now available for lease with approximately 5,000 square feet of retail space. Prior to an amendment to the 1980 Zoning Ordinance, a pawn shop was a use by right in former Local Commercial(C-L) District zoning, but was changed to not allow the use at all in the C-L District and to require a special permit in Commercial Mixed-Use(CMU-2 & 3) District zoning by the Unified Development Code.

A companion application for a zoning reclassification of this property from CMU-1 to CMU-2 was filed by the owner of the property to allow this land use and to increase flexibility in land use afforded in adjacent shopping center developments to the north and east in CMU-2 District zoning. The special permit requirement now placed on a pawn shop land use is to allow for a public hearing in the planning process and to monitor the proliferation of similar land uses in close proximity to one another with an opportunity to place conditions to limit possible affects upon adjacent and surrounding land uses and zoning. There is no other pawn shop within a one-quarter (1/4) mile walking distance of this proposed establishment being located in a neighborhood shopping center district at the farthest end of the shopping center building.

The pawn shop being located in the shopping center would meet the minimum parking requirements for a retail sales establishment with parking in the front of the building. The applicant's site plan provides several fields of parking within the shopping center for available parking spaces, including handicap spaces. The location of this land use within a mixed-use zoning district adjacent to a vehicle service facility for a muffler shop and located a distance of 885 feet from a major road intersection does not change the intent of the land use for a neighborhood shopping center. This establishment is retail in nature and is supported, but visibility from the major road should not allow the outdoor display and sale of merchandise.

RECOMMENDATION: *Approval with Conditions*

SITE PLAN CONDITIONS:

A *Special Use Permit* is hereby authorized to '*Premier Pawn & Jewelry*' to allow a '*Pawn & Jewelry Shop*' on property located at '*4651 Knight Arnold Road*' at the '*southwest corner of S. Perkins Road and Knight Arnold Road*' in accordance with approved '*Site Plan*' and the following supplemental conditions:

- I. Uses Permitted: A pawn shop, including a jewelry store with no outdoor display and sales.
- II. Bulk Regulations:
 - A. The pawn shop, including the jewelry store shall be limited to only the available floor area allowed by the owner of the building for this particular land use.
 - B. No outdoor display and sales areas shall be permitted for the pawn shop.
 - C. The display and sales of merchandise shall be located within the available tenant space.
- III. Access & Circulation:
 - A. 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.
 - B. All existing sidewalks along the front of this site shall be inspected for ADA compliance. Any reconstruction or repair necessary to meet City of Memphis-ADA design standards shall be the responsibility of the owner.
 - C. All private drives shall maintain a minimum width of twenty(20) feet.
- IV. Landscaping and Screening:
 - A. All landscaping and screening shall be subject to final review and approval by the Office of Planning & Development.
 - B. Any required landscaping and screening shall not be placed on or over any sewer or drainage easements or under any utility easement.
 - C. All landscaping and screening shall be installed prior to final Certificate of Occupancy.
- V. Signs:
 - A. Signs shall be in accordance with the Commercial Mixed-Use(CMU-2) District.
 - B. No temporary or portable signs shall be permitted.
- VI. A pawn shop, including a jewelry store shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

GENERAL INFORMATION:

Street Frontage: Knight Arnold Road-----+/-915.07 linear feet.
S. Perkins Road-----+/-544.26 linear feet.

Planning District: Oakhaven-Parkway Village

Atlas Page: 2340

Parcel ID: 073071 00065

Zoning History: The Commercial Mixed Use(CMU-1) District zoning of the site date to the adoption of the Unified Development Code in 2010 and prior to this date the Local Commercial(C-L) District zoning dated to the adoption of the 1980 zoning map amendments.

In 1977, a zoning application was approved for case number Z-3027 from Shopping Center(SC-1), formerly Planned Commercial(C-P) District zoning to C-1 District zoning, formerly Local Commercial(C-L) District zoning and is now Commercial Mixed Use(CMU-1) District zoning.

DEPARTMENTAL COMMENTS:

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

City Engineer: No comment on use.

Memphis Fire Services: No comment.

Memphis & Shelby County Health Department:

Septic Tank Program: No comments.

Water Quality: No comments.

