



CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS

Planning & Zoning

Planning & Development
DIVISION

COMMITTEE:
DATE
PUBLIC SESSION:
DATE

ITEM (CHECK ONE)

ORDINANCE CONDEMNATIONS GRANT ACCEPTANCE/AMENDMENT
X RESOLUTION GRANT APPLICATION X REQUEST FOR PUBLIC HEARING
OTHER:

ITEM DESCRIPTION: An amendment to the Zoning Map. The following item was heard by the Land Use Control Board and a recommendation made on January 10, 2008.

CASE NUMBER: Z 07-119

LOCATION: Southwest corner of New Allen Road and Hawkins Mill Road

APPLICANT: Belz Investco GP, c/o Ron Belz

REPRESENTATIVE: Nathan Bicks

EXISTING ZONING: Single Family Residential (R-S6) & Multiple Dwelling Residential (R-ML) District

REQUEST: Light Industrial (I-L) District

AREA: 198.4 Acres

RECOMMENDATION: Office of Planning and Development Approval
Land Use Control Board Approval

RECOMMENDED COUNCIL ACTION: Adopt on Third Reading, Public Hearing Date: March 4, 2008

PRIOR ACTION ON ITEM:

APPROVAL - (1) APPROVED (2) DENIED
DATE
ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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:

Table with columns: Name, Date, Position. Includes entries for Donald Jones, Mary L. Baker, and various roles like Principal Planner, Deputy Director, Director, etc.



MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **25**

CASE NUMBER:Z 07-119 L.U.C.B. MEETING: January 10, 2008

LOCATION: Southwest corner of New Allen Road and Hawkins Mill Road

OWNER OF RECORD / APPLICANT: Belz Investco GP, c/o Ron Belz

REPRESENTATIVE: Nathan Bicks

REQUEST: Industrial (I-L) District

AREA: 198.4 Acres

EXISTING LAND USE & ZONING: Vacant Land in the Multiple Dwelling (R-ML)
Residential and the Single Family (R-S6)
Residential

SURROUNDING USES AND ZONING:

North: Predominately vacant land in the Single Family Residential (R-s6) and
Townhouse Residential (R-TH) Districts respectively

East: Predominately vacant land in the Townhouse Residential (R-TH) and
Single Family Residential (R-S6) Districts respectively

South: Vacant land in the Highway Commercial (C-H) District and a warehouse,
currently under construction, in the Light Industrial (I-L) District

West: A rail line in the Multiple Dwelling Residential (R-ML) District; with
residential structures in the Single Family Residential (R-S6) District;
a warehouse under construction in the Light Industrial (I-L) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

APPROVAL

Planner: Donald Jones

E-Mail: donald.jones@memphistn.gov

CONCLUSIONS:

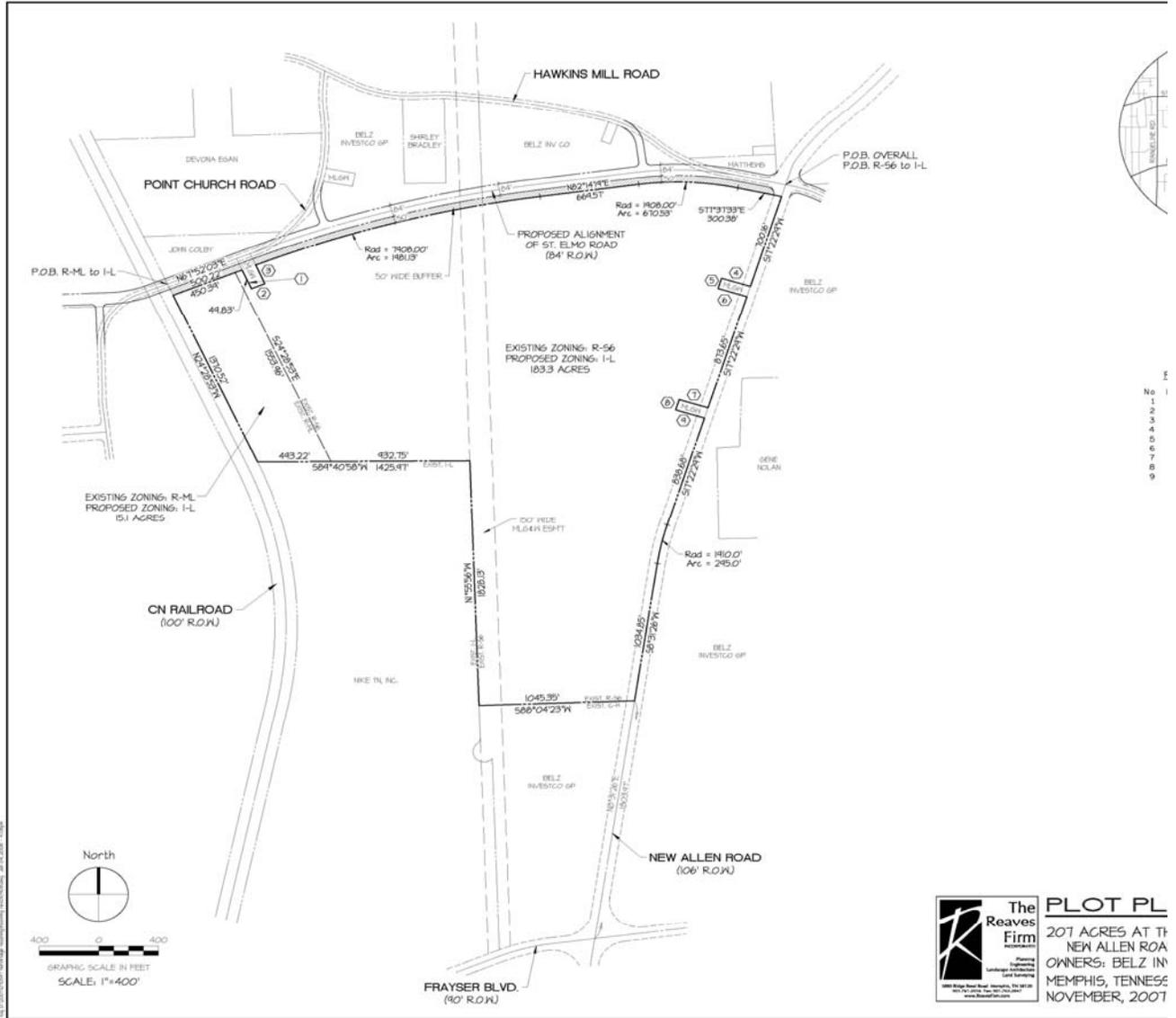
- 1.** The expansion of the existing Light Industrial District is logical continuation of the existing zoning pattern and recent zoning activity in this area.
- 2.** Recent development in the immediate area (the Nike warehouse) supports the legitimacy of the request.
- 3.** The site is well suited for the requested re-zoning with respect to existing and proposed infrastructure.