Memphis Board of Education:

The Office of Comprehensive Planning (MCS/SCS) has concerns regarding the conversion of this property from a Commercial Mixed Use (CMU-1) Zone to a Commercial Mixed Use (CMU-2) Zone. The proposed rezoning would allow the intensification of commercial uses at this site, thereby enabling a number of uses that could prove to be incompatible with and hostile to our neighboring elementary school. A Planned Development may be more suited for this request and location inasmuch as it would position the OPD staff to customize the permitted uses and expressly prohibit the more objectionable activities otherwise allowed by right under the CMU-2 Zoning classification.

Construction Code Enforcement: No comment.

Memphis Light, Gas and Water:

MLGW has reviewed referenced application, and has no objection, subject to the following comments:

- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
 - All residential developers must contact MLGW's Residential Engineer at 901-528-4855 for application of utility services.
 - All commercial developers must contact MLGW's Builder Services at 901-367-3343 to initiate the utility installation process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T: AT&T has no comments.

Memphis Area Transit Authority (MATA): No comments.

OPD-Regional Services: No comments.

Neighborhood Associations/Organizations:

Southeast Memphis Betterment Association

samba@comcast.net:

'Parkway Village' Residents:

No comments as of 4/6/12.

See attachment.

Staff: *bb*

Opposition:

From: Ivy Caldwell [mailto:ivyfdc@yahoo.com]
Sent: Thursday, March 01, 2012 3:52 PM
To: Whitehead, Josh; Fuhrmann, Maria
Cc: Milam, Judy
Subject: Re: Z 12-101 & SUP 12-203 - OPPOSITION TO PAWN SHOP PERMIT

Ms. Fuhrmann and Mr. Whitehead,

Thanks for the feedback. Those of us who knew about the application met and voiced our disapproval to the applicant. As we speak, we are gathering petitions from other residents who did not know. Some of us work and others might be physically unable to attend the meetings. Therefore, I am unsure of what percentage of us can attend a meeting during the day. Please provide the logistics for both meetings (time and place).

Meanwhile, what other recourse do we have? May we fax the petitions in? If so where? To whose attention?

For future reference, what is protocol for contacting City Council representatives? Please include the standard turnaround time for receiving some type of acknowledgement of receipt of communication and of next steps for proceeding with regard to the concerns conveyed.

Please advise so that I may further advise my neighbors, as we do not want this pawn shop in our neighborhood.

Regards,

Ivy D. Caldwell
on behalf of concerned Parkway Village residents

From: Ivy Caldwell <ivyfdc@yahoo.com>
To: "Shea.Flinn@memphistn.gov" <Shea.Flinn@memphistn.gov>
Sent: Saturday, February 25, 2012 9:09 AM
Subject: Z 12-101 & SUP 12-203 - OPPOSITION TO PAWN SHOP PERMIT

Greetings, Mr. Flinn:

As a resident of the Parkway Village neighborhood that the Village Plaza, LLC has applied to open a pawn shop in, I am writing to express my opposition to this request and ask for your support in ensuring that this business IS NOT allowed to open in the Parkway Village community.

On the evening of Thursday, February 9, 2012, a group of neighbors met at 4661 Knight Arnold to advise Mr. David Porter of our concerns that are contrary to having a pawn shop located in Village Plaza (on the Southeast corner of Knight Arnold and Perkins behind Walgreens). Our community does not need anymore negative influences in it. There are already enough of those. We need businesses with positive images to help revitalize the area. If this business is allowed to move into the neighborhood, we feel that it would entice criminals and thieves to commit more local crimes (theft, burglary) because they'd have easier access to a pawn shop.

W.H. Porter Consultants PLLC (4821 American Way, Suite 100 38117) advised that they mailed communication about the neighborhood meeting to residents within a 500-foot radius—which they say is the minimum requirement. We are suspicious as to whether their claim regarding the number of mail-outs they sent is true. I live very close by and did not receive the communication. Other neighbors say that they did not receive it either.

This case is scheduled to go before the Land Use Control Board on Thursday, March 8, 2012, for the public hearing of the application for the rezoning and special use permit located at the above address. Since we feel certain that many of our neighbors are not aware of what is going on and have not had an opportunity to voice their opinions, we ask that you request postponement of the March 8 meeting and recommend that it be rescheduled after a notice is sent to all Parkway Village residents within a 500 foot radius. This should delay current plans and push the date out. Our ultimate goal/desire is to prevent this business from opening in our community.

We appreciate your representation on our behalf. If there are other steps that we, as citizens, can take to intensify our protest, please advise us.

Respectfully submitted,
Ivy D. Caldwell
4793 Cloister Cove
Memphis, TN 38118

LAND USE CONTROL BOARD RECOMMENDATION

CASE #: S.U.P. 12-203

At its regular meeting on *Thursday, April 12, 2012*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application requesting a special use permit on the property described as follows:

LOCATION: Southwest corner of S. Perkins Road and Knight Arnold Road
OWNER: Village Plaza, LLC
APPLICANT: Premier Pawn & Jewelry Shop
REPRESENTATIVE: W. H. Porter Consultants, PLLC
REQUEST: Special use permit to allow a pawnshop
AREA: 5,000 sq. ft. tenant space
EXISTING ZONING: Commercial Mixed Use (CMU-1) District

The following spoke in support of the application:

Chris Caldwell, representing the applicant, approached and stated his name and that he agreed with staff's recommendation.

No one spoke or appeared in opposition to the application.

The Land Use Control Board reviewed the application of '*Premier Pawn & Jewelry Shop*', requesting a special use permit and the report of the staff. A motion was made and seconded to recommend approval of the application.

The motion passed by unanimous vote of 10 to 0.

The Board approved the conclusions of the staff as contained in the staff report.

Respectfully submitted,

Brian S. Bacchus, Principal
Josh Whitehead, Director
Office of Planning and Development

Cc: *Committee Members*
File

Land Use Control Board***SITE PLAN CONDITIONS:***

A ***Special Use Permit*** is hereby authorized to ***Premier Pawn & Jewelry*** to allow a ***Pawn & Jewelry Shop*** on property located at ***4651 Knight Arnold Road*** at the ***southwest corner of S. Perkins Road and Knight Arnold Road*** in accordance with approved ***Site Plan*** and the following supplemental conditions:

- I. Uses Permitted: A pawn shop, including a jewelry store with no outdoor display and sales.
- II. Bulk Regulations:
 - A. The pawn shop, including the jewelry store shall be limited to only the available floor area allowed by the owner of the building for this particular land use.
 - B. No outdoor display and sales areas shall be permitted for the pawn shop.
 - C. The display and sales of merchandise shall be located within the available tenant space.
- III. Access & Circulation:
 - A. 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.
 - B. All existing sidewalks along the front of this site shall be inspected for ADA compliance. Any reconstruction or repair necessary to meet City of Memphis-ADA design standards shall be the responsibility of the owner.
 - C. All private drives shall maintain a minimum width of twenty(20) feet.
- IV. Landscaping and Screening:
 - A. All landscaping and screening shall be subject to final review and approval by the Office of Planning & Development.
 - B. Any required landscaping and screening shall not be placed on or over any sewer or drainage easements or under any utility easement.
 - C. All landscaping and screening shall be installed prior to final Certificate of Occupancy.
- V. Signs:
 - A. Signs shall be in accordance with the Commercial Mixed-Use(CMU-2) District.
 - B. No temporary or portable signs shall be permitted.
- VI. A pawn shop, including a jewelry store shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

S.U.P. 12-203

Premier Pawn & Jewelry Shop

ZONING RESOLUTION

S.U.P. 12-203

WHEREAS, Article 9.6 of the Unified Development Code adopted by the Board of Commissioners of Shelby County on August 9, 2010 and by the Council of the City Memphis on August 10, 2010, authorizes said legislative bodies to grant a special use permit for certain stated purposes subject to the approval criteria listed below and any additional standards deemed appropriate by the bodies within their respective jurisdictions, and

WHEREAS, Application has been made by '**Premier Pawn & Jewelry Shop**' for a special use permit to allow a '**Pawn & Jewelry Shop**' with respect to the property located '**4651 Knight Arnold Road**' at the '**southwest corner of S. Perkins Road and Knight Arnold Road**', and;

WHEREAS, The Office of Planning and Development has reviewed the application in accordance with the special use permit provisions of the Unified Development Code and reported said findings and recommendations to the Land Use Control Board; and

WHEREAS, A public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on **Thursday, April 12, 2012** and said Board has studied and reported its recommendation to the City Council regarding the following potential effects of granting the Special Use Permit on:

- 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 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.