**Aerial of entire site : North – Hawkins Mill & Point Church Roads
South: Raleigh-Fraser Road, East: New Allen, West: CN Railroad**

Revised Plot Plan

(shaded area reflects area left out of re-zoning to provide a vegetative buffer)



STAFF ANALYSIS:

Location:

The subject property is located in the Raleigh area of Memphis. The rail line that forms part of the western boundary of this site is generally recognized as the boundary line between the Frayser and Raleigh areas of Memphis.

The subject property is irregular in its configuration taking the form of an upside down “L” where the base of the L points to the left instead of to the right. While the Location description on the first page of this report lists the site as the southwest corner of New Allen Road and Hawkins Mill Road, the site has limited frontage on Hawkins Mill Road (approximately 300 feet). The subject site begins at a point some 1800 feet north of the intersection of New Allen Road and Frayser Blvd. It extends northward from that point for a distance of some 3,500 feet along the west side of New Allen Road.

The north boundary of this site is significant because it does not follow the south line of Hawkins Mill Road even though the applicant owns most of the property on the south side of Hawkins Mill Road between New Allen Road and the C&N Railroad. The north line is an arc that extends some 4,200 feet from New Allen Road to the rail line.

The C&N rail line and the east line of the Nike Warehouse form the west boundary of this property.

Site Characteristics

The aerials show that the subject tract is heavily wooded with the exception of the 150 foot wide utility easement that runs north-south through the center of the property and other locations where a utility substation is has been located.

The subject property includes approximately 3,500 feet of access along New Allen Road; 308 feet along Hawkins Mill Road, and approximately 800 feet along Point Church Road.

Request:

The request is to re-zone some 198 acres of land from residential (R-S6 and R-ML) to the Light Industrial Zoning District. Of this 198 acres, 183 is zoned R-S6 (92 percent) and the balance, 15 acres is zoned R-ML.

Review of Request:

Current Zoning Pattern and Recent Zoning Activity – Much of the current Light Industrial zoning in this area is due to the existence of the railroad line. It is a common past practice in zoning to zone property abutting an active line to industrial. As recently as 2006, the

OPD staff recommended and the City Council approved a request to expand the I-L zoning in this area (Z 06-132). That request facilitated the relocation of the Nike Warehouse which is currently under construction. In turn, the relocation of the Nike Warehouse into the Frayser-Raleigh area has fueled a renewed interest in this area for similar re-development.

Infrastructure – Even though this site has frontage on three existing roads, New Allen, Hawkins Mill, and Point Church, only New Allen has been improved to a level that will support industrial traffic. New Allen which changes its name to Warford Road to the south provides access to the Interstate.

An opportunity exists with this re-zoning request to re-align St. Elmo Road through this property which will provide an additional east-west connection for the Frayser-Raleigh area. The north boundary line of this rezoning request roughly approximates the route of the proposed realignment. If approved and developed, this facility along with the existing New Allen Road, and Frayser-Raleigh Road will define the limits for industrial development in this area.

Buffers and community input – The existing CN Railroad line will continue to provide a buffer to the existing residential development to the west.

To the north, the zoning line has been drawn in such a way so as to leave a relatively undeveloped area, most of which is in the ownership of this applicant, in residential (R-S6). This will serve as a buffer to the area to the north. At a future time when the status of the alignment of St. Elmo Road is determined, a rezoning of this land may be forthcoming.

Attached to this Staff Report is a letter from a community based organization that supports the opportunity that this rezoning represents for the future employment prospects of this area. That letter refers to a four party agreement that supports this request in return for the applicant designating a buffer area along the south line of the re-aligned St. Elmo Road. The applicant has submitted a revised Plot Plan which shows the anticipated alignment of St. Elmo Road and a 50 foot wide buffer area along the south right-of-way line of St. Elmo Road. This buffer area will remain R-ML and R-S6 respectively. The limited depth of this buffer zone will make it highly unlikely that it could be redeveloped for residential use but will help retain the natural vegetation along this area of the site. With the exception of the vegetation that will be removed with the widening of the road, no other vegetation should be disturbed since the residential districts will not allow access to the industrially zoned land.

Conclusions

The expansion of the existing Light Industrial District is a logical continuation of the existing zoning pattern and recent zoning activity in this area. Recent development in the immediate area (the Nike warehouse) supports the legitimacy of the request. The site is well suited for the requested re-zoning with respect to existing and proposed infrastructure.

RECOMMENDATION: APPROVAL

GENERAL INFORMATION:

Planning District: Raleigh-Bartlett

Census Tract: 205.21

Street Frontage: New Allen Road+/- 3,540 Feet
Hawkins Mill+/- 308 Feet
Point Church Road+/- 800 Feet

DEPARTMENTAL COMMENTS:

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

City Engineer:

City sanitary sewers are available at developer's expense. The City Engineer supports the realignment of St. Elmo Road through this site.

City Fire Division: No comments received.

City/County Health Department:

1. If any monitoring wells were installed as part of an environmental site assessment they must be filled as outlined in Section 6 of the Shelby County Well Construction Code.
2. If any abandoned water wells are present on this site they must be properly filled and abandoned as outlined in Section 9 of the Shelby County Well Construction Code.
3. Since this is a Planned Development that could require the demolition of a structure or structures at this site before any demolition the developer will need to fill out the attached questionnaire.
4. If a Demolition Permit will be required after filling out the questionnaire then the owner, developer, or contractor must contact the Asbestos Branch in the Air Pollution Control Section at (901) 544-7349 in order to secure the appropriate permit.

City Board of Education: No comments received.

City Real Estate No comments received

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

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

The subject property is encumbered by an existing utility right of way easement, which may include overhead and underground facilities. MLGW prohibits any development or improvements within the Easement, except as provided by MLGW's Right of Way Encroachment Policy.

It is the responsibility of the owner/applicant, prior to any development, to contact Ronnie Alberson, Land Rights Specialist, with MLGW @ 528-4186 to obtain written approval for any improvements within the Easement.

If it is necessary for MLGW facilities to be installed, removed or relocated, any work performed by MLGW will be done at the expense of the owner/applicant.

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.

Landscaping prohibited within any MLGW utility easement. No trees, shrubs or permanent structures will be allowed within any MLGW utility easements.

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.

Fire Protection Water Services: If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.

It is the responsibility of the owner/applicant to contact MLGW - **Water Engineering @ 528-4720** to obtain fire protection/water flow information.

- o All residential and commercial developments should refer to Section 12.1.1 and Appendix A of the **MLGW Water Service Policy Manual**, which is available online at the following MLGW website: http://www.mlgw.com/images/water_manual.pdf

To determine if system improvements may be required, please contact the appropriate MLGW engineering area:

- o MLGW Engineering - **Residential Development:** 528.4858
- o MLGW Engineering - **Commercial Development:** 367.3343

The owner/applicant will be responsible for the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T/Bell South:

No comments.

Memphis Area Transit Authority (MATA):

No comments received.

OPD-Regional Services:

No comments received.

OPD-Comprehensive Planning:

The applicant requests that Parcel 1 (157 Acres) be rezoned from R-S6 to I-L and Parcel 2 (57 Acres) to be rezoned from R-ML to I-L. The rezoning request for Parcels 1 and 2 should be granted, even though rezoning both Parcels will increase the intensity of the site.

Policy 48.1 of the Memphis 2000 Policy Plan states that industrial rezoning proposals should be approved which locate business and industry adjacent to compatible uses. The subject site is located east of the commercial and retail center at Frayser Blvd and Hollywood Blvd. Policy 52 mentions that the subject site must have adequate transportation accessibility. The site is assessable on the south by Frayser Blvd, New Allen Road on the east, Hawkins Mill Road on the north, northwest by Point Church Road and the CN Rail Line on the west of the site.

The applicant must be mindful of the residential character of the surrounding area. Provided that appropriate buffering measures are utilized, it is anticipated that rezoning Parcels 1 and 2 will likely have a minimal impact on the surrounding area.

Neighborhood Associations:

Carver Heights & Foxcraft Civic Club

No Comments Received“

Springhill Community Civic Club

“

Hawkins Mill Residents Association

“

Rangeline Community Association

“

Raleigh Community Council

We had our monthly meeting last night and we discussed the property mentioned above. The only issue that we are concerned about is that there is no chance that this property could allow any sexual business allowed either now or in the future.

Frayser Community Development Corporation:

I want to submit comments regarding the proposed rezoning of the 520 acres adjoining the site of the new Nike warehouse. The Frayser Community Development has met with John Dudas and discussed the proposed changes by the Belz Corporation. Just as we welcomed the addition of Nike to the community, the CDC supports the proposal to rezone this area to Commercial Light Industrial. We believe that the surrounding area will benefit by job development.

Additionally, we support realignment of St. Elmo to facilitate better East/West access between Frayser and Raleigh. Currently, we understand this to mean that St. Elmo would be altered in Frayser south of the Crockett Golf Course to run behind (north of) existing houses to connect more directly to the existing bridge over the RR tracks. Once across the tracks, the new alignment would connect more directly to the Raleigh segment of St. Elmo.