WHEREAS, The Memphis and Shelby County Land Use Control Board and the Memphis and Shelby County Office of Planning and Development has recommended certain conditions be attached to the special use permit to reduce any potential adverse impacts of the proposed building or use on the neighborhood, adjacent properties, public facilities and significant natural, scenic or historic features; and

WHEREAS, The Memphis and Shelby County Land Use Control Board has also determined that the proposed building or use complies with all additional standards imposed on it by the particular provisions of Article 9.6 authorizing such particular special use.

NOW, THEREFORE, BE IT RESOLVED By the Council of the City of Memphis that a special use permit is hereby granted in accordance with the site plan incorporated in the application, and subject to the attached conditions.

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

ATTEST:

***cc: Office of Code Enforcement
City/County Engineer
OPD – LUC
OPD – LUC (East)
Shelby County Assessor***

**S.U.P. 12-203
Premier Pawn & Jewelry Special Permit**

S.U.P. 12-203**SITE PLAN CONDITIONS:**

A *Special Use Permit* is hereby authorized to '**Premier Pawn & Jewelry**' to allow a '**Pawn & Jewelry Shop**' on property located at '**4651 Knight Arnold Road**' at the '**southwest corner of S. Perkins Road and Knight Arnold Road**' in accordance with approved '**Site Plan**' and the following supplemental conditions:

- I. Uses Permitted: A pawn shop, including a jewelry store with no outdoor display and sales.
- II. Bulk Regulations:
 - A. The pawn shop, including the jewelry store shall be limited to only the available floor area allowed by the owner of the building for this particular land use.
 - B. No outdoor display and sales areas shall be permitted for the pawn shop.
 - C. The display and sales of merchandise shall be located within the available tenant space.
- III. Access & Circulation:
 - A. 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.
 - B. All existing sidewalks along the front of this site shall be inspected for ADA compliance. Any reconstruction or repair necessary to meet City of Memphis-ADA design standards shall be the responsibility of the owner.
 - C. All private drives shall maintain a minimum width of twenty(20) feet.
- IV. Landscaping and Screening:
 - A. All landscaping and screening shall be subject to final review and approval by the Office of Planning & Development.
 - B. Any required landscaping and screening shall not be placed on or over any sewer or drainage easements or under any utility easement.
 - C. All landscaping and screening shall be installed prior to final Certificate of Occupancy.
- V. Signs:
 - A. Signs shall be in accordance with the Commercial Mixed-Use(CMU-2) District.
 - B. No temporary or portable signs shall be permitted.
- VI. A pawn shop, including a jewelry store shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

S.U.P. 12-203**Premier Pawn & Jewelry Shop**

Petition Against Pawn Shop Opening

Petition Background-
Case #Z-12-101 &
SUP 12-203

We oppose the opening of a Pawn Shop in Village Plaza (Southeast corner of Knight Arnold and Perkins). Our opposition is because we feel this type of business poses the threat of increasing the number of burglaries, thefts, and other related crime (possibly deaths) in our neighborhood—as criminals would have easier access to a place to exchange stolen property for cash.

It appears that our neighborhood was targeted based on its demographics—it has a huge minority make-up. When asked about the locations where the applicant's and/or affiliate pawn shops are currently located, the applicant responded that the percentage of those located in the inner city areas is greater than the percentage in suburban areas. When asked if other locations such as Germantown or Cordova were considered for this pawn shop, the applicant asked that we find him a location. We wondered why the same resources used to identify the Parkway Village location could not be used to identify a location there.

The meeting space, where the neighborhood meeting was held, was not prepared to accommodate many residents. Two chairs were available in a small space that didn't seem large enough to hold residents from within a 500-foot radius. Was there an expectation that anyone would show up to the meeting? If so, why weren't there more than two chairs? If not, why wasn't there an expectation that more residents would attend?