That said, we have several concerns that we feel should be kept in mind as this proposal goes forward:

While we welcome warehouses at this location, there is some concern about the look of these large buildings from the street. Any landscape buffers that can be installed along St. Elmo, New Allen, and Frayser Blvd. would be welcomed.

Obviously, truck traffic will be created by this new development. It has been made clear that, at this time, all traffic will be directed south on New Allen to I-40. While that makes sense at this time, it may be appropriate, over the long term, to study infrastructure upgrades that allow better access from this area to the north—connecting to HW 51, Millington, etc.

There has been some discussion with Mr. Dudas regarding concerns of usage within this development. Specifically, CDC board members asked about the potentiality for adult bookstores or any businesses that would produce smoke and/or noxious fumes. Mr. Dudas assured us that neither of these business types would be permitted.

At some point, there was discussion regarding rezoning an adjoining parcel to multifamily. While the CDC does not categorically oppose new multifamily zoning, we feel that this brings up a number of additional concerns that will need addressing separately. Mr. Dudas has indicated that this request will be tabled for a later date.

Again, to repeat ourselves, we wish to offer our support for the proposed rezoning of this tract of land, with the above caveats. Please contact us if you need additional information.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application requesting zoning district reclassification on the property described as follows:

CASE NUMBER: Z 07-119

LOCATION: Southwest corner of New Allen Road and Hawkins Mill Road

APPLICANT: Belz Investco GP, c/o Ron Belz

REPRESENTATIVE: Nathan Bicks

EXISTING ZONING: Single Family Residential (R-S6) & Multiple Dwelling Residential (R-ML) District

REQUEST: Industrial (I-L) District

AREA: 198.4 Acres

The following spoke in support of the application:

Nathan Bicks, 130 N. Court Avenue, Memphis, TN 38103
Appeared on behalf of the applicant

No one spoke in opposition to the application:

The Land Use Control Board reviewed the application of Belz Investco GP, requesting a rezoning and the report of the staff. A motion was made and seconded to recommend approval of the application.

The motion passed by a unanimous voice vote.

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

Respectfully submitted,

Donald Jones for
Mary L. Baker, Deputy Director
Office of Planning and Development



Raleigh Community Council

3355 Austin Peay Hwy • Raleigh, TN 38128 • Phone 901-327-2277 • Fax 901-382-2977 •
Mikey1776@aol.com

January 17, 2008

Memphis and Shelby County Office
of Planning and Development
125 North Main Street
Memphis, TN 38103-2084

re: Case Number Z07-119

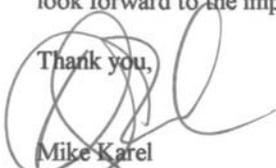
Dear Don Jones,

The Raleigh Community Council would like the Office of Planning and Development as well as the Land Use Board and the City Council to know that we support case number Z07-119.

Our main concern for this project is that it would not be used in any way for the purpose of Adult Entertainment. Together the Raleigh Community Council and the Belz Investment Group have constructed new covenants for this rezoning project. Ronald A. Belz has agreed that the 207 acres in Case Number Z07-119 will not be used for the purpose of Adult Entertainment according to the Restrictive Covenants that have been registered in the Shelby County Registers Office. This Restrictive Covenant shall have the same definition as set forth in the Memphis and Shelby County Zoning Ordinances (currently and as may be amended hereafter) for a term of 50 years from the date on which the Declaration is initially recorded in the Register's Office of Shelby County Tennessee.

The Raleigh Community Council is very pleased to say that we support this project and look forward to the improvements that this project will make in the Raleigh Area.

Thank you,



Mike Karel
President
Raleigh Community Council

cc: Nathan Bicks, Commercial Appeal

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

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE COUNCIL OF THE CITY OF MEMPHIS IN THE COUNCIL CHAMBERS, FIRST FLOOR, CITY HALL, 125 NORTH MAIN STREET, MEMPHIS, TENNESSEE, ON TUESDAY _____ AT 3:30 P.M. IN THE MATTER OF AMENDING THE ZONING ORDINANCE OF THE CITY OF MEMPHIS, BEING CHAPTER 28, ARTICLE IV OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, AS AMENDED, AS FOLLOWS:

CASE NUMBER: Z 07-119

LOCATION: Southwest corner of New Allen Road and Hawkins Mill Road

APPLICANT: Belz Investco GP, c/o Ron Belz

REPRESENTATIVE: Nathan Bicks

EXISTING ZONING: Single Family Residential (R-S6) & Multiple Dwelling (R-ML) District

REQUEST: Light Industrial (I-L) District

AREA: 198.4 Acres

NOW, THEREFORE, you will take notice that on Tuesday, the _____ day of _____, 200_, at 3:30 p.m. the Council of the City of Memphis will be in session at the City Hall to hear remonstrances or protests against the making of such Amendment. Such remonstrances or protests may be by personal appearance, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

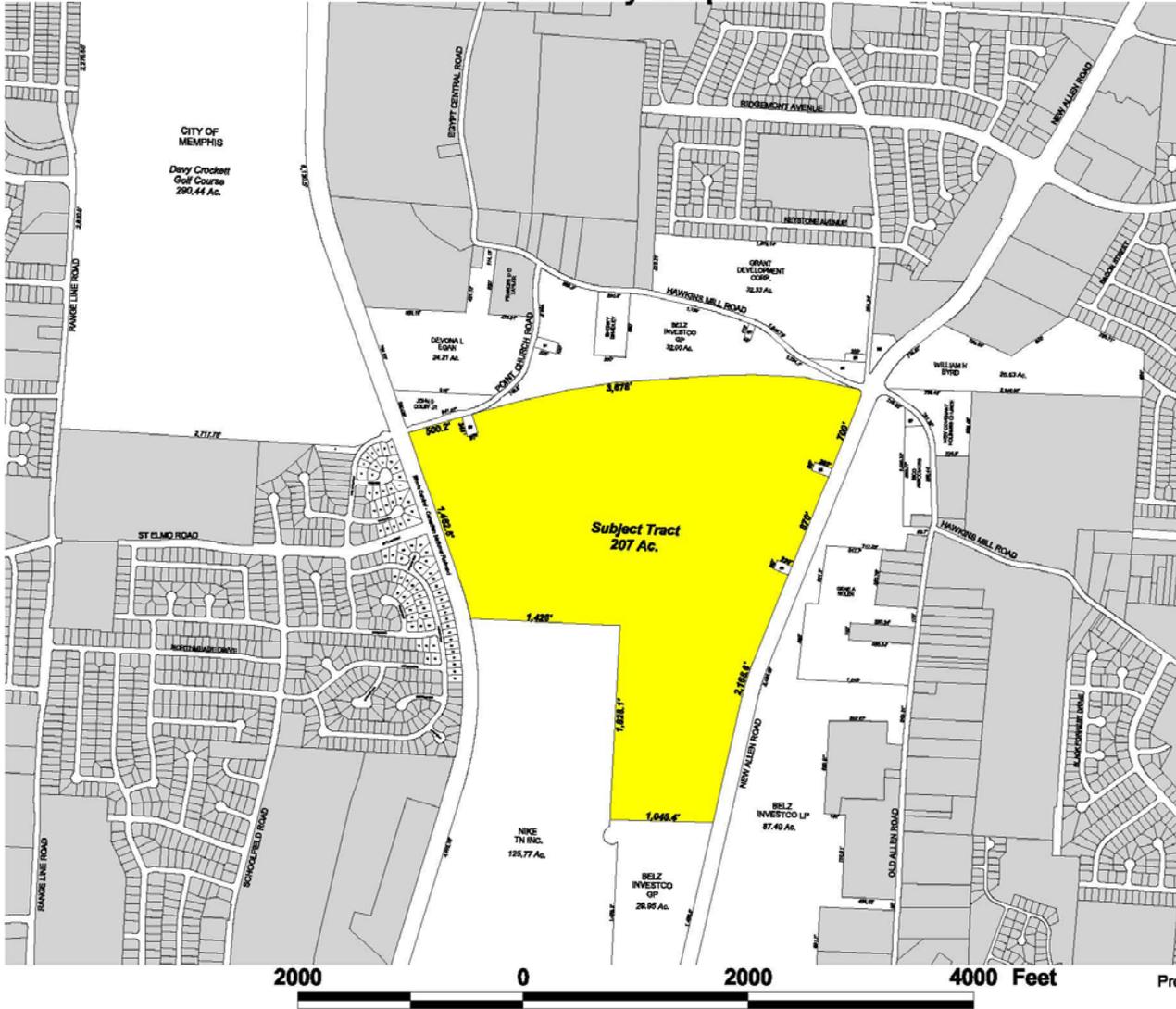
THIS THE _____, _____.

SCOTT MCCORMICK
CHAIRMAN OF COUNCIL

ATTEST:

PATRICE THOMAS
CITY COMPTROLLER

Vicinity Map



Date: 11/26/07
Prepared By:
Property Research Data
PRD Job #07-160

Lot #	Owner's Name
1	Brown Eula N
2	Boshwit Brothers Mortgage Corp.
3	Crutchfield David & Linda H
4	Crawford Sylvester R
5	Champion Kathaleen
6	Staples Landis P & Era D
7	Richards Ella
8	Frett Robert
9	Rogers Anthony & Barbara
10	Thomas Calvin
11	Williams Cornelius & Geanice
12	Owens Curtis E & Alzora F (RS)
13	Presson Gary L
14	Taylor Ladarius And Donna Taylor
15	Neely Gerald
16	Earl Ester L And Patricia A Earl
17	Porter Laura L
18	Jones Hazel G
19	Jones Jo W And Newman N Jones
20	Sec. Of Housing & Urban Dev.
21	Lopez Yaneisy
22	Kinnard Donald
23	McGhee Velteen
24	Durham Steve A & Burdell
25	Hunt Freddie L & Ilene L
26	Taylor Hollis D
27	Fields Linda S
28	Blair Ervon Jr & Katherine
29	Edingborough Jouel & Juanita
30	Lee Mi Sue
31	Ndiritu Samuel
32	Hodges James And Bernice Hickman
33	Beckham Eugenia
34	Russell James L & Bessie J
35	Gray Michael J
36	Hogsette Nekeyia
37	Cunningham J L & Mary
38	Wiseman Catrina R
39	Williamson Sharon
40	Phillips Floyd & Betty J
41	Brown Derrick L Sr.
42	Calvin Elizabeth A R D
43	Adams Aaron A & Cecilia D
44	Adams Aaron A & Cecilia D
45	Bonds Anthonette
46	Miller Gloria M
47	Dodson Sharyl G
48	Dugan Michael & Oscie And James Waller
49	Bailey Mary Louise
50	Gaines Pauline P
51	Richardson Patricia D
52	Burks David E & Lottie B
53	Calhoun Teri J And Betty I Williamson
54	Greer Dorothy L And Shirley Greer
55	Frazier Sherry E
56	Sanders C Vincent & Tracy F
Lot #	Owner's Name
57	Adams Aaron A
58	Scott Elizabeth
59	Ware Essie L