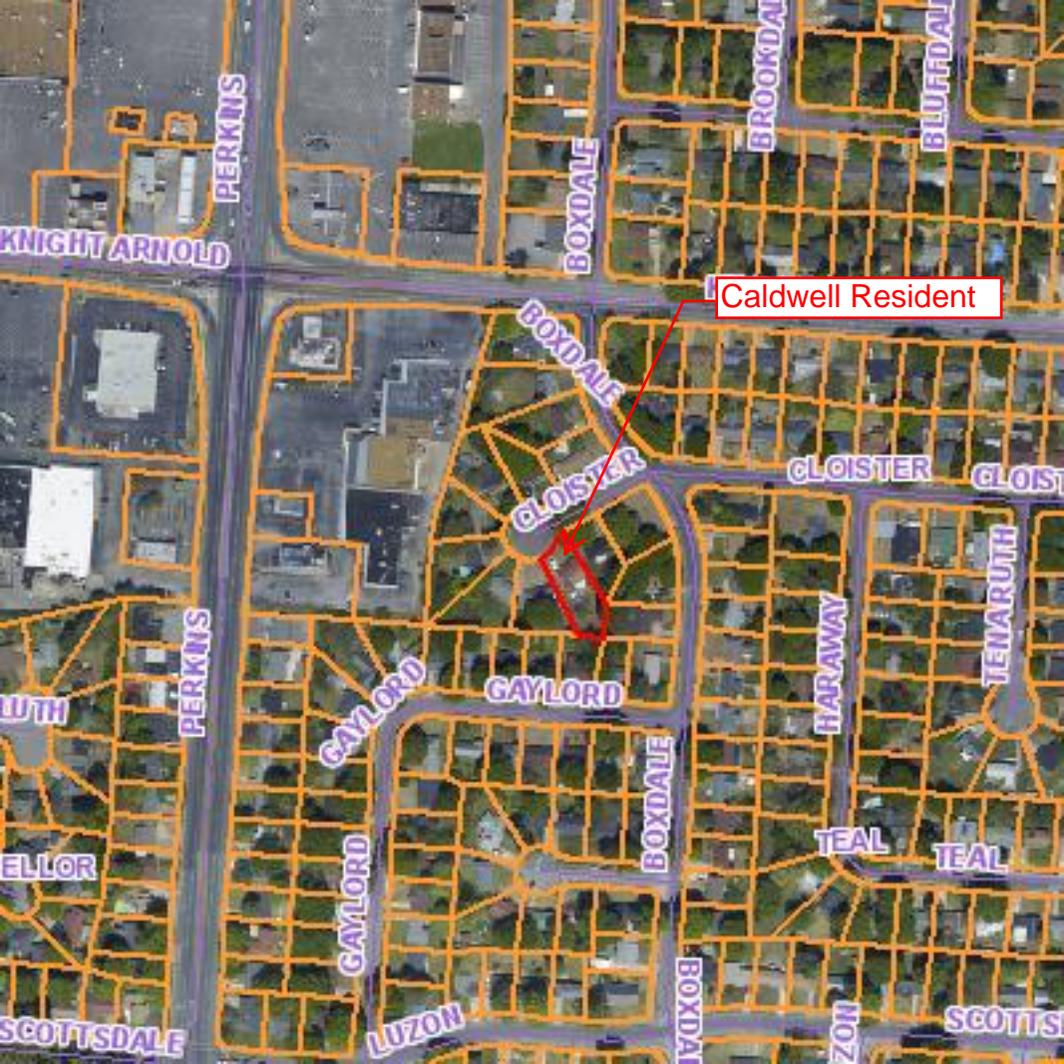
The mailout of the notice of the neighborhood meeting and the timing of the process concerns us. While the applicant indicated that notices of the neighborhood meeting were mailed to residents within a 500-foot radius, many of the neighbors that we have spoken with had no knowledge of them and did not receive one. Village Plaza LLC submitted its application for land use at the southeast corner of Knight Arnold and Perkins on 1/26/12. Confirmed copies of the neighborhood meeting, to be held on 2/9/12, were received as early as 2/3/12. The case is scheduled to go before the Land Use Control Board on March 8, 2012. The time window between the distribution of the *Notice of the Neighborhood Meeting* and the February 9 meeting was too short for neighbors to convene to discuss this matter. A month's time frame is not adequate time for those of us who have since learned of this application to inform our neighbors and solicit their thoughts about the impact this decision could make on them, our churches, and our schools.