60 Freeman Stanley E & Lucille
61 Jones Lee & Virginia
62 Lock Jerry L & Jayne D
63 Pulliam Johnny L & Bobbie A
64 Perry Ethel B
65 Watson Roosevelt & Johnnie M
66 Granderson Robert L
67 Bufford Jay B
68 Ashe Autumn B
69 Johnson Embrick
70 St Patrick's Housing Inc.
71 St Patrick's Housing Inc.
72 St Patrick's Housing Inc.
73 St Patrick's Housing Inc.
74 St Patrick's Housing Inc.
75 Bradford Jennifer D
76 Wilson Ralph Jr & Sally L
77 Hicks Jack E
78 Turner Terry D And Tiffany R Wilson
79 Wilson Rosetta
84 City Of Memphis MLG&W
85 Matthews Mack
86 La Petite Academy Inc.
87 City Of Memphis MLG&W
88 City Of Memphis MLG&W
89 City Of Memphis MLG&W
90 City Of Memphis MLG&W
91 City Of Memphis MLG&W
92 City

Adams Aaron A
4384 Stage Rd Ste 209
Memphis TN 38128

Adams Aaron A & Cecilia D
3412 Hanna Dr
Memphis TN 38128

Ashe Autumn B
3868 Ajanders Dr
Memphis TN 38127

Bailey Mary Louise
3924 Ajanders Dr
Memphis TN 38127 4900

Beckham Eugenia
3912 Gruber Cv
Memphis TN 38127

Belz Investco LP
P. O. Box 3661
Memphis TN 38173

Bico Associates
P. O. Box 3661
Memphis TN 38173

Blair Ervon Jr & Katherine
2949 Letrec Cv
Memphis TN 38127 4119

Bonds Anthonette
3907 Ajanders Dr
Memphis TN 38127 4926

Boshwhit Brothers Mortgage Corp.
2308 Union Ave
Memphis TN 38104

Bradford Jennifer D
2975 Gruber Dr
Memphis TN 38127 4932

Bradley Sherry
3129 Hawkins Mill Rd
Memphis TN 38128 1710

Brown Derrick L Sr.
3891 Ajanders Dr
Memphis TN 38127 4926

Brown Eula N
4041 Point Church Rd
Memphis TN 38127 4123

Bufford Jay B
4395 N Germantown Rd
Arlington TN 38002 8097

Burks David E & Lottie B
2964 Ajanders Cv
Memphis TN 38127 4917

Byrd William H
1289 Highway 304
Hernando MS 38632 8405

Calhoun Teri J And Betty I Williamson
2968 Ajanders Cv
Memphis TN 38127 4917

Calvin Elizabeth A R D
3895 Ajanders Dr
Memphis TN 38127 4926

Champion Kathaleen
4042 Point Church Rd
Memphis TN 38127 4109

City Of Memphis
125 N Main St
Memphis TN 38103 2026

City Of Memphis MLG&W
220 S Main St
Memphis TN 38103 3917

Colby John D Jr.
4001 Mockingbird Ln
Colleyville TX 76034 3838

Crawford Sylvester R
4048 Point Church
Memphis TN 38127

Crutchfield David & Linda H
4052 Point Church Rd
Memphis TN 38127 4109

Cunningham J L & Mary
3888 Gruber Cv
Memphis TN 38127 4931

Dodson Sharyl G
3915 Ajanders Dr
Memphis TN 38127 4926

Williamson Sharon
3883 Ajanders Dr
Memphis TN 38127 4926

Dugan Michael & Oscie And James Waller
8896 Colins Barre Cv
Germantown TN 38139 6500

Durham Steve A & Burdell
2954 Letrec Cv
Memphis TN 38127 4119

Earl Ester L And Patricia A Earl
5270 Canewood Ave
Memphis TN 38134

Edingburgh Jouel & Juanita
2943 Letrec Cv
Memphis TN 38127 4119

Egan Devona L
1650 E Hickman
Nicholasville KY 40356 9384

Wilson Ralph Jr & Sally L
851 W Semmes Ave
Osceola AR 72370 1700

Fields Linda S
2953 Letrec Cv
Memphis TN 38127 4119

Frazier Sherry E
2969 Ajanders Cv
Memphis TN 38127 4917

Freeman Stanley E & Lucille
3900 Ajanders Dr
Memphis TN 38127 4900

Frett Robert
3739 Winderwood Cir
Memphis TN 38128 4320

Gaines Pauline P
730 Belmont Dr
West Memphis AR 72301 5106

Granderson Robert L
3876 Ajanders Dr
Memphis TN 38127 4919

Grant Development Corp.
1655 International Dr Ste 101
Memphis TN 38120 1436

Gray Michael J
3900 Gruber Cv
Memphis TN 38127 4931

Wilson Rosetta
2986 Lake Park Rd
Memphis TN 38127 4960

Greer Dorothy L And Shirley Greer
2972 Ajanders Cv
Memphis TN 38127 4917

Hicks Jack E
3064 Wade St
Memphis TN 38128 4926

Hodges James And Bernice Hickman
3916 Gruber Cv
Memphis TN 38127 4931

Hogsette Nekeyia
265 S Front St
Memphis TN 38103

Hunt Freddie L & Ilene L
2958 Letrec Cv
Memphis TN 38127 4119

Johnson Embrick
4015 Robin Crest Cv
Memphis TN 38125 2643

Jones Hazel G
2933 Conti Cv
Memphis TN 38127 4110

Jones Jo W
2927 Conti Cv
Memphis TN 38127 4110

Jones Lee & Virginia
3896 Ajanders Dr
Memphis TN 38127 4919

Kinnard Donald
1869 James Rd
Memphis TN 38127

La Petite Academy Inc.
130 S Jefferson St
Chicago IL 60661

Lee Mi Sue
2937 Letrec Cv
Memphis TN 38127 4119

Lock Jerry L & Jayne D
5945 Millsfield Hwy
Dyersburg TN 38024 6865

Lopez Yaneisy
4305 W Henry Ave
Tampa FL 33614

Matthews Mack
3558 Amesbury St
Bartlett TN 38135

McGhee Velteen
2950 Letrec Cv
Memphis TN 38127 4119

Miller Gloria M
3911 Ajanders Dr
Memphis TN 38127 4926

Ndiritu Samuel
5012 Chuck Ave
Memphis TN 38118

Neely Gerald
P. O. Box 34377
Memphis TN 38184

New Covenant Holiness Church
3380 Hawkins Mill Rd
Memphis TN 38128 2066

Nike TN Incorporated
% Michael Goodman, Mgn Atty,
One Bowerman Dr
Beaverton OR 97005

Nolen Gene A & Dottie V
3873 New Allen Rd
Memphis TN 38128 2712

Owens Curtis E & Alzora F (RS)
2942 Conti Cv
Memphis TN 38127

Wiseman Catrina R
P. O. Box 280845
Memphis TN 38168

Perry Ethel B
3884 Ajanders Dr
Memphis TN 38127 4919

Phillips Floyd & Betty J
4588 Kitty Dr
Memphis TN 38128 5916

Porter Laura L
2939 Conti Cv
Memphis TN 38127 4110

Presson Gary L
2946 Conti Cv
Memphis TN 38127 4110

Pulliam Johnny L & Bobbie A
3888 Ajanders Dr
Memphis TN 38127 4919

Richards Ella
4030 Point Church Rd
Memphis TN 38127 4109

Richardson Patricia D
3916 Ajanders Dr
Memphis TN 38127 4900

Rogers Anthony & Barbara
3269 Timberdale Dr
Clarksville TN 37040

Russell James L & Bessie J
3906 Gruber Cv
Memphis TN 38127 4931

Sanders C Vincent & Tra
2965 Ajanders Cv
Memphis TN 38127 4917

Scott Elizabeth
3908 Ajanders
Memphis TN 38127 4900

Sec. Of Housing & Urban Dev.
616 Marriott Dr Ste 300
Nashville TN 37214

St Patricks Housing Inc.
559 San Ysidro Rd
Santa Barbara CA 93108

Staples Landis P & Era D
4036 Point Church Rd
Memphis TN 38127 4109

Taylor Frances D C
5268 Leestone Ct
Springfield VA 22151

Taylor Hollis D
7522 Britney Woods Cir
Arlington TN 38002

Taylor Ladarius And Donna Taylor
2604 Courtney
Memphis TN 38128

Thomas Calvin
2934 Conti Cv
Memphis TN 38127 4110

Turner Terry D And Tiffa
3853 Ajanders Dr
Memphis TN 38127

Ware Essie L
3904 Ajanders Dr
Memphis TN 38127

Watson Roosevelt & Johnnie M
3880 Ajanders Dr
Memphis TN 38127 4919

Williams Cornelius & Ge
2938 Conti Cv
Memphis TN 38127 4110

Owners/Eng Labels

Belz Investco GP
c/o Ron Belz
100 Peabody Place, Suite 1400
Memphis, TN 38103

The Reaves Firm
5880 Ridge Bend Road
Memphis TN 38120

Belz Investco GP
c/o Ron Belz
100 Peabody Place, Suite 1400
Memphis, TN 38103

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The Reaves Firm
5880 Ridge Bend Road
Memphis TN 38120

Nathan Bicks
c/o Burch, Porter, & Johnson Law
Firm
130 N. Court
Memphis, TN 38103

Raleigh Community Council
c/o Mike Karel
3355 Austin Peay Hwy
Memphis, TN 38128

Springhill Community Civic Club
c/o Carmelita Broussard
P.O. Box 281411
Memphis, TN 38168

Hawkins Mill Residents Assoc.
c/o Jacqueline Hayes
1384 Paulus Avenue
Memphis, TN 38127

Rangeline Community Association
c/o Ollie Yancy
2542 Durham
Memphis, TN 38127

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3064 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON OCTOBER 7, 1980, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF MEMPHIS, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE

WHEREAS, A proposed amendment to the Zoning Ordinance of the City of Memphis, being Ordinance No. 3064 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation and report, designated as Case No: Z 07-119

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

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

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

SECTION 1.