Action Petitioned For

We, the undersigned, are concerned citizens who urge our leaders to act now to stop the Pawn Shop from opening in our community. The location sits right behind the library and is near three churches. This area already has a high volume of traffic. The increased traffic could cause safety risks for the children, other library patrons, and church parishioners. Our community needs business to revitalize it. This business would only project a negative image on the neighborhood, have adverse effects on the area, and possibly increase the theft of property and related crimes. We feel strongly that a Pawn Shop will be viewed as a convenience store for criminals.

Printed Name	Signature	Address	Comment	Date
1 JOHN RAYBURN	[Signature]	PH 795-8420 4000 Knightwood Rd	Do not want a Pawm Shop in Raleigh	2-26-12
2 ESIE RANKS	[Signature]	3124 KUNISHT RD	Do not want Pawm Shop Do not want a	2-26-12
3 [Name]	[Signature]	3118 Knight	Do not want Pawm Shop	2-26-12
4 TRAVIS PARKS	[Signature]	3109 Knight	Do not want Pawm Shop	2-26-12
5 CHRIS PARKS	[Signature]	5175 Walford Cir #3	Do not want Pawm Shop	2-26-12
6 FRANK STORE	[Signature]	3082 Knisht Rd	Do not want Pawm Shop	2-26-12
7 DR. M. L. HUNT	[Signature]	4599 Hilda Ave	Do not want Pawm Shop	2-26-12
8 [Name]	[Signature]	4600 Alpha Ave	Do not want Pawm Shop	2-26-12
9 [Name]	[Signature]	3600 Knight St	Do not want Pawm Shop	2-27-12
10 [Name]	[Signature]	2979 KNIGHT RD	Do not want Pawm Shop	2-26-12
11 JAMES WRIGHT	[Signature]	3097 ARRENDALE ST	Do not want Pawm Shop	2-26-12
12 [Name]	[Signature]	2966 Knight Rd	Do not want Pawm Shop	2-26-12
13 John Kinard	[Signature]	2979 Knight Rd	Do not want Pawm Shop	2-26-12
14 Valerie McGraw	[Signature]	3140 Knight Rd	Do not want Pawm Shop	2-29-12
15 [Name]	[Signature]	3131 Knight Rd	Do not want Pawm Shop	2-28-12
16 [Name]	[Signature]	2986 Knight Rd	Do not want Pawm Shop	2-28-12

Printed Name	Signature	Address	Comments	Date
21 Ivy D. Caldwell	<i>Ivy D Caldwell</i>	4793 Olister Cove Memphis TN 38118 4793 OLISTER COVE MEMPHIS, TN 38118	NO pawn shop	2/26/12
22 Lucy McDodson	<i>Lucy McDodson</i>	4784 Webster St. Memphis TN 38118	no pawn shop	2/26/12
23 Terika M. Anderson	<i>Terika M Anderson</i>	4784 Webster St. Memphis TN 38118	no pawn shop	2/26/12
24 Marie V. Anderson	<i>Marie V Anderson</i>	3208 Harbway Street Memphis TN 38118	no pawn shop	2/26/12
25 Wilfred Davis	<i>Wilfred Davis</i>	3216 Harway St. Memphis TN 38118	no pawn shop	2/26/12
26 Charles E. Fingers	<i>Charles E Fingers</i>	4858 Paradise Ave Memphis TN 38118	no pawn shop	2/26/12
27 Helen Harris	<i>Helen Harris</i>	4785 Olister Cove Memphis TN 38118	no pawn shop	2-26-12
28 Phillipa Harris	<i>Phillipa Harris</i>	4785 Olister Ave Memphis TN 38118	no pawn shop	2-26-12
29 Bethie McCall	<i>Bethie McCall</i>	5539 Deacon Ave 38115	no	2-29-12
30				



Caldwell Resident

PERKINS

KNIGHT ARNOLD

BOXDALE

BROOKDALE

BLUFFDALE

BOXDALE

GLOISTER

GLOISTER

GLOIST

PERKINS

LUTH

GAYLORD

GAYLORD

HARAWAY

TENARUTH

ELLOR

BOXDALE

TEAL

TEAL

SCOTTSDALE

LUZON

BOXDALE

ZON

SCOTTSDALE