THAT the Zoning Ordinance of the City of Memphis, Ordinance No. 3064 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

Parcel 1: BY TAKING OUT OF THE SINGLE FAMILY RESIDENTIAL (R-S6) USE DISTRICT AND INCLUDING IN THE LIGHT INDUSTRIAL (I-L) USE DISTRICT

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

DESCRIPTION OF PROPERTY TO BE REZONED FROM R-S6 TO I-L
BEGINNING AT A POINT ON THE CENTERLINE OF NEW ALLEN ROAD (106' R.O.W.) 92.00 FEET SOUTH OF THE CENTERLINE OF HAWKINS MILL ROAD AS MEASURED PERPENDICULARLY; THENCE S17°22'29"W ALONG THE CENTERLINE OF SAID NEW ALLEN ROAD A DISTANCE OF 700.16 FEET TO A POINT; THENCE N72°37'31"W LEAVING SAID CENTERLINE A DISTANCE OF 203.00 FEET TO A POINT; THENCE S17°22'29"W A DISTANCE OF 80.00 FEET TO A POINT; THENCE S72°37'31"E A DISTANCE OF 203.00 FEET TO A POINT ON THE CENTERLINE OF NEW ALLEN ROAD; THENCE S17°22'29"W ALONG SAID CENTERLINE A DISTANCE OF 873.65 FEET TO A POINT; THENCE N72°37'31"W LEAVING SAID CENTERLINE A DISTANCE OF 203.00 FEET TO A POINT; THENCE S17°22'29"W A DISTANCE OF 80.00 FEET TO A

POINT; THENCE S72°37'31"E A DISTANCE OF 203.00 FEET TO A POINT ON THE CENTERLINE OF NEW ALLEN ROAD; THENCE S17°22'29"W ALONG SAID CENTERLINE A DISTANCE OF 838.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A 1910.0 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 295.0 FEET TO A POINT OF TANGENCY; THENCE S8°31'26"W A DISTANCE OF 1034.85 FEET TO A POINT; THENCE S88°04'23"W ALONG THE EXISTING C-H ZONING LINE A DISTANCE OF 1045.35 FEET TO A POINT; THENCE N1°55'56"W ALONG THE EXISTING I-L ZONING LINE A DISTANCE OF 1828.13 FEET TO A POINT; THENCE S89°40'58"W ALONG THE EXISTING I-L ZONING LINE A DISTANCE OF 932.75 FEET TO A POINT ON THE EAST LINE OF THE EXISTING R-ML ZONING LINE; THENCE N24°28'53"W ALONG SAID EAST LINE A DISTANCE OF 1553.96 FEET TO A POINT 92.00 FEET SOUTH OF THE CENTERLINE OF POINT CHURCH ROAD (50' R.O.W.) AS MEASURED PERPENDICULARLY; THENCE N67°52'03"E PARALLEL TO AND 92.00 FEET SOUTH OF SAID CENTERLINE A DISTANCE OF 49.83 FEET TO A POINT; THENCE S24°28'53"E A DISTANCE OF 153.00 FEET TO A POINT; THENCE N67°40'29"E A DISTANCE OF 97.00 FEET TO A POINT; THENCE N24°28'53"W A DISTANCE OF 153.00 FEET TO A POINT; THENCE ALONG A 7,908.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 1981.13 FEET TO A POINT OF TANGENCY; THENCE N82°14'19"E A DISTANCE OF 669.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A 1908.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 670.53 FEET TO A POINT OF TANGENCY; THENCE S77°37'33"E A DISTANCE OF 300.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 183.3 ACRES MORE OR LESS.

AND

Parcel 2: BY TAKING OUT OF THE MULTIPLE DWELLING RESIDENTIAL (R-ML) USE DISTRICT AND INCLUDING IN THE LIGHT INDUSTRIAL (I-L) USE DISTRICT

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

DESCRIPTION OF PROPERTY TO BE REZONED FROM R-ML TO I-L
BEGINNING AT A POINT ON THE EAST LINE OF CN RAILROAD (100 R.O.W.) 92.00 FEET SOUTH OF THE CENTERLINE OF POINT CHURCH ROAD (50' R.O.W.) AS MEASURED PERPENDICULARLY; THENCE N67°52'03"E PARALLEL TO AND 92.00 FEET SOUTH OF THE CENTERLINE OF SAID POINT CHURCH ROAD A DISTANCE OF 450.39 FEET TO A POINT; THENCE S24°28'53"E A DISTANCE OF 1553.96 FEET TO A POINT ON THE NORTH LINE OF THE EXISTING I-L ZONING LINE; THENCE S89°40'58"W ALONG SAID NORTH LINE A DISTANCE OF 493.22 FEET TO A POINT ON THE EAST LINE OF THE CN RAILROAD; THENCE N24°28'53"W ALONG SAID EAST LINE A DISTANCE OF 1370.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.1 ACRES MORE OR LESS.

SECTION 2.

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

SECTION 3.

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

ATTEST:

CC: Office of Construction Code Enforcement
Office of Planning and Development - LUC
Office of Planning and Development - Graphics
Shelby County Assessor